

*The City of Destin*



Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267

June 9, 1994

VIA FACSIMILE  
AND U.S. MAIL

Windsor Forest of Destin, Inc.  
1234 Airport Road, Suite 121  
Destin, FL 32541

DO-94-19

Re: **FINAL DEVELOPMENT ORDER FOR INDIAN TRAIL SUBDIVISION, A MAJOR DEVELOPMENT (20 SINGLE FAMILY LOTS/8.5 ACRES)**

Gentlemen:

Based upon the City Council's approval of the above-referenced project at its meeting on June 6, 1994, this letter will serve as your Final Development Order to include all the provisions of the enclosed Staff Report and with the following conditions:

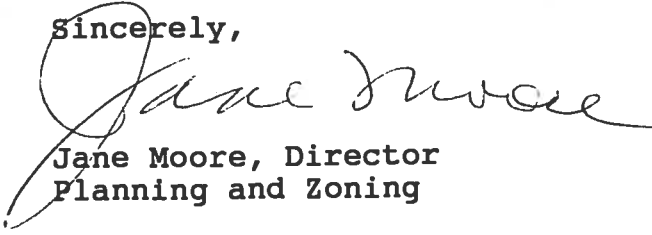
1. Under the requirements of the Land Development Regulations and Destin's Code of Ordinances, development must commence within a twelve-month period and building permits for this project must be obtained prior to June 5, 1995, or this approved Development Order will expire and the project will have to be resubmitted for review;
2. If the development is initiated within a one-year period, your concurrency status is protected for five years through June 6, 1999;
3. Any improvements that require disturbance to the City's rights-of-way or pavement cuts require utility permits from the Public Works Department and appropriate bonding; and
4. A security bond of 120% of the total construction costs for the required developer installed improvements (public and

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private) is required prior to the mylar being released for recording.

Best of luck with this project. Please let us know if we can be of any further assistance.

Sincerely,



Jane Moore, Director  
Planning and Zoning

JM:dd  
Enclosure  
cc: Inspection Department  
Chuck Ingram, Engineer

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# STAFF REPORT

## PLANNING AND ZONING DEPARTMENT INDIAN TRAIL SUBDIVISION A MAJOR DEVELOPMENT INDIAN TRAIL JUNE 3, 1994

### ISSUE

Request approval of INDIAN TRAIL SUBDIVISION, a Major Development. The proposed project will consist of 20 single family lots to be generally located on the south side of Indian Trail, due west of Skyler Run. Request is made by Mr. Rick Rushing of Windsor Forest of Destin, Inc., agent for the Mattie Kelly Land Trust. The property contains 8.5 acres, more or less.

### ZONING/COMPREHENSIVE PLAN

The property is zoned RUS (Residential Urban Single) District and RSS (Residential Suburban) District and the Land Use Categories are MLDR (Medium Low Density Residential) and LDR (Low Density Residential). The proposed project is in compliance with these land use regulations. The portion of the property fronting on Indian Trail is zoned RSS for a depth of 200'. These lots are oversized and include this entire area with no lots having split zoning.

### CONCURRENCY MANAGEMENT

Concurrency requirements met:

Sanitary Sewer	<u>  X  </u>	Potable Water	<u>  X  </u>	Roadways	<u>  X  </u>
Solid Waste	<u>  X  </u>	Recreation	<u>  X  </u>	Drainage	<u>  X  </u>

### STORMWATER

The Stormwater Management Plan was reviewed and approved by the City Engineer. This project is swale exempt.

### WATER/SEWER

Water and sewer is available through Destin Water Users.

### FIRE DEPARTMENT REVIEW

The Fire Department has reviewed and approved the project.

### UTILITIES

Underground utilities are required.

### INGRESS/EGRESS

Access to the project is provided from Indian Trail which has a 66' existing right-of-way and Skyler Run which has a 60' existing right-of-way.

### SIDEWALKS

Sidewalks are required/provided.

### REFUSE COLLECTION

Refuse collection is provided by curb side pick-up.

**WHITE SANDS ZONE**

The project lies within:

Zone #1 \_\_\_\_\_ Zone #2 \_\_\_\_\_ Neither     X    

**LANDSCAPE**

The project meets or exceeds the landscape requirements as follows:

**OPEN SPACE:**

370,260 s.f. of property X 18% = 66,647 s.f. required  
(The setback area on each lot equals more than the percentage required.)

**TREES REQUIRED:**

Reforestation     88     Perimeter     91      
(1 per acre) (1 per 25')

Protected Trees on Site (12" to 23" diameter):     None      
Preserved Trees on Site (24" or more diameter):     None      
Credits for Protected/Preserved Trees : \_\_\_\_\_  
TOTAL TREES REQUIRED :     179      
TOTAL TREES PROVIDED :     179+    

**PARKING**

The project meets or exceeds the parking requirements based on the following standards:

2 spaces per lot x 20 lots = 40 spaces required/provided at each home site

**MYLAR**

The mylar has been received with all the required signatures.

**GENERAL COMMENTS**

There have been no objections filed with the Staff regarding this project. The wetlands clearly shown on the drawings will not be impacted by the construction of this project.