



The City of Destin

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

May 3, 1994

DO-94-15

Mr. Jerry LaChapelle
Islander Owners Association, Inc.
P.O. Box 1237
Destin, FL 32540

Re: **FINAL DEVELOPMENT ORDER FOR ISLANDER CONDOMINIUM ACCESSORY BUILDING, A MAJOR DEVELOPMENT**

Dear Mr. LaChapelle:

Based upon the City Council's approval of the above-referenced project at its meeting on May 2, 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 May 1, 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 May 2, 1999; and
3. This project lies within White Sands Zone #1 and only white fill material may be used.

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

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STAFF REPORT

PLANNING AND ZONING DEPARTMENT
ISLANDER CONDOMINIUM ACCESSORY BUILDING
A MAJOR DEVELOPMENT
502 GULF SHORE DRIVE
APRIL 21, 1994

ISSUE

Request for approval of ISLANDER CONDOMINIUM ACCESSORY BUILDING, a Major Development, consisting of a 1,280 s.f. storage and maintenance building to be located at the Islander Condominium, 502 Gulf Shore Drive, between Destin Pointe Resort and Inlet Reef Club. Request is made by Mr. Jerry LaChapelle, agent for Islander Owners Association, Inc. Property contains 7 acres, more or less.

ZONING/COMPREHENSIVE PLAN

The property is zoned RIA (Residential Intensive Apartment) District and the Comprehensive Land Use Category is HDR (High Density Residential). The proposed land use and density are consistent with these regulations.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

MYLAR - SUBDIVISION OR PUD

Mylar is not required for this project.

STORMWATER

The City Engineer advises, upon review of this project, that there is no stormwater impact resulting from this structure since it will be constructed over an existing impervious surface.

SIGNS

No special signs are requested.

UTILITIES

Underground utilities are required.

WATER/SEWER

Water/sewer is available through Destin Water Users.

INGRESS/EGRESS

Access to the property is from Gulf Shore Drive by an existing 24' driveway. There will be no change to the existing facility.

WHITE SANDS ZONE

The project lies within:

Zone #1 X Only white fill material may be used on site.

SETBACKS

The project meets or exceeds all setback requirements under the Ordinances.

SIDEWALKS

Sidewalks are not required.

LANDSCAPE

The addition of this building does not necessitate compliance with the landscape ordinance. Overall, the project meets the 18% requirement but does not meet the front 10' perimeter requirement.

PARKING

The proposed facility will reduce the current parking (268 spaces) by 12 spaces leaving a remaining 256 parking spaces which exceeds the City's current standard for resort facilities, as follows:

$$127 \text{ units} \times 1.75 \text{ spaces} = 222 \text{ required}/256 \text{ provided}$$

REFUSE COLLECTION

Refuse collection is provided by dumpster pick-up.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department.

GENERAL COMMENTS

There have been no objections filed with Staff regarding this project.