



City of Destin

May 25, 2001

Order No. 01-18

1st Amended Final Development Order:

**“DESTINY COMMERCIAL CENTER, 1st AMENDMENT”
A MINOR DEVIATION TO
A PREVIOUSLY APPROVED
MAJOR DEVELOPMENT
(SP-01-01)**

Based upon the City's approval of this Development Order, on May 22, 2001, this document will serve as your First Amended Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by the Technical Review Committee:

BACKGROUND / ISSUE:

Applicant/Owner: Crystal Beach Development of Destin, Ltd., Mr. Jay Odom, President.

Property Location: Southwest corner of Emerald Coast Parkway and Tranquility Lane; Lots 38 through Lot 41, Destination Subdivision.

Request: Approval of a Major Development identified as “Destiny Commercial Center.” The proposed project consists of reducing an 18,900 sq. ft. single-story specialty retail building to a 2,160 sq. ft. single-story office building, reducing the site area from 2.07 acres to 0.52 acres, and reducing the commitment to construct two separate segments of frontage drive down to one.

Parcel Size: The property contains 0.52 acres +/-.

Land Use Designation: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Not Applicable

Intensity: Allowed: 1.07 Floor Area Ratio

Proposed: 0.09 Floor Area Ratio

1st Amendment Application Date: January 2, 2001

1st Amendment TRC Date: January 17, 2001

1st Amendment Approved Site Plan Date: May 22, 2001

DETERMINATIONS:

1. All the findings of Final Development Order No. 99-04; and

2. This Development Order does not extend the overall concurrency status determined by the original Final Development Order (No. 99-04); and
3. All the findings of the Technical Review Committee report November 19, 1998, amended January 21, 1999, and amended May 22, 2001 are incorporated herein.

CONDITIONS OF APPROVAL FOR “DESTINY COMMERCIAL CENTER, 1st AMENDMENT,” A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-01-01):

Pursuant to the City of Destin Land Development Regulations and the City of Destin Code of Ordinances:

1. Development and/or construction must commence within twelve (12) months of approval of the First Amended Final Development Order, on May 22, 2001, (no later than May 22, 2002) and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition Number 1 above, the concurrency status for “Destiny Commercial Center, 1st Amendment” is protected for five (5) years through January 25, 2004. **The protected concurrency status, however, will be lost if:**
 - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order, or**
 - B. **Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way.
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.

- E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. **Prior to obtaining any City Permits**, provide a future sidewalk payment for Emerald Coast Parkway right-of-way frontage.
 5. **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.
 6. **Prior to the issuance of a Clearing & Grading Permit**, a clearing & grading plan must be submitted and approved by the Community Development Department.
 7. **Prior to the issuance of a Building Permit**, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
 8. **Prior to the issuance of a Building Permit**, a unity of title is required to be submitted for review and approval by the City Attorney for Lots 38 through Lot 41, Destination subdivision.
 9. **Prior to the issuance of a Certificate of Occupancy**, the frontage road must be constructed (in accordance with the approved plans) from where it current terminates, on the western side of Lot 26, eastward to Tranquility Lane.
 10. **Prior to the issuance of a Certificate of Occupancy**, all landscaping must be installed, inspected, and approved by the Community Development Department.
 11. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

TECHNICAL REVIEW COMMITTEE REPORT

**“DESTINY COMMERCIAL CENTER, 1st AMENDMENT”
A MINOR DEVIATION TO
A PREVIOUSLY APPROVED
MAJOR DEVELOPMENT
(SP-01-01)**

**TRC Report: November 19, 1998,
amended January 21, 1999, and
amended May 22, 2001**

ISSUE:

Applicant/Owner: Crystal Beach Development of Destin, Ltd., Mr. Jay Odom, President.
Property Location: Southwest corner of Emerald Coast Parkway and Tranquility Lane; Lots 38 through Lot 41, Destination Subdivision.
Request: Approval of a Major Development identified as “Destiny Commercial Center.” The proposed project consists of reducing an 18,900 sq. ft. single-story specialty retail building to a 2,160 sq. ft. single-story office building, reducing the site area from 2.07 acres to 0.52 acres, and reducing the commitment to construct two separate segments of frontage drive down to one.
Parcel Size: The property contains 0.52 acres +/-.
Land Use Designation: Mixed Use (MU)
Zoning District: Business Tourism (BT)
Density: Not Applicable
Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: 0.09 Floor Area Ratio
1st Amendment Application Date: January 2, 2001
1st Amendment TRC Date: January 17, 2001
1st Amendment Approved Site Plan Date: May 22, 2001

DISCUSSION:

Mr. Jay Odom, president of Crystal Beach Development of Destin, Ltd., requests approval of a Minor Deviation to the previously approved Major Development identified as “Destiny Commercial Center.” The proposed project consists of reducing an 18,900 sq. ft. single-story specialty retail building to a 2,160 sq. ft. single-story office building, reducing the site area from 2.07 acres to 0.52 acres, and reducing the commitment to construct two separate segments of frontage drive down to one.

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate one (1) PM Peak Hour directional trip on Segment “C” of U. S. Highway 98. The applicant is proposing to construct the extension of the existing frontage drive from the point where it currently terminates on the west side of Lot 26 to

Tranquility Lane. The applicant is not proposing to construct the segment of the frontage drive from its current termination point on Lot 1 over to Gulfstarr Drive. The reason for this being is the fact that, although the applicant had agreed to do this under the original development order and he did own the lot between Gulfstarr Drive and Lot 1 of Destination subdivision, he has since sold this lot. This lot was bought by an individual who applied for and was granted a Development Order in which included a requirement that he construct this section of the frontage drive. The previously approved development order showed that the project generated three (3) PM Peak Hour directional trips on Segment "C". Therefore, this amendment will be added capacity, of two (2) PM Peak Hour directional trips, back to Segment "C". Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

The proposed request is consistent with the Comprehensive Plan, Land Development Code, including the Compatibility review, Concurrency Management review, and LOS review.

The Technical Review Committee (TRC) reviewed the project on January 17, 2001, and approved the project with specific conditions and changes. As of May 22, 2001, these conditions and changes have been addressed by the applicant and approved by the appropriate TRC members.

COMPREHENSIVE PLAN / ZONING:

No change.

COMPATIBILITY:

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	MU	BT	Emerald Coast Parkway right-of-way
South:	CBN	BT	Single-Family Residential
East:	MU	BT	Vacant
West:	MU	BT	Vacant & Restaurants

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. The following criteria and responses are included in the compatibility review.

A) Permitted uses, structures and activities allowed within the land use category;

The proposed use is a permitted principal use in both the Mixed Use (MU) Future Land Use designation and the Business Tourism (BT) Zoning district. The proposed building size and its use are compatible with the existing commercial development pattern for this area.

B) Building location, dimensions, height, and floor area ratio;

The proposed building is located behind the proposed extension of the frontage drive, which is consistent with the location of the adjacent existing commercial buildings located to the west of the project. Its dimensions are similar to that of the development in the immediate vicinity (adjacent buildings located to the east and west), and is, therefore, considered to be compatible.

The BT Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. The proposed height of the one (1) story building is fourteen (14) feet to the top of the peak of the roof. The floor area ratio for this project is 0.09, which is less the 1.07 maximum allowed.

C) Location and extent of parking, access drives, and service areas;

The location of the parking area is similar to that of the other commercial development located to the west of the project. Currently the adjacent commercial property to the west is vacant. The entire parking area is located behind the frontage drive and is setback farther from the east and west property lines than any of the adjacent commercial development. The proposed project meets the parking requirement (11 reg. & 1 h. c. / 10 reg. & 1 h .c. proposed/required), which is explained in detail in the parking section of this report.

The applicant has proposed to extend the frontage drive (24 feet wide) from its termination point on the west side of Lot 26 to Tranquility Lane. The location of the extension of the frontage drive connection with Tranquility Lane has been push an additional eighteen (18) feet north from the edge of the required ten (10) foot front perimeter landscape buffer. This was done to provide a greater stacking depth for the traffic turning off of Emerald Coast Parkway onto Tranquility Lane. This makes for a better decision point for drivers wanting to enter/exist the frontage drive onto Tranquility Lane. The location of the access point from the parking lot onto the frontage drive (24 feet wide) is adequate, given the fact that the applicant has proposed a greater setback distance (13 feet provided vs. 5 feet required) of the parking lot from the west property line.

Refuse collection (service area) is to be provided by curbside pickup. A four (4) foot high wooden garbage can receptacle enclosure is proposed and its location is indicated on sheet 2 of 5 of the plans. It is important to note that it is located away from the single-family residences located to the south.

D) Traffic generation, hours of operation, noise levels, and outdoor lighting;

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate one (1) PM Peak Hour directional trip on Segment "C" of U. S. Highway 98. The applicant is proposing to construct the extension of the existing frontage drive from the point where it currently terminates on the west side of Lot 26 to Tranquility Lane. The applicant is not proposing to construct the segment of the frontage drive from is current termination point on Lot 1 over to Gulfstarr Drive. The reason for this being is the fact that, although the applicant had agreed to do this under the original development order and he did own the lot between Gulfstarr Drive and Lot 1 of Destination subdivision, he has

since sold this lot. This lot was bought by an individual who applied for and was granted a Development Order in which included a requirement that he construct this section of the frontage drive. The previously approved development order showed that the project generated three (3) PM Peak Hour directional trips on Segment "C". Therefore, this amendment will be added capacity, of two (2) PM Peak Hour directional trips, back to Segment "C". Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

A review of the traffic generated, hours of operation, the anticipated noise levels, indicates that the proposed project will be compatible with the surrounding development. Outdoor lighting is not proposed at this time. Staff recommends that if the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by Planning Commission and City Council.

E) Alteration of light and air;

The current land use of the subject property is vacant, therefore, alteration of light and air will occur. However, the City does not require specific tests for shadowing. There will be an alteration of light or air by this project, simply because its current use is a vacant lot. However, given the fact that the proposed height of the building is fourteen (14) feet at its highest point and given the fact that its height is lower than the existing single-family homes to the south and commercial building to the west, the proposed project will not have any adverse effects on the alteration of light and air on surrounding properties.

F) Setbacks and buffers.

The site plan meets the setback and buffer requirements. The landscape requirements include a five (5) ft. common boundary (west), a ten (10) ft. frontage boundary along both Emerald Coast Parkway and Tranquility Lane, and a ten (10) ft. vegetative buffer (south). The structure also exceeds the required setbacks. Please refer to the setback section of this report for the specific numbers. The location of the building and the required buffers minimize the impact of the proposed structure on the surrounding parcels.

DENSITY:

Not applicable.

HEIGHT:

The proposed project contains a single-story office building that has an approximate height of twelve (12) feet +/-, as measured to the mean of the roof; and fourteen (14) feet +/- to the peak of the roof. This is a reduction in the overall height that was previously approved, which was a height of twenty-eight (28) feet +/-, as measured to the mean of the roof; and thirty-five (35) feet +/- to the peak of the roof. This is an allowable height in the BT Zoning District. There is no maximum allowable height in the BT Zoning District.

FLOOR AREA RATIO:

The total floor area ratio for this project is 0.09, with the reduction in size of the proposed building from 18,900 sq. ft. to 2,160 sq. ft. and a reduction in site area from 2.07 acres to 0.52 acres.

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required, however, the applicant is providing a paved cross-access drive, as indicated on the site plan, across the front of the subject property. He is also providing a gravel cross-access drive across the front of the adjoining property to the west that will extend from the paved section on the subject property to the termination point of the existing paved frontage drive.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Potable Water: X Roadways X Solid Waste X
Recreation: X Sewer: X Drainage: X

PHASING:

The applicant has proposed to construct the project in one (1) phase.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate one (1) PM Peak Hour directional trip on Segment "C" of U. S. Highway 98. The applicant is proposing to construct the extension of the existing frontage drive from the point where it currently terminates on the west side of Lot 26 to Tranquility Lane. The applicant is not proposing to construct the segment of the frontage drive from its current termination point on Lot 1 over to Gulfstarr Drive. The reason for this being is the fact that, although the applicant had agreed to do this under the original development order and he did own the lot between Gulfstarr Drive and Lot 1 of Destination subdivision, he has since sold this lot. This lot was bought by an individual who applied for and was granted a Development Order in which included a requirement that he construct this section of the frontage drive. The previously approved development order showed that the project generated three (3) PM Peak Hour directional trips on Segment "C". Therefore, this amendment will be added capacity, of two (2) PM Peak Hour directional trips, back to Segment "C". Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

SUBDIVISION OR PUD – PLAT:

This is not applicable, however, a unity of title is required to be submitted for review and approval by the City Attorney for Lots 38 through Lot 41, Destination subdivision, prior to the issuance of a building permit.

AIRPORT PROTECTION:

The subject site is not located within the airport protection 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 FAA for temporary encroachment into this restrictive area and a copy of 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. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).

SETBACKS:

The proposed building meets all of the required setbacks for the Business Tourism (BT) Zoning district. The BT Zoning district does not require side or rear setbacks for single-story buildings. However, landscape buffers are required on the side property lines of the proposed project and are listed below:

	Required	Buffers	Provided
Front (north):	10'	10' FP	135.0' +/- including a 10' FP
Front (east):	None	10' FP	25.0' +/- including a 10' FP
Side (west):	None	5' CB	15.0' +/- including a 5' CB
Rear (south):	None	10' VB	54.08' +/- including a 10' VB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Area is required along the northern and eastern property lines. A five (5) foot Common Boundary Landscape Area is required along the western property line. A ten (10) foot Common Boundary Landscape Area is required along the southern property line.

WHITE SANDS ZONE:

The project is not located within White Sand Zone I or II.

SIGNS:

All signage must comply with the Land Development Code, Appendix "A".

COX COMMUNICATIONS:

No change.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated April 18, 2001.

GULF POWER:

Gulf Power approved the project in a letter dated January 17, 2001.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated January 16, 2001.

SPRINT:

Sprint approved the project in a letter dated January 16, 2001.

NEWSOUTH:

Newsouth approved the project in a letter dated January 17, 2001.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated April 17, 2001.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated May 7, 2001, and had the following condition:

1. Prior to obtaining any City Permits, provide a future sidewalk payment for Emerald Coast Parkway right-of-way frontage.

INGRESS/EGRESS:

The applicant will be providing an essential cross-access connection between the termination point of the existing frontage drive located in the Destination subdivision and Tranquility Lane. The frontage drive is proposed to be twenty-four (24) feet in width. There will be twenty-four (24) foot wide ingress / egress point off of the frontage drive for access to the parking lot associated with the proposed office building. Prior to the issuance of a Certificate of Occupancy, the frontage road must be constructed (in accordance with the approved plans) from where it current terminates, on the western side of Lot 26, eastward to Tranquility Lane.

SIDEWALKS:

A five (5) ft. wide sidewalk is required along Tranquility Lane. Prior to obtaining any City Permits, provide a future sidewalk payment for Emerald Coast Parkway right-of-way frontage. If any

existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer.

REFUSE COLLECTION:

Trash collection is provided by curbside pickup. A four (4) foot high wooden garbage can receptacle enclosure is proposed and its location is indicated on sheet 2 of 5 of the plans.

LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

Open Space Requirement:

54,885 sq. ft. of property x 18 %	=	9,879.30 sq. ft. required
Site plan provides <u>20.4 %</u>	=	<u>11,221.00</u> sq. ft. provided

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (4 trees x 2 credits per tree):	8
Credits for Existing Trees (7" to 12" diameter) on Site (5 trees x 3 credits per tree):	15
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	<u>0</u>
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u><u>23</u></u>

Total Reforestation Credits for Trees Required on Site:	23
Reforestation Trees (1 per every .10 of an acre: 0.52 x 10 = 5) Required on Site:	<u>5</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u><u>0*</u></u>

*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	0
Front Perimeter Trees (1 per 25') Required on Site:	13
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
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>

TOTAL TREES REQUIRED:	17
TOTAL TREES PROVIDED:	17**

** Note: This amount is for new trees to be planted on site and does not include the existing nine (9) trees that are proposed to be preserved on the subject site.

A ten (10) foot Front Perimeter Landscape Area is required along the northern and eastern property lines. A five (5) foot Common Boundary Landscape Area is required along the western property line. A ten (10) foot Common Boundary Landscape Area is required along the southern property line. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. The required ten (10) foot Vegetative Buffer landscaping shall be designed not less than six (6) feet in height to form a continuous opaque screen along the length of the boundary. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been installed, inspected, and approved by the Community Development Department.**

PARKING:

The project meets the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Offices:

1 parking space for every 200 square feet of gross floor area.

Per site plan:

Offices:

2,160 sq. ft. ~~boat rental~~ ^{OFFICE} building / 1 space per 200 sq. ft. = 11 parking spaces.

TOTAL REQUIRED: 11 parking spaces (including 1 handicap space)

TOTAL PROVIDED: 12 parking spaces (including 1 handicap space)

LOADING SPACE (ZONE):

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

Per code:

Offices & Financial Institutions:

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

Per site plan:

Offices & Financial Institutions:

2,160 sq. ft. office building / 1 per space for the first 75,000 sq. ft. = 1 loading space

TOTAL REQUIRED: 1 loading space

TOTAL PROVIDED: 1 loading space

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

1. A DEP Stormwater Permit is required for this application and has been received and is on file.

IMPACT FEES:

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Office per 1,000 sq. ft. = \$24.56" fee amounts under the "Non-residential – U.S. 98 Corridor" fee amount category.

$$(2,160 \text{ sq. ft.}) \times (\$24.56) = 53,049.6 / 1,000 = \$53.04$$

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

Total Police Protection Impact Fees to be paid for "Destiny Commercial Center, 1st Amendment": *\$53.04*

Road: The road impact fees were calculated using the "Office < 100,000 sq. ft. = \$822.00" fee amount.

$$(2,160 \text{ sq. ft.}) \times (\$822.00) = 1,775,520 / 1,000 = \$1,775.52$$

$$(\text{sq. ft. of proposed Office building}) \times (\text{Office < 100,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Road Impact Fees to be paid for "Destiny Commercial Center, 1st Amendment": *\$1,775.52*

Police Protection:	=	\$53.04
<u>Roads:</u>	=	<u>\$1,775.52</u>
TOTAL: =		<u>\$1,828.56</u>

OTHER FEES:

The fees listed below are based on the most recent information available and are required to be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant: \$188.81 (pd.)
Copies made per applicants request: \$57.00 (pd.)

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 (if any).

COMMENTS:

Public Input:

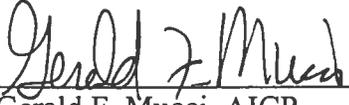
Staff has not received any letters of support or of opposition for this application.

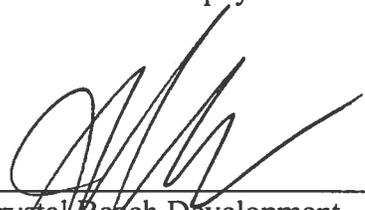
Per Community Development Department:

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 Clearing & Grading Permit, a clearing & grading plan must be submitted and approved by the Community Development Department.
3. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
4. Prior to the issuance of a Building Permit, a unity of title is required to be submitted for review and approval by the City Attorney for Lots 38 through Lot 41, Destination subdivision.
5. Prior to the issuance of a Certificate of Occupancy, the frontage road must be constructed (in accordance with the approved plans) from where it current terminates, on the western side of Lot 26, eastward to Tranquility Lane.
6. Prior to the issuance of a Certificate of Occupancy, all landscaping must be installed, inspected, and approved by the Community Development Department.
7. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
8. If the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by the Planning Commission and the City Council.

Per Engineering Department:

1. Prior to obtaining any City Permits, provide a future sidewalk payment for Emerald Coast Parkway right-of-way frontage.

 5-25-01
Gerald F. Mucci, AICP Date
Community Development Director

 9/11/01
Crystal Beach Development Date
of Destin, Ltd.,
Mr. Jay Odom,
President