



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

February 7, 2006

Order No. 06-04

Final Development Order:

“HEMINGWAY” A MAJOR DEVELOPMENT (SP-05-17)

Based upon the City Council’s approval of this development order on January 17, 2006, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report, testimony, and with the following conditions as specified by the City Council:

BACKGROUND / ISSUE:

Applicant: Jenkins, Stanford, & Associates, Inc., on behalf of Chamberlain Development, Inc., is requesting approval of a Major Development identified as “Hemingway.”

Request: The proposed project consists of establishing a 7-lot, single-family detached development platted as a townhome subdivision.

Location: The proposed project is located at the intersection of Cross Street and Sibert Avenue, also known as McGee 4, Lot 1, and is more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-1308-0000-0010.

Parcel Size: The total site area is 2.29 acres, more or less, more or less.

Future Land Use: Low Density Residential (LDR)

Zoning District: Residential Urban Single (RUS)

Density: Allowed: 5.81 dwelling units per acre in Low Density Residential (LDR)
Proposed: 7 dwelling units / 2.29 acres = 3.01 lodging units per acre

Intensity: Not applicable

Application Date: March 28, 2005

TRC Date: May 18, 2005

Approved Site Plan Date: December 22, 2005

City Council Date: January 17, 2006

DETERMINATIONS:

1. The Destin City Council held a public hearing on January 17, 2006. The Council voted to approve the project as presented in the agenda package and subject to all applicable conditions identified within the Final Development Order, TRC report dated December 22, 2005, with all necessary changes and updates, testimony, and contingent upon payment of all outstanding fees prior to the issuance of the Development Order.

2. All the findings of the Technical Review Committee report dated December 22, 2005, are incorporated herein.

**CONDITIONS OF APPROVAL FOR "HEMINGWAY" A MAJOR DEVELOPMENT
(SP-05-17):**

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

Construction must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on February 7, 2006 (no later than February 7, 2007), and must be completed as shown on plans approved by the Technical Review Committee.

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

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for "Hemingway" will be protected. **However, the protected concurrency status will be lost if:**
 - A. **Construction permit(s) in association with construction of infrastructure are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**
 - B. **Construction of infrastructure activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order so that concurrency is not maintained under Article 6 of the Destin Land Development Code.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.

- E. Paving, grading, drainage, sidewalks.
- F. Signage.
- G. Installation of utilities.
- H. Construction trailers.

4. Conditions established at City Council Hearing:

- A. During the City Council hearing, the following condition was added as a requirement: "Prior to the issuance of any City permit, submit for City review and approval of environmental soil testing as provided by the applicant."

5. Community Development Department Conditions: Refer to pages 13, 14, and 15 of the attached TRC Report dated December 22, 2005, to reference the conditions.

TECHNICAL REVIEW COMMITTEE REPORT

"HEMINGWAY" A MAJOR DEVELOPMENT (SP-05-17)

TRC Report: December 22, 2005

ISSUE:

Applicant: Jenkins, Stanford, & Associates, Inc., on behalf of Chamberlain Development, Inc., is requesting approval of a Major Development identified as "Hemingway."

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Parcel Size: The total site area is 2.29 acres, more or less, more or less.

Future Land Use: Low Density Residential (LDR)

Zoning District: Residential Urban Single (RUS)

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Proposed: 7 dwelling units / 2.29 acres = 3.01 lodging units per acre

Intensity: Not applicable

Application Date: March 28, 2005

TRC Date: May 18, 2005

Approved Site Plan Date: December 22, 2005

City Council Date: January 17, 2006

DISCUSSION/FINDINGS:

Jenkins, Stanford and Associates, Inc. on behalf of Chamberlain Development, Inc., is requesting approval of a Major Development identified as "Hemingway." The proposed project consists of establishing a 7-lot, single-family detached development platted as a townhome subdivision. The proposed project is located at the intersection of Cross Street and Sibert Avenue, also known as McGee 4, Lot 1, and is more specifically known as Property Appraiser's parcel I.D. number 00-2S-22-1308-0000-0010. The total site area is 2.29 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 Low Density Residential (LDR) and a Zoning designation of Residential Urban Single (RUS). The proposed use is consistent with the Low Density Residential (LDR) Future Land Use Map category and is a permitted principal use within the Residential Urban Single (RUS) Zoning District.

LAND USE TRANSITION:

The proposed development is for 7 single-family detached dwellings. 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 three story single-family detached residential structures located on seven (7) individually owned lots platted as townhomes. There will be a required Homeowner's Association for purposes of managing and controlling the common areas (conservation easement, parking area, and private accessways). The property currently has a Future Land Use Map category of Low Density Residential (LDR) and a Zoning designation of Residential Urban Single (RUS). The proposed use is consistent with the Low Density Residential (LDR) Future Land Use Map category and is a permitted principal use within the Residential Urban Single (RUS) Zoning District.

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

The residential structures are proposed three story dwelling units. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USES
North	Bay Estates (BE)	Residential Suburban (RSS)	Single Family Residential
South	Low Density Residential (LDR)	Residential Urban Single (RUS)	Single Family Residential
East	Low Density Residential (LDR)	Residential Urban Single (RUS)	Single Family Residential
West	Bay Estates (BE)	Residential Suburban (RSS)	Single Family Residential, vacant

As described herein, the surrounding uses include one-family detached residential homes and vacant land. 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.

Density:

Allowed: 5.81 dwelling units per acre in Low Density Residential (LDR)
Proposed: 7 dwelling units / 2.29 acres = 3.01 dwelling units per acre

Height:

The proposed single family structures are 3 stories and a maximum of 35 feet from average grade or base flood elevation to the cornice line.

Floor Area Ratio:

Not applicable.

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 “Hemingway” 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 November 4, 2005, 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 March 28, 2005.

SUBDIVISION OR PUD - PLAT:

The proposed development requires a townhome subdivision plat due to the desires for property ownership and design.

Condition: Prior to the issuance of any City Permit, the preliminary townhome plat must be finalized, reviewed, approved by the City of Destin, and recorded.

Condition: Prior to the issuance of any City Permit, an ownership and maintenance association document (covenants and restrictions) shall be submitted and recorded in conjunction with the plat. The dedication on the plat shall clearly indicate the roads, common area, stairways, driveways, lift station, conservation easement, and maintenance is the responsibility of the association and there shall be no recourse to the City or any other public agency. The ownership and maintenance association documents must be submitted to the Community Development Department to be reviewed and approved by Staff and the City Land Use Attorney. Additionally, a copy of the documents, once recorded, must be submitted to the City of Destin.

WHITE SANDS ZONE:

The project property is not located in either White Sand Zone I or 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):

RUS – Note: Distances provided for the following are from the 3 story buildings to property lines:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front :	20'	10' FP	20.0' including the 10' FP
Side:	10'	5' CB	10.0' including the 5' CB
Side:	10'	5' CB	10.0' including the 10' VB
Between Bldgs.:	10'	N/A	10.0'

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard five (5) foot common boundary buffers along the northern and eastern property lines. The 10' VB is required along the western property line.

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 13, 2005.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated May 18, 2005.

GULF POWER:

Gulf Power approved the project in a letter dated May 17, 2005.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated May 18, 2005.

SPRINT:

Sprint approved the project in a letter dated May 17, 2005.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated May 18, 2005.

STORMWATER:

The stormwater management plan was found acceptable and approved on December 19, 2005, and had the following **stormwater** related conditions:

1. **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.
2. **Condition:** All perforated pipe and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling. Prior to inspection by the City of Destin, the Engineer of Record shall submit an inspection report that Certifies the compliance of the perforated pipe and exfiltration beds.
3. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
4. **Prior to obtaining any city permit,** a copy of the FDEP Stormwater Documentation & NPDES approval shall be forwarded to the City Engineer's office.

Note: FDEP stormwater approval becomes effective 30-days after FDEP has received

the application. Therefore, documentation of the FDEP receipt shall be required in the form of a dated return receipt, delivery confirmation, application & post mark copies or equivalent.

5. **Prior to obtaining a Certificate of Occupancy:** The Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including as a minimum a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s) and shall keep all inlets and exfiltration pipes clean and unobstructed.

INGRESS/EGRESS:

The property meets the requirements for access by providing two 15-foot wide drives from Sibert Avenue.

PARKING:

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

Per code:

Dwelling, single-family detached: 2.00 spaces per dwelling unit

Per site plan:

7 dwelling, single-family detached units x 2.00 spaces = 14 parking spaces

TOTAL REQUIRED: 14 parking spaces

TOTAL PROVIDED: 21 parking spaces

LOADING SPACE (ZONE):

Not applicable.

REFUSE COLLECTION:

Refuse collection is to be provided by curbside pickup.

SIDEWALKS:

4-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:

Development Area (Total Area): 99,752.4 sq. ft. (2.29 acres, more or less)
Required 25% Open Space: 24,938.1 sq. ft.
Provided Open Space: 65,796.7 sq. ft. (65.96%)

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 (4 trees x 4 credits per tree):	16
Credits for Existing Trees (20" to 24" diameter) on Site (8 trees x 5 credits per tree):	40
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>56</u>
Reforestation Trees (1 per every .10 of an acre: 2.29 x 10 = 22.9 Required on Site):	<u>23</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>0</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:	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:	<u>1</u>
TOTAL TREES REQUIRED:	14
TOTAL TREES PROVIDED:	14

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent residential parcel (north and east). A ten (10) foot Front Perimeter Landscape Area is required along the western property line. 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. If required, the ten (10) foot Front Perimeter Landscape Buffer shall be calculated as one (1) tree per twenty-five (25) linear feet of buffer. 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 and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees. The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

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

Single-family detached:

$$7 \text{ proposed units} \times \$159.99 = \$1,119.93$$

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

Single-family detached:

$$7 \text{ proposed units} \times \$107.84 = \$754.88$$

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

Single-family detached:

$$7 \text{ proposed units} \times \$20.53 = \$143.71$$

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

Single-family detached:

$$7 \text{ proposed units} \times \$471.00 = \$3,297.00$$

Totals:

Parks:	=	\$1,119.93
Public Library:	=	\$754.88
Police Protection:	=	\$143.71
<u>Roads:</u>	=	<u>\$3,297.00</u>
TOTAL:	=	\$5,315.52

Totals for proposed individual unit:

Parks:	=	\$159.99
Public Library:	=	\$107.84
Police Protection:	=	\$20.53

<u>Roads:</u>	=	\$471.00
TOTAL:	=	\$759.36

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (December 27, 2005). 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.)	\$250.00
Re-Review Fees (Stormwater Man.)	\$250.00
Administrative Costs:	Paid
City Council Advertising:	TBD
TOTAL (as of 12/27/05) =	\$500.00 (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/CONDITIONS:

Public Input:

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

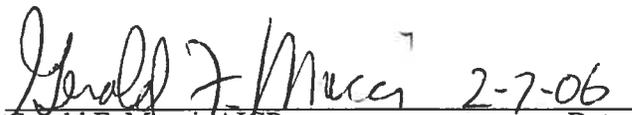
Per Community Development Department:

1. **Prior to the issuance of any City Permit for vertical construction:** The finalized plat as derived from the preliminary plat must include all required signature blocks and be prepared in accordance with Chapter 177 of the Florida Statutes.
2. **Condition: Prior to the issuance of a City Permit for vertical construction,** the preliminary townhome plat must be finalized, reviewed, approved by the City of Destin, and recorded.
3. **Prior to the issuance of any City Permit for vertical construction:** This development proposes private streets and common area. An ownership and maintenance association document (covenants and restrictions) shall be submitted and recorded in conjunction with the plat. The dedication on the plat shall clearly indicate the roads, common area, stairways, driveways, lift station, conservation easement, and maintenance is the responsibility of the association and there shall be no recourse to the City or any other public agency. The ownership and maintenance association documents must be submitted to the Community Development Department to be reviewed and approved by Staff and the City Land Use Attorney. Additionally, a copy of the documents, once recorded, must be submitted to the City of Destin.
4. **Prior to the issuance of any City Permit for vertical construction:** The required upland wetland buffer must be preserved in a recorded conservation easement. The applicant shall indicate the conservation easement on the preliminary plat for review and

- approval by the City prior to recording. Additionally, the conservation easement restrictions and maintenance shall be outlined in the covenants and restrictions and shall include the following:
- a. The recorded conservation easement shall remain unimproved and undisturbed.
 - b. Fences and adding of impervious area are not permitted within the conservation easement.
 - c. Only native wetland plant species are permitted to be planted within the conservation easement.
5. **Condition:** Install and maintain sediment / erosion control devices around the site until ground cover is established and during construction of all units. Two rows (Double) sedimentation / erosion control devices shall be installed and maintained adjacent to environmentally sensitive areas and water bodies.
 6. **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.
 7. **Condition:** Any development encroachment into or filling of any wetland must be authorized by the FDEP and U.S. Army Corps of Engineers where such wetlands occur within the respective agencies jurisdiction. Burden is placed on the property owner to coordinate with such agencies to permit any disturbance to the jurisdiction wetlands. As per the City of Destin Comprehensive Plan Policy 5-1.6.2, "No alteration, removal, or destruction of a wetland shall occur without City Council approval of the wetland report, and only after all other environmental permits required by the city or state, county or federal agencies have been issued."
 8. **Prior to the approval of the Finalized Plat:** The proposed street name must be approved by the Okaloosa County Emergency Management Department. **Please provide a street name approval from Okaloosa County Emergency Management Department.**
 9. **Please note: the top of the lowest finished floor in all habitable structures on lot in a flood hazard area must be a minimum of eight (8) feet N.G.V.D. The building and architectural plans must be designed in accordance with FEMA regulations for structures in Special Flood Hazard Areas. Because there is no room for error, we strongly recommend that you make the FFE higher than eight (8) feet. The flood zone designation must be identified on the finalized plat.**
 10. **Prior to the issuance of any building permit:** ROW Permit must be obtained and approved by the City Engineering Department. Please contact the City Engineering Department for application procedures.
 11. **Condition:** All landscaping within ROW shall strictly adhere to the requirements in the LDC article 8.00.01 and 8.03.06.
 12. **Condition:** Provide a skimmer for both #9 inlet structures to restrict floating debris from being deposited into the wetlands.
 13. **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.

14. **Condition:** All perforated pipe and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling. Prior to inspection by the City of Destin, the Engineer of Record shall submit an inspection report that Certifies the compliance of the perforated pipe and exfiltration beds.
15. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
16. **Note:** FDEP stormwater approval becomes effective 30-days after FDEP has received the application. Therefore, documentation of the FDEP receipt shall be required in the form of a dated return receipt, delivery confirmation, application & post mark copies or equivalent.
17. **Prior to obtaining a Certificate of Occupancy:** The Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including as a minimum a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s) and shall keep all inlets and exfiltration pipes clean and unobstructed.
18. **Prior to the issuance of any City Permit,** submit for City review and approval environmental soil testing as provided by the applicant.
19. **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 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.


Gerald F. Mucci, AICP 2-7-06 Date
Community Development Director


Mr. Henry Chamberlain Date
Chamberlain Development, LLC
Owner