



The City of Destin

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

November 25, 1991

DO-91-05

Mr. Fred W. Schinz, President
Jade East Towers Joint Venture
Post Office Box 1568
Ft. Walton Beach, Florida 21549

Re: FINAL DEVELOPMENT ORDER FOR JADE EAST TOWERS, A PLANNED UNIT DEVELOPMENT AND PROJECT OF AREAWIDE IMPACT, CONSISTING OF AN 88-UNIT CONDOMINIUM LOCATED AT 1018 HIGHWAY 98 EAST, DESTIN, FLORIDA.

Dear Mr. Schinz:

Based upon the City Council's approval of the above referenced project at its meeting on November 21, 1991, this letter will serve as your Final Development Order 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 November 20, 1992, 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 November 20, 1997.

We wish you the best of luck with this project, and if we can be of any further assistance to you, please let us know.

Sincerely,


Jane Moore

Planning & Zoning Director

JM:jf
cc: Inspection Department

INGRAM ENGINEERING

CHUCK INGRAM, *Owner*

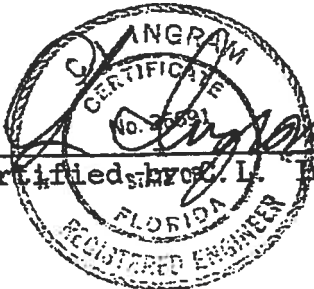
November 20, 1991

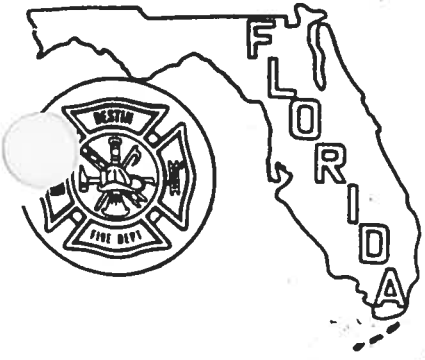
To: Jane Moore

From: Chuck Ingram

Subject: Jade East Towers

Since the site drainage plan for the referenced project has not been changed since my last review, I recommend that the latest site plan be approved per my letter dated 9-11-91.


Certified by *Chuck Ingram*
C. L. Ingram, P.E.



DESTIN FIRE CONTROL DISTRICT

P.O. BOX 276 • DESTIN, FLORIDA 32541
(904) 837-8413

DATE: NOVEMBER 20, 1991

TO: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
100 HWY. 98
DESTIN, FL 32541

THE FOLLOWING HAS BEEN REVIEWED AND APPROVED BY THE DESTIN
FIRE CONTROL DISTRICT FOR APPLICABLE CODES.

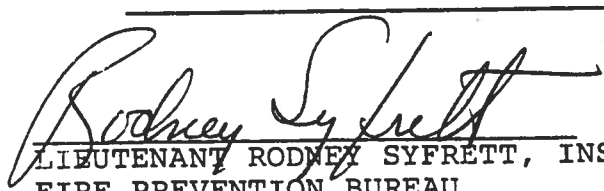
LOCATION; BETWEEN 1008 & 1010 HWY 98

PROJECT; JADE EAST CONDOMINIUM - SITE PLAN R-S.

OWNER AND/OR CONTRACTOR: R. R. MOORE, ARCHITECT

REMARKS, CONDITIONS, OR ADDITIONAL REQUIREMENTS;

1. HYDRANT PLACEMENT LOCATION BY AHJ
2. ACCESS AND TURNAROUND FOR FIRE TRUCK TO BE
DETERMINED BY AUTHORITY HAVING JURISDICTION


LIEUTENANT RODNEY SYFRETT, INSPECTOR
FIRE PREVENTION BUREAU

*NOTE: TO BE COORDINATED
during phase construction
day. Review now*

XI.3.6.

REPORT AND RECOMMENDATION

TO : CITY COUNCIL

THROUGH: PHILIP COOK, CITY MANAGER

FROM : JANE MOORE, PLANNING & ZONING DIRECTOR

SUBJECT: JADE EAST TOWERS, A PLANNED UNIT DEVELOPMENT AND A PROJECT OF AREAWIDE IMPACT

DATE : OCTOBER 21, 1991

ISSUE

Request for approval for JADE EAST TOWERS, an 88-unit Condominium Planned Unit Development and Project of Areawide Impact which is defined as a major development under the Land Development Regulations. The project is located at 1018 Highway 98 East between Destin Towers and Breaker's East Condominiums. The property contains 5.203 acres, more or less.

BACKGROUND

The project was originally submitted in July for review by the Planning Commission at its August 15th meeting. At the July 30, 1991 Technical Review Committee Meeting staff pointed out that it appeared the building was seaward of the FEMA V-Zone and the Comprehensive Plan, at the present time, does not allow for construction of new residential units within the V-Zone. The applicant was advised that it would be necessary for his engineer to determine the location of the V-Zone and certify the line. During the next few weeks, it was determined by the Project Engineer, Mr. Overstreet, that the building was seaward of the V-Zone and the preliminary drawings had to be revised and the building relocated twenty-three feet (23) landward. The project was not ready for presentation at the August 15, 1991 meeting and the project was continued to the September 19, 1991 meeting.

At the September 19 Planning Commission meeting, there was considerable discussion and differences of opinion as to the actual location of the V-Zone. The Project Engineer, Mr. Overstreet, was not at the meeting to advise the Commission as to the methodology he had used to establish his certified line. In addition to the V-Zone line certified by Mr. Overstreet, the adjoining property owners had presented a certified survey by Associated Engineers and Surveyors of Destin, Inc. establishing a V-Zone line which differed from Mr. Overstreet's line; Baskerville-Donovan Engineers, on behalf of these adjacent property owners, gave testimony and charts locating a V-Zone line which was also different; and Mr. Richardson had been requested to give staff a drawing which would establish the V-Zone on this property. Mr. Richardson did as requested, but because he had not actually prepared the base drawing he did not, at that time, certify the V-Zone. In essence, the Planning

Commission was presented with four (4) different V-Zone lines and was unable to reach a conclusion.

The Planning Commission voted to continue the project until the October meeting and instructed staff to Subpoena Mr. Overstreet to give testimony regarding his method of establishing the V-Zone; to contract with Mr. Richardson to identify and certify the V-Zone on this property; and to contact FEMA regarding input on whether or not it would establish or confirm the V-Zone for this property. Staff followed through with these instructions. In addition, Mr. Richardson consulted with FEMA while he was in Atlanta and a copy of his comments on this meeting are included. FEMA advised staff that they could not transfer the FEMA V-Zone line to the City's Zoning Maps. Staff felt that it would be easier to determine the location of the line with a scale of one inch equals 400 feet (1" = 400'), rather than using the FEMA maps which are to a scale of one inch equals one thousand feet (1" = 1,000'). Much of the discussion regarding the difficulty of accurately locating the V-Zone centered around the fact that the scale of 1" = 1,000' is so small it is nearly impossible to be exact.

The project was again considered by the Planning Commission at its October 17, 1991 meeting. During the three and one-half hours of testimony and deliberation, evidence was presented by Mr. Richardson and Mr. Overstreet regarding the determination of the V-Zone. Mr. Richardson's drawing depicting the five V-Zone lines as proposed by different sources was presented and discussed. The applicant had presented to staff a study completed on the site by Greenhorne and O'Mara, Inc., who was the Technical Evaluation Committee which finalized the FEMA FIRM Maps for the City of Destin under contract with FEMA. Staff had sent a copy of the report to FEMA for comment and was advised that the Atlanta Office had forwarded it to Washington for review. FEMA indicated that it normally takes from four to six weeks to receive a response but that they had requested that a response be expedited.

Staff advised the Planning Commission of a telephone conversation with Mr. Don Hansford, FEMA, Atlanta, in which Mr. Hansford confirmed Greenhorne and O'Mara's relationship to FEMA in the preparation of the FIRM Maps. Mr. Hansford advised he did not see any reason why the Greenhorne study would be questioned by the Washington TEC Firm but that he could not speak for the reviewing Technical Evaluation Committee. Mr. Hansford further noted that the FEMA V-Zone is usually not a line of prohibition, but is normally adopted by local areas to determine where additional building and elevation requirements were needed to withstand flood conditions and to determine insurance rates.

Staff received a total of fifty-three (53) letters protesting the location of the building and one phone call. At the Public Hearings nine people from the audience spoke in opposition to the project.

RECOMMENDATION

Based on a vote of 4-2, the Planning Commission voted to recommend that the project **be denied** because the Planning Commission accepted the V-Zone as proposed by Mr. Richardson and the proposed position of the building is seaward of that line. Mr. Wyllie and Mr. Stephens voted against the motion to deny because they felt the building was landward of the V-Zone based on the scientific study presented by Greenhorne and O'Mara.

Report Reviewed and Approved By:

	<u>Initial</u>	<u>Date</u>
City Manager	<u>DC</u>	<u>10-18-91</u>
Planning & Zoning Director	<u>J/R</u>	<u>10-18-91</u>

STAFF REPORT

PLANNING & ZONING DEPARTMENT JADE EAST TOWERS PUD/PAI SEPTEMBER 19, 1991

ISSUE:

Request for approval for JADE EAST TOWERS, an 88-unit Condominium Planned Unit Development and Project of Areawide Impact as presented by R. R. Moore, Agent for Jade East Joint Venture. The project is located at 1018 Highway 98 East between Destin Towers and Breaker's East Condominiums. The property contains 5.203 acres, more or less.

BACKGROUND:

This project was scheduled for review before the Planning Commission at its meeting on August 15, 1991, and was continued at the request of the developer because he had not been able to make all required changes to the drawings associated with relocating the building to comply with the Comprehensive requirements that all new residential buildings be located landward of the Coastal Construction Control Line (CCCL and V-Zones). As resubmitted, the building has been moved landward twenty-three (23) feet and is shown to be landward of the V-Zone by approximately eight (8) feet and is twenty-eight (28) feet landward of the existing CCCL. The project engineer, W. E. Overstreet, has certified the CCCL and V-Zone.

The project was re-advertised for this Public Hearing. The City has received forty-nine (49) letters and one telephone call of objection to the project from unit owners in Breaker's East and Destin Towers. The major concern expressed in the letters includes concern regarding the impact on their view; impact on dunes and fragile vegetation and their property values with the concern that their units will be less desirable as rental properties. An alphabetized listing of those complaining is attached to this report and the original letters are included in the file as part of the record.

The project was reviewed by the Technical Review Committee and the required changes made. The developer has indicated a desire to have some of the parking covered and any plan to do so would require the Fire Department's approval prior to the issuance of any building permit.

Because of the location of the entry into the project from Highway 98 in relationship to the median cut, Staff recommends that there be proper signage indicating RIGHT TURN ONLY for traffic exiting. The most preferable solution would be relocation of the entry to better align with the median break if such an entrance could be designed to facilitate the commercial property and the PUD through one curb cut. This issue could be re-addressed when the developer submits plans for the commercial development (which will also require Planning Commission and City Council review).

The developer has provided parking in excess of Code requirements. It is suggested that he consider having some of this overflow parking set aside in a grassed area with signage indicating "overflow parking area" for maximum use requirements.

Staff is not aware of any unresolved issues relating to Ordinance or Comprehensive Plan compliance.