

Bldg Dept

The City of Destin



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

January 22, 1997

(Development Order 97-02)

Mr. Dwight Lorenzen,
Vice President Legendary,
Agent for Coleman L. Kelly Testamentary Trust
385 Highway 98 East, Suite 60
Destin, FL 32541

Re: **AMENDED FINAL DEVELOPMENT ORDER FOR LEGENDARY SELF-STORAGE,
A MAJOR DEVELOPMENT (9 BUILDINGS WITH 58,012 S.F. - 4.47 ACRES)**

Dear Mr. Lorenzen:

This project was originally approved by the Destin City Council at its February 5, 1996 meeting (Final Development Order Attached). You applied to have the development order modified and the proposal was addressed at the September 26, 1996 Technical Review Committee meeting. Your modifications based on comments from the Technical Review Committee meeting and recent discussions with the City have been reviewed. This letter will serve as your Amended Final Development Order to include all the provisions of the enclosed Technical Review Committee Report (with attachments) 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 commencing from the date of this letter, 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 January 22, 2002; and

3. The following items must be completed:

A. Update site plan to provide appropriate notes indicating the steps that will be taken to mitigate wetland intrusion.

B. For the record, it is noted that this development order includes stormwater management approval only for the 1.49 acre outparcel up to a maximum of eighty-two (82) percent impervious area. When a development is planned in the outparcel, calculations will be required by a licensed Professional Engineer (P.E.) certifying that the impervious area does not exceed eighty-two (82) percent.

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C. Provide a 4 foot fence and a 3:1 sloped swale along Airport Road from the intersection of Airport Road and Industrial Park Lane east to a point 10 feet east to the eastern edge of the concrete headwall.

D. The 90' X 115' storage building must be reduced in size to no more than 88' X 115'.

4. All building permits will be pulled at the same time except for the office/residence building. A building permit for the office/residence must be pulled within three months of the application for building permits for the other buildings on this development.

5. Any improvements that require disturbance to the City's rights-of-way and any pavement cut requires utility permits from the Public Works Department and appropriate bonding.

6. Developer must coordinate the accessibility of the emergency fire entrance from Industrial Park Lane with the Destin Fire Control District.

Once construction is completed and prior to the issuance of a Certificate of Occupancy, the following is required by the City:

1. Project engineer must certify that the facilities were built in compliance with the Stormwater Management Plan (this is in addition to any threshold inspections, etc. required by the Building Department).

The process you have just completed provides you with site plan approval and the opportunity to pursue permits for construction. Building permits and specific construction requirements are to be coordinated with the Building Department. Pam Adams is the Permit Clerk and Larry Ballard is the Building Official. Please let us know if we can be of any further assistance.

Sincerely,



Kelly Carpenter, Director
Community Development

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Enclosures

cc: Chuck Meister, City Engineer (w/encl.)
Inspection Department (w/encl.)

The City of Destin



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

February 7, 1996

Mr. Dwight Lorenzen,
Vice President Legendary,
Agent for Coleman L. Kelly Testamentary Trust
385 Highway 98 East, Suite 60
Destin, FL 32541

Re: **FINAL DEVELOPMENT ORDER FOR LEGENDARY SELF-STORAGE, A MAJOR DEVELOPMENT (13 BUILDINGS WITH 107,542 S.F. - 5.98 ACRES)**

Dear Mr. Lorenzen:

Based upon the City Council's approval of the above-referenced project at its meeting on February 5, 1996, this letter will serve as your Final Development Order to include all the provisions of the enclosed Technical Review Committee Report (with attachments) 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, 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 February 5, 2001; and
3. Any improvements that require disturbance to the City's rights-of-way and any pavement cut requires utility permits from the Public Works Department and appropriate bonding.
4. Developer must coordinate the accessibility of the emergency fire entrance from Industrial Park Lane with the Destin Fire Control District.

Once construction is completed and prior to the issuance of a Certificate of Occupancy, the following is required by the City:


1. Project engineer must certify that the facilities were built in compliance with the Stormwater Management Plan (this is in addition to any threshold inspections, etc. required by the Building Department).

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The process you have just completed provides you with site plan approval and the opportunity to pursue permits for construction. Building permits and specific construction requirements are to be coordinated with the Building Department. Pam Adams is the Permit Clerk and Larry Ballard is the Building Official.

Please let us know if we can be of any further assistance.

Sincerely,



Jane Moore, Director
Planning & Zoning

JM:ss
Enclosures

cc: Inspection Department (w/encl.)

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STAFF REPORT

**PLANNING AND ZONING DEPARTMENT
LEGENDARY SELF-STORAGE
A MAJOR DEVELOPMENT
CORNER OF INDUSTRIAL PARK LANE AND AIRPORT RD.
JANUARY 18, 1996**

ISSUE

Request approval of LEGENDARY SELF-STORAGE, a Major Development, consisting of 13 mini-warehouse buildings containing 107,542 s.f. with 710 units and one 1280 s.f. office building. Request is made by Mr. Dwight Lorenzen, Regatta Bay Company, as agent for Coleman L. Kelly Testamentary Trust. The property contains 7.0 acres, more or less, of which 5.98 acres has development planned.

ZONING/COMPREHENSIVE PLAN - COMPATIBILITY

The subject property is zoned Protected Industrial (IP) District and the Land Use Category is Industrial (IN). The proposed project is in compliance with these land use regulations including density, intensity and land use as outlined in the Comprehensive Plan.

The site is located adjacent to the Industrial Park and near Destin Water Users Sewage treatment plant. The property located to the north across Airport Road is Sugarloaf Apartments and is zoned Residential Urban Apartment (RUA) and the land use category is Medium Density Residential (MDR). The property located to the south, east and west of the subject property is the same zoning district and land use category as the proposed development.

In order to minimize impact on the nearby residential properties and to make the project compatible, the developer proposes to: (1) enclose the entire project with a stucco privacy fence; (2) incorporate landscaping on the street side of the fence to provide a visual buffer between the warehouse units and the adjacent property; the manager's facility is designed as a single family residence; and the front of the buildings facing Airport Road will have a stucco finish for aesthetic purposes.

The proposed property use is compatible with the adjacent property uses.

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> N/A </u>	Drainage	<u> X </u>

FLOOR AREA RATIO

The floor area ratio for this project is .35; maximum allowed is 1.07.

STORMWATER

The Stormwater Management Plan for the site has been reviewed and approved by the City Engineer. A DEP Stormwater Permit must be filed with the City of Destin prior to the issuance of any building permits.

SIGNS

No sign is requested with this application; however, any signs requested in the future must meet required setbacks and comply with City Code.

WATER/SEWER

Water and sewer is available through Destin Water Users.

FIRE DEPARTMENT REVIEW

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

AIRPORT PROTECTION

N/A

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds maximum height allowed, you must have an FAA permit for temporary encroachment into this restricted area and a copy must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the air space.

SETBACKS

Front: req. 20' - pro. 20'
Side: req. 20' - pro. 20'
Rear: req. 20' - pro. 20'

Distance between buildings: req. 10' - pro. 24'-50-

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the project is provided by two driveways from Airport Road. The driveway located to the west is 24' wide and the driveway located to the east is 18' wide. There is also an emergency fire entrance provided from Industrial Park Lane.

SIDEWALKS

Sidewalks are existing on Airport Road. If they are damaged during construction, they must be replaced prior to the C.O. being issued.

REFUSE COLLECTION

Refuse collection is provided by an on-site dumpster.

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:

 304,920 s.f. of property X 18% = 54,885 s.f. required

Site plan provides 21.6 % = 56,192 s.f. provided

TREES REQUIRED:

Reforestation 70 Perimeter 29 Parking Lot 6
(1 per acre) (1 per 25')

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Protected Trees on Site (12" to 23" diameter) :	<u>None</u>
Preserved Trees on Site (24" or more diameter):	<u>None</u>
Credits for Protected/Preserved Trees :	<u> </u>
TOTAL TREES REQUIRED :	<u>105</u>
TOTAL TREES PROVIDED :	<u>105</u>

PARKING

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

1 sp/200 s.f. = 1252 s.f./200 s.f. = 6 spaces + 2 spaces for on site residence = 8 required/8 spaces provided (includes 1 handicap spaces)

WETLANDS

There are jurisdictional wetlands adjacent to the site which are protected. There are no plans for using these wetlands as water retention during the construction period.

STATE/FEDERAL PERMITS REQUIRED

DEP Stormwater Permit required.

GENERAL COMMENTS

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

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