



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

September 28, 2007

Order No. 07-19

Final Development Order:

**“THE ESTATES AT INDIAN POINTE”
A MAJOR DEVELOPMENT
(SP-07-19)**

Based upon the City Council’s approval and the City’s issuance of this Final Development Order on September 28, 2007, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

ISSUE:

Applicant: Moore Bass Consulting, Inc., on behalf of Titan Development Enterprises, LLC, is requesting approval of a Major Development identified as “The Estates at Indian Pointe.”

Request: The proposed development is a 13 lot single-family detached residential subdivision and Planned Unit Development (PUD).

Location: The site is located at 4141 Indian Trail, Destin, FL., more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0003-0010.

Parcel Size: The total site area is 12.0 acres, more or less.

Future Land Use: Bay Estates (BE)

Zoning District: Bay Estates (BE)

Density: Allowed: 2.9 dwelling units per acre in Bay Estates (BE)
Proposed: 13 dwelling units / 12 acres = 1.1 dwelling units per acre

Intensity: Not applicable

Application Date: May 30, 2007

TRC Date: June 20, 2007

Approved Site Plan Date: September 4, 2007

City Council Date: September 17, 2007

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated September 4, 2007 are incorporated herein.

CONDITIONS OF APPROVAL FOR "THE ESTATES AT INDIAN POINTE" A MAJOR DEVELOPMENT (SP-07-19):

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 September 28, 2007 (no later than September 28, 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 "The Estates at Indian Pointe" 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 15 of the attached TRC Report dated September 4, 2007.
5. **Conditions Per Engineering Department:** Refer to pages 15 thru 17 of the attached TRC Report dated September 4, 2007.
6. **Conditions Per Destin Water Users, Inc.:** Refer to page 10 of the attached TRC Report dated September 4, 2007.

TECHNICAL REVIEW COMMITTEE REPORT

“THE ESTATES AT INDIAN POINTE” A MAJOR DEVELOPMENT (SP-07-19)

TRC Report: September 4, 2007

ISSUE:

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Request: The proposed development is a 13 lot single-family detached residential subdivision and Planned Unit Development (PUD).

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Application Date: May 30, 2007

TRC Date: June 20, 2007

Approved Site Plan Date: September 4, 2007

City Council Date: September 17, 2007

DISCUSSION/FINDINGS:

Moore Bass Consulting, Inc., on behalf of Titan Development Enterprises, LLC, is requesting approval of a Major Development identified as “The Estates at Indian Pointe.” The proposed development is a 13 lot single-family detached residential subdivision and Planned Unit Development (PUD). The site is located at 4141 Indian Trail, Destin, FL., more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0003-0010. The total site area is 12.0 acres, more or less.

The proposed project, as required by the Comprehensive Plan and the Land Development Code, has undergone a land use transition review that is detailed below under the “Land Use Transition” section of this TRC Report.

The proposed request as presented and described is consistent with the Comprehensive Plan and Land Development Code, which includes a Land Use Transition Review, Concurrency Management review, and a Level of Service review. This project is not located within either Community Redevelopment Areas.

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 Map category of Bay Estates (BE) and a Zoning designation of Bay Estates (BE). The proposed use is consistent with the Bay Estates Future Land Use Map category and is a permitted principal use within the Bay Estate (BE) Zoning District.

LAND USE TRANSITION:

The proposed development is for 13-lot, single-family detached dwelling subdivision. The proposed land use is consistent with adjacent land uses, as shown below, and shall not require further evaluation with regards to buffers and smooth land use transition as required in Policy 1-2.1.7 of the Comprehensive Plan for protecting abutting single-family residential and other low rise residential properties from substantially dissimilar and potentially incompatible land uses. The following items aid in providing an overall project description to evaluating the proposed development:

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

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

The proposed land use will consist of single-family detached residential structures located on thirteen (13) individually platted lots. There will be a required Homeowner's Association for purposes of managing and controlling the common areas (conservation/preservation easement, private right-of-way, bay shoreline protection zone, etc.). The property currently has a Future Land Use Map category of Bay Estates (BE) and a Zoning designation of Bay Estates (BE). The proposed use is consistent with the "BE" Future Land Use Map category and is a permitted principal use within the "BE" Zoning District.

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

No structures are proposed with this development approval. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USES
North	N/A	N/A	Choctawhatchee Bay
South	Low Density Residential (LDR)	Low Density Residential (LDR)	Single Family Residential
East	N/A	N/A	Indian Bayou/Choctawhatchee Bay
West	Bay Estates (BE)	Bay Estates (BE)	Single Family Residential, vacant

As described herein, the surrounding uses include single-family detached residential homes and vacant land. The density of development is below the maximum allowed for in the Land Development Code and the Comprehensive Plan.

Density:

Allowed: 2.9 dwelling units per acre in Bay Estates (BE)
Proposed: 13 dwelling units / 12 acres = 1.1 dwelling units per acre

Height:

The single family structures allowed shall have a maximum height of 35 feet from average grade or base flood elevation to the cornice line.

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

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

- a. **Traffic Generation:** This analysis does not address traffic generation. Please refer to the “Traffic Analysis” section below.
 - b. **Hours of Operation:** No commercial retail, service, or similar use is proposed, which would require hours of operation.
 - c. **Noise Levels:** No adverse noise impacts have been identified with the proposed development.
 - d. **Outdoor Lighting:** All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.
5. **Alteration of Light and Air:** The plan does not generate any adverse impacts to light and air that would severely or adversely affect the surrounding properties.
6. **Setbacks and Buffers:** The setbacks and buffers meet or exceed the requirements for zoning district. Please reference the “Setbacks” section of this TRC report for further information regarding the proposed setbacks and buffers.

The site plan for “The Estates at Indian Pointe” complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

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

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager, and approved on August 2, 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 Manager after reviewing the applicant's traffic concurrency analysis dated July 13, 2007.

SUBDIVISION OR PUD - PLAT:

The applicant provided for a review a "Findings of Fact" for compliance with Article 7, Section 7.14.00 "Planned unit developments" in the Land Development Code. The regulations require the development meet one of the five development objectives outlined in the section. The applicant satisfactorily complies with two of the five development objectives as outlined in Article 7, Section 7.14.01 of the LDC, which are as follows:

- A. To preserve or be otherwise sensitive to significant environmental or topographical features which exist on the site.
- C. To accommodate a juxtapositioning of buildings with exceptional setback or separation distances made internally and/or externally compatible through strategic landscape and spatial design.

The findings of fact report for "The Estates at Indian Pointe" is attached as part of this TRC Report.

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

1. **Condition: Prior to final plat approval and before any lot can be sold or any building permit issued, one of the following shall be adhered to for compliance with Article 7, Section 7.08.10:**
 - A. The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer.

- B. The developer may post a performance bond accountable to the City Council to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer. Such bond shall be released upon satisfactory installation of all improvements.
 - C. The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained.
 - D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.
 - E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.
2. **Condition:** Since only a preliminary plat is under review, the final plat will be required to be approved by City Council at a later date all in accordance with Article 2, Section 2.19.03 of the Land Development Code (July 31, 2007).
 3. **Condition:** The dedication contained on the final plat shall clearly indicate the roads and maintenance of those roads are the responsibility of the association without recourse to the city or any other public agency.

WHITE SANDS ZONE:

The project property is located in White Sand Zone II.

PHASING:

The proposed development will not be a phased development.

AIRPORT PROTECTION:

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

SETBACKS:

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

Bay Estates (BE):

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front :	20'	5' FP	50' Tree Preservation Area
Side:	10'	N/A	10'
Rear:	10'	50' Bay Shoreline Protection Zone	50'
Between Bldgs.:	10'	N/A	10.0'

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

SIGNS:

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

UTILITIES:

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

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated May 14, 2007.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated August 23, 2007.

GULF POWER:

Gulf Power approved the project in a letter dated June 12, 2007.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated June 20, 2007.

EMBARQ (SPRINT):

Sprint approved the project in a letter dated June 12, 2007.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated August 28, 2007, with the following conditions:

1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

ENGINEERING DEPARTMENT:

The City of Destin Engineering Department approved the project with conditions in a letter dated August 27, 2007.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on August 14, 2007.

INGRESS/EGRESS:

The subdivision entrance meets the requirements for access by providing a 22-foot wide one-way ingress and 22-foot wide one-way egress roadway divided by a 20-foot wide median from Indian Trail.

PARKING:

Per code:

Dwelling, single-family detached: 2.00 spaces per dwelling unit x 13 dwelling units = 26 parking spaces

TOTAL REQUIRED: 26 parking spaces

TOTAL PROVIDED: Parking shall be determined during the building permit review for each single-family home plan.

LOADING SPACE (ZONE):

Not applicable.

REFUSE COLLECTION:

Refuse collection shall be provided by curbside pickup.

SIDEWALKS:

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

OPEN SPACE/LANDSCAPE:

Open Space Requirements (Site Plan):

Development Area (Total Area): 522,518.53 sq. ft. (12 acres, more or less)
Required 25% Open Space: 130,629.6 sq. ft.
Provided Open Space: 256,326.5 sq. ft. (49%)

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 (54 trees x 3 credits per tree):	162
Credits for Existing Trees (13" to 19" diameter) on Site (57 trees x 4 credits per tree):	228
Credits for Existing Trees (20" to 24" diameter) on Site (6 trees x 5 credits per tree):	30
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>420</u>
Reforestation Trees (1 per every .10 of an acre: 12 x 10 = 120 Required on Site:	<u>120</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>0</u>

Note: Trees credited are those only located within common areas and the 50' wide tree preservation easement area. 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 (SFD developments are exempt):	N/A
Parking Lot Trees (1 per end row and landscape island) Required on Site:	N/A
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	N/A
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	40
TOTAL TREES REQUIRED:	40
TOTAL TREES PROVIDED:	40
TOTAL TREES PROVIDED (Including credited trees to remain):	157

Unless otherwise noted, **all required trees must be a minimum of ten (10) 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 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. Final impact fee amounts will also be determinant 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:

Parks: The park fees were calculated using the “Single-family detached = \$159.99 per unit” amount.

Single-family detached:

$$13 \text{ proposed units} \times \$159.99 = \$2,079.87$$

Public Library: The public library fees were calculated using the “Single-family detached = \$107.84 per unit” amount.

Single-family detached:

$$13 \text{ proposed units} \times \$107.84 = \$1,401.92$$

Police Protection: The police protection impact fees were calculated using the “Residential - Outside Corridor Single-family detached = \$20.53” category amount.

Single-family detached:

$$13 \text{ proposed units} \times \$20.53 = \$266.89$$

Road: The road impact fees were calculated using the “Single-family detached dwelling unit = \$471.00” category amount.

Single-family detached:

$$13 \text{ proposed units} \times \$471.00 = \$6,123.00$$

Totals:

Parks:	=	\$2,079.87
Public Library:	=	\$1,401.92
Police Protection:	=	\$266.89
Roads:	=	\$6,123.00
TOTAL:	=	\$9,871.68

Totals for proposed individual unit:

Parks:	=	\$159.99
Public Library:	=	\$107.84
Police Protection:	=	\$20.53
Roads:	=	\$471.00
TOTAL:	=	\$759.36

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (September 4, 2007). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Engineering)	Paid
Administrative Costs:	Paid
City Council Advertising:	TBD
TOTAL (as of 9/04/07) =	STBD (Subject to change)

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

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

COMMENTS/NOTES/CONDITIONS:

Public Input:

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

Per Community Development Department:

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

- D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.
 - E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.
2. **Condition:** Since only a preliminary plat has been provided for review, the final plat will be required to be approved by City Council at a later date all in accordance with Article 2, Section 2.19.03 of the Land Development Code (September 4, 2007).
 3. **Condition:** The dedication contained on the final plat shall clearly indicate the roads and maintenance of those roads are the responsibility of the association without recourse to the city or any other public agency.
 4. **Condition:** All new development projects that include erecting a new building and/or structure shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*
 5. **Note:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
 6. **Note:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02(A)(5).*
 7. **Prior to 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.*
 8. **Prior to the issuance of a Certificate of Completion/Occupancy**, the landscaping and any outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
 9. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

10. **Note:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
11. **Note:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."
12. **Prior to the issuance of any City Permit:** FDEP stormwater and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.
13. **Prior to obtaining a Certificate of Completion/Occupancy:** The Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the owner.

Per Engineering Department:

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:** Prior to obtaining any City permits, obtain a NPDES Approval.
3. **Condition:** Refer to LDC Article 8.03.06. *Clear visibility triangle*. In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear visibility formed by two intersecting streets. The following standards shall be met:
 - a. Nothing shall be erected, placed, parked, planted or allowed to grow in such a manner as to materially impede vision between a height of two feet and ten feet above the grade, measured at the centerline of the intersection, except those signs or devices approved pursuant to section 16.01.00 of this Code. Note: The applicant is reminded that building setbacks must be observed so as to preserve clear visibility at intersections.
 - b. The clear visibility triangle shall be formed by connecting a point on each street centerline with such point to be located at a distance determined by the building setback requirements associated with the property and the zoning district within which the property is located. That is, the visibility distances shall be those established by the setback requirements within the city's zoning ordinance. Note: The visibility triangle shall be in accordance with the "Technical Construction Standards Manual," included in this Code, and the Florida Department of Transportation Standards Index.
4. **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.

5. **Condition:** Refer to LDC Article 8.01.00.C. Sidewalks, recreational trails, and bicycle ways shall be permissible in ROWs:
 - a. Landscaping located on abutting properties to sidewalks, recreational trails, and bicycle ways shall not create a safety hazard, and shall be trimmed or pruned to allow full width plus one foot on each side of the sidewalks, recreational trails, and bicycle ways, and the minimum vertical height of ten feet above grade, is clear.
 - b. Trees or shrubs shall not be planted within five feet from all streets or sidewalks, recreational trails, and bicycle ways.
6. **Condition:** Contractor shall not be allowed to utilize ANY public right-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected.
7. **Condition:** Area of sidewalk in the paver driveways shall be concrete, a minimum of 6” thick.
8. **Condition:** The vehicle gate shall comply with the LDC Article 8.04.03.F.

Erosion Control & Wetlands Comments

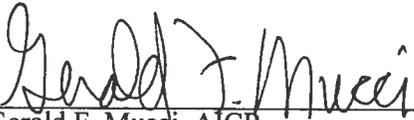
1. **Condition:** Provide FDEP/USACE Dredge & Fill permit approval.
2. **Condition:** Provide a 24 hour contact person’s phone number; that person shall have demonstrated ability in maintenance of erosion control measures.
3. **Condition:** Areas not being worked for 30 days or more shall be vegetated
4. **Condition:** All bare ground, stripped of vegetation during the clearing/grading process, shall be covered to the maximum extent practicable.
5. **Condition:** Non surfaced temporary construction driveway entrances, access roads and parking areas used by construction traffic shall be stabilized to minimize erosion and prevent tracking mud or soil from the site.
6. **Condition:** Stabilized construction entrance(s) shall be installed as the first step of clearing and grading.
7. **Condition:** Additional techniques to reduce soil tracking off of a site and onto a roadway such as wheel washing stations may be required.
8. **Condition:** Any sediment that is tracked onto road pavement shall be removed immediately (prior to the end of the work day) by sweeping. The sediment collected by sweeping shall be removed from the roadway and stabilized on-site.
9. **Condition:** Dust Control is required on all areas of development or redevelopment activities.

10. **Condition:** A copy of all Federal, State and city permits (as applicable) shall be posted in a clearly visible location on the project site.

11. **Condition:** Prior to C.O., all temporary construction driveway entrances shall be removed and the right-of-way re-graded, restored and re-vegetated to original or better condition.

12. **Condition:** Any off-site catch basins, curb inlets or swale that required protection shall be cleaned.

13. **Condition:** Import of any fill must be inspected for White Sand Zone I compliance by the City's Environmental Officer, David Bazylak, 850/837-4242, prior to placing on site.

 9-28-07

Gerald F. Mucci, AICP Date
Community Development Director

 9-28-07

Titan Development Enterprises, LLC Date
Ronald L. Sassano, Manager
Owner

Attachment: Planned Unit Development – Findings of Fact