



October 15, 1998

ORDER #98-33

Second Amended Final Development Order:

SP-98-34

**MAGNOLIA PARK:
MASTER PLAN AND PHASE II
A PLANNED UNIT DEVELOPMENT AND A MAJOR DEVELOPMENT:
(Original DO#96-08 And First Amended DO #97-16)**

Based upon the City Council's approval of this Development Order on October 12, 1998, this document will serve as your Final Development Order to include all of the provisions of the attached Technical Review Committee Report and with the following conditions as specified by the Destin City Council:

BACKGROUND / ISSUE:

Applicant: SCI. Investments, Owner, Shane Cannon, President,
David Campbell, HDR Engineering, Inc., Agent.

Location: South side of Bent Arrow Drive, North of movie theater.

Request: Approval of Second Amendment for Magnolia Park, Master Plan and Phase II, A Planned Unit Development and a Major Development. The amendment to the Master Plan contains a revised Phase II layout and an as-built layout for Phase I.
The amended Phase II includes a community pool, private access road, and 53 townhome units located within 9 detached buildings.

Parcel Size: 9.9 acres for Master Plan / 3.87 acres for Phase II

Land Use: MU (Mixed Use)

Zoning District: RIA (Residential Intensive Apartment)

Density: Phase I - 41 single family lots (no change)
Phase II - 53 townhouse units (no change)

Original City Council Approval Date: August 19, 1996

Application Date: June 1, 1998

TRC Date: August 20, 1998, amended September 8, 1998 and September 30, 1998

Approved Site Plan Date: September 30, 1998 (stamped TRC approved September 30, 1998)

Planning Commission Date: October 1, 1998

City Council Date: October 12, 1998

DETERMINATIONS:

1. All the findings of the Technical Review Committee report, dated August 20, 1998, amended September 8, 1998 and September 30, 1998, are incorporated herein; and
2. This Development Order does not extend any rights not already conferred by the Original Development Order (96-08); and
3. This Development Order is in addition to the First Amended Development Order (#97-16).

CONDITIONS OF APPROVAL FOR MAGNOLIA PARK-MASTER PLAN AND PHASE II, A PLANNED UNIT DEVELOPMENT: SECOND AMENDMENT AND A MAJOR DEVELOPMENT:

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

1. Since the approval of Development Order #96-08, a building permit was obtained and construction commenced on site. This construction vests the project's concurrency status until August 18, 2001, per the Original Development Order #96-08, and First Amended Development Order #97-16.
2. The concurrency status of Magnolia Park-Master Plan and Phase II, a Planned Unit Development is identified in the original Development Order #96-08, and identified as Exhibit I, hereto.
3. Magnolia Park-Master Plan and Phase II, a Planned Unit Development must obtain City of Destin permits for the following activities on and off site:

(These may require appropriate bonding):
 - a. disturbance to the city's rights of way.
 - b. pavement cuts.
 - c. construction of any kind.
 - d. clearing and grubbing.
 - e. paving, grading, drainage, sidewalks.
 - f. signage.
 - g. installation of utilities.
 - h. construction trailers.
4. **Before the issuance of a building permit, a DEP Stormwater Permit is required and must be submitted and reviewed by the City Engineer.**
5. **Before the issuance of a building permit, the plat for Phase II must be approved by the City's Surveyor and the City of Destin.**
6. **Before the issuance of a certificate of occupancy, the required sidewalks, infrastructure, and landscaping must be completed in accordance with the phase schedule identified in the approved site plan, dated September 30, 1998.**

7.

Within five (5) months from the date of approval, the applicant shall provide the Community Development Department an update on the potential cross-access easement agreement between Magnolia Park and Destin Downtown Shopping Center.

8. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT
SECOND AMENDMENT FOR MAGNOLIA PARK,
MASTER PLAN AND PHASE II
A PLANNED UNIT DEVELOPMENT AND A MAJOR DEVELOPMENT
Second Amendment TRC: August 20, 1998 & Amended September 8, 1998
(SP #98-34)**

ISSUE/BACKGROUND:

Applicant: SCL Investments, Owner, Shane Cannon, President.
David Campbell, HDR Engineering, Inc., Agent.

Location: South side of Bent Arrow Drive, North of movie theater.

Request: Approval of Second Amendment for Magnolia Park, Master Plan and Phase II, A Planned Unit Development and a Major Development. The amendment to the Master Plan contains a revised Phase II layout and an as-built layout for Phase I.
The amended Phase II includes a community pool, private access road, and 53 townhome units located within 9 detached buildings.

Parcel Size: 9.9 acres for Master Plan / 3.87 acres for Phase II

Land Use: MU (Mixed Use)

Zoning District: RIA (Residential Intensive Apartment)

Density: Phase I - 41 single family lots (no change)
Phase II - 53 townhouse units (no change)

Original City Council Approval Date: August 19, 1996

Application Date: June 1, 1998

TRC Date: August 20, 1998, amended September 8, 1998

DISCUSSION:

The applicant requests approval of the amended Magnolia Park Master Plan and Phase II, for Magnolia Park, a Planned Unit Development and a Major Development. The proposed amendment includes Phase II: 53 residential townhome units, with a pool and private access road. The proposed project is generally located off of Beach Drive adjacent to the Destin United Methodist Church.

Request is made by SLC Investments, Shane Cannon, President and HDR Engineering, Inc., David Campbell, as agent for the owner. The entire development contains 9.9 acres, more or less, Phase II contains 3.87 acres.

The uses surrounding the property are as follows:

North - Single family PUD & duplexes;

South - Movie theater and Destin United Methodist Church;

East - Suncay Townhomes;

West - Single family and Townhomes.

ZONING/COMPREHENSIVE PLAN

The property located to the north of the subject parcel consists of residential development. The property located to the south of the subject property consists of Destin United Methodist Church. Although the project is addressed as an overall development, there are two separate plats representing different phases of the development. Density of the two Phases has not changed from the original approval.

COMPATIBILITY

The project has been reviewed for compatibility during the original approval and at that time met the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review. The proposed amendment to Phase II does not change the status or findings of the original compatibility analysis.

DENSITY

	<u>Acres</u>	<u>Units</u>	<u>Units/Acre</u>
Phase I	6.04	41	6.79
Phase II	3.86	53	13.73

The proposed residential uses are within the allowed percentage of residential vs non-residential as required within the Comprehensive Plan, Land Use Category of Mixed Use. This has not changed from the original approval.

HEIGHT

The proposed Townhomes are two stories in height, which has not changed from the original approval.

RIGHT OF WAY DEDICATION

Not Applicable

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water X Roadways X Solid Waste X
Recreation X Sewer X Drainage X

TRAFFIC ANALYSIS

The original traffic analysis was conducted by J.E. Dorman & Associates, Inc., and is on file in the Community Development Department. The report stated 693 trips would be generated for both Phase I and Phase II. There is no change to the traffic report or analysis due to same number of units as originally approved.

INGRESS/EGRESS

Access to the entire development is provided by a 25' entryway off of Bent Arrow Drive, as it was in the original approval. The project is also providing a pedestrian access, between Magnolia Park and Destin Downtown Shopping Center. This access will initially be pedestrian only, however, the applicant has indicated he is willing to seek a vehicular access in the future.

SUBDIVISION OR PUD - PLAT/MYLAR

The Master Plan, site plan of Phase II, and Plat is presented for approval. The City surveyor's approval is required.

STREETLIGHTS

Streetlights are required and must be installed as part of the infrastructure. The lighting plan must be submitted for approval to the City Engineer upon final layout. This was part of the original approval.

STORMWATER

The City Engineer approved the project in a memo dated September 8, 1998. The Stormwater Management Plan must be reviewed and approved by the City Engineer. A DEP permit for stormwater management is required prior to the issuance of a building permit.

WATER/SEWER

Water and sewer are available through Destin Water Users.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project in a letter dated February 19, 1998.

GULF POWER

Gulf Power approved the project at the TRC meeting.

UTILITIES

Underground utilities are required within the development.

SETBACKS

The setbacks vary throughout the project due to its PUD status. The setbacks shown are acceptable to City Staff. Please see the site plan for details.

WHITE SANDS ZONE

The project lies within:

Zone #1 _____ Zone #2 _____ Neither X

SIGNS

A single entrance sign is requested and shown on the site plan. The requested sign meets the standards identified within the Code for entrance signs. Note: a sign permit will be required prior to the placement of such sign.

SIDEWALKS

Sidewalks are required and have been provided as shown on the site plan.

REFUSE COLLECTION

Trash collection is provided by dumpster service. A dumpster is shown on the site plan.

LANDSCAPE

This Phase II meets the landscape requirements of the Code and as shown on the plans as follows:

OPEN SPACE:

168,142 s.f. of property x 18% = **30,343 s.f. REQUIRED**

TREES REQUIRED:

Reforestation: 45 Perimeter: 52 Buffers: 47

Protected Trees on Site: 0

Preserved Trees on Site: 0

Credit (protected or preserved): 0

TOTAL TREES REQUIRED: 144

TOTAL TREES PROVIDED: 144

*NOTE: All trees must be a minimum of 6' high at time of planting and reach a 20' crown at maturity. All buffers shall meet the requirements of the City's Land Development Code.

PARKING

Phase II requires 2.25 spaces per unit (53) - (No change from original approval)

TOTAL PARKING SPACE REQUIRED: 119 Spaces

TOTAL PARKING SPACE PROVIDED: 119 Spaces (including I.H.C.)

FINDINGS OF FACT

The developer has submitted a proposed "Findings of Fact" in support of the request to develop this Planned Unit Development. Staff has no objections to their stated facts and these are included as a part of the TRC Report.

ITEMS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A DEP Stormwater Permit is required and must be approved by the City Engineer.
2. The plat of Phase II must be approved by the City's Surveyor and the City of Destin.

COMMENTS

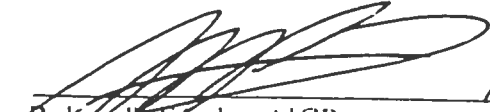
There have been no comments filed with Staff regarding this project.

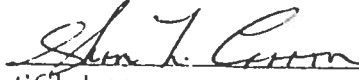
STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

A DEP Stormwater Permit is required and must be presented to the City prior to the issuance of a building permit.

UNRESOLVED ISSUES

NONE:


Robert P. Franke, AICP
Community Development Director
10/21/98
Date


SCL Investments
President - Shane Cannon
10/21/98
Date

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FINDINGS OF FACT
For
MAGNOLIA PARK-PHASE II, A PUD

1. Magnolia Park Phase II is approved by the City of Destin for a 53 multi-family unit townhome project.
2. Phase II is, by nature and by development Order, compatible with the adjacent land uses.
3. The site work will be protected from erosion by hay bales or silt fence during construction. All areas disturbed by construction will be seeded and mulched and have sodded retention areas.
4. Magnolia Park Phase II will be categorized as "affordable housing" which shall be of public benefit. Drainage facilities are planned for the 100-year critical storm event with no outflow.
5. Phase II of Magnolia Park contains 53 multi-family units as is consistent with the existing Development Order and is compatible with the adjacent land uses. Common open space is provided and shall be maintained by owners association.
6. The primary roads are adequate for the volume of traffic generated by the development.
7. Water and sewer are available to the site and concurrency for these utilities is vested according to the existing Development Order.
8. The project shall be categorized as "affordable housing" which shall be of public benefit.
9. The PUD will comply with the existing Development Order and the Destin Development Plan.
10. The project conforms and is compatible with open space and residential requirements.

RECEIVED

JUN 10 1998

PLANNING & ZONING

The City of Destin



4200 Two Trees Road Destin, Florida 32541 (904) 837-4242 FAX (904) 837-3267

April 24, 1997

ORDER # 97-16

Amended Final Development Order: MAGNOLIA PARK, PUD

Type of Development:	Major Development
Acres:	9.9 acres, more or less Phase I - 6.04 acres, more or less Phase II - 3.86 acres, more or less
Zoning:	Residential Intensive Apartment (RIA)
Land Use Category:	Medium Density Residential (MDR)
City Council Approval Date:	August 19, 1996
Approved use:	Phase I - 40 single family lots Phase II - 53 townhouse units
Proposed Density:	9.39 units per acre
Owner/Agent:	Shane Cannon
Property Address:	Beach Drive and Bent Arrow
Property Legal Description:	On plat

RECEIVED

JUN 10 1998

PLANNING & ZONING

Determinations:

1. The applicant has requested an amendment to the existing final development order (# 96-08) to reflect changes in infrastructure improvements required prior to release of the mylar.
2. A Quasi-Judicial hearing was held by the Destin City Council on August 19, 1996; and,
2. All the findings of the Technical Review Committee report are incorporated herein in addition to the conditions stipulated at the Quasi-Judicial hearing.

Conditions of Approval of the amended final development order for the MAGNOLIA PARK PLANNED UNIT DEVELOPMENT, a Major Development:

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

1. Development must commence within twelve months of City Council's original approval on August 19, 1996 (no later than August 18, 1997); and,
2. Final Development Order 96-08, dated August 20, 1996 (exhibit 1) remains the valid development order for Magnolia Park, PUD, except as here modified.

3. The concurrency status of Magnolia Park, PUD, is identified in the attached Technical Review Committee Report dated May 16, 1996 and identified as Exhibit 2 here to; and,
4. The mylar was presented, reviewed and approved by the City of Destin on August 19, 1996. The mylar must be recorded and copies provided to the City prior to the issuance of any building permit. All public infrastructure must be in place, approved and preliminarily accepted by the City of Destin prior to the release of the mylar. Upon preliminary acceptance by the City of Destin the applicant may request the infrastructure bond be reduced to a maintenance bond, reflecting 25% of the cost of infrastructure improvements. A maintenance bond pursuant to the requirements of the land development code shall then be provided for a minimum of 12 months and shall be renewed by the owner or their assigns until the infrastructure has final acceptance by the City Council.
5. Sidewalks not completed prior to the preliminary acceptance of infrastructure by the City of Destin must continue to be bonded at 120% of construction cost and be completed within 18 months of preliminary acceptance of the infrastructure. The City of Destin may use the infrastructure bond to complete any sidewalks not completed prior to October 18, 1998.
6. Exhibit 3 addresses the landscaping requirements for Magnolia Park, as amended on April 23, 1997.
7. All other aspects of the existing Final Development Order remain valid and in effect.

Franklin T. Etheridge
Franklin T. Etheridge, Senior Planner
Acting Planning Director
Community Development Department

April 25, 1997
DATE

cc: Permit & Inspections Division
City Clerk
Public Works
Applicant

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EXHIBIT 1

The City of Destin



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

ORDER # 96-08

Final Development Order:
MAGNOLIA PARK, PUD

Type of Development:	Major Development
Acres:	9.9 acres, more or less Phase I - 6.04 acres, more or less Phase II - 3.86 acres, more or less
Zoning:	Residential Intensive Apartment (RIA)
Land Use Category:	Medium Density Residential (MDR)
City Council Approval Date:	August 19, 1996
Approved use:	Phase I - 40 single family lots Phase II - 53 townhouse units
Proposed Density:	9.39 units per acre
Owner/Agent:	Shane Cannon
Property Address:	Beach Drive and Bent Arrow
Property Legal Description:	on plat

Determinations:

1. A Quasi-Judicial hearing was held by the Destin City Council on August 19, 1996; and,
2. All the findings of the Technical Review Committee report are incorporated herein in addition to the conditions stipulated at the Quasi-Judicial hearing.

Conditions of Approval for the MAGNOLIA PARK PLANNED UNIT DEVELOPMENT, a Major Development:

curbs, sidewalks), the pilot street tree program shall have been implemented by the owner of the project or his or her assigns. The pilot street tree program shall consist of street trees planted 25 feet on center, both sides of the street for the length of Bent Arrow through the project. This will constitute no less than 60 trees, which shall all be of the same type and installed at 10 feet in height minimum with a single trunk and a minimum of five feet of clear trunk. The street trees will be in addition to any required landscaping and in addition to an entry feature landscaping site at the corner of Beach and Bent Arrow. Owner shall also install a temporary sign which shall state "First Street Tree Project" or other similar language. Owner shall plant the trees in the locations shown on the attached site plan. Owner and or his/her assigns, including a homeowners association, shall be responsible for perpetual maintenance and replacement if any street tree dies. The documents setting forth the maintenance responsibility shall be reviewed and accepted by the city prior to the release of the mylar for recording.

8. Azalea Corridor: Owner shall dedicate on the Magnolia Park Plat a sixty (60) foot right of way for the Azalea Trail comprehensive plan corridor. Bent Arrow shall be designed to intersect with the existing Bent Arrow and Indian Oaks Drive, as shown on the Magnolia Park Plat. The owner shall post a letter of credit, bond or other financial instrument with the City Clerk of the City of Destin concerning the construction of the intersection of new Bent Arrow with old Bent Arrow and Indian Oaks. At the time of the first Certificate of Occupancy and on the one year anniversary of the issuance of the first Certificate of Occupancy thereafter until the time the multifamily units are permitted, a traffic study will be performed by the owner or his/her assigns to determine if, based on FDOT standards, the construction of that intersection is yet warranted. Until such time as it is warranted or until the owner constructs the intersection, the bond or other financial instrument shall be kept in place by the owner, renewing it annually.

When the owner or his/her assigns or heirs is ready to construct the townhouse units on the east end of master plan, they shall confer with the city as to the final the location of the Azalea Trail corridor as it passes through the townhouse project. At that time, the City will also have determined ownership of and the need for a southern extension of Indian Oaks.

9. A neighborhood association is required to exist which will at minimum perform the following tasks: a) maintain the common landscape areas and b) maintain the common drainage retention areas. Prior to the issuance of the first certificate of occupancy, the owner shall provide recorded homeowners association documents which incorporate a) and b).

EXHIBIT 2

AMENDED TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT
MAGNOLIA PARK, MASTER PLAN
A PLANNED UNIT DEVELOPMENT AND A MAJOR DEVELOPMENT
BEACH DRIVE

MAY 16, 1996

ISSUE

Request approval of MAGNOLIA PARK MASTER PLAN, a Planned Unit Development and a Major Development. The proposed project includes two phases: Phase 1 consists of 37 single family lots; and Phase 2 consists of 53 residential townhome units. The proposed project is generally located off of Beach Drive adjacent to the Destin United Methodist Church. Request is made by Mr. Rick Stokes, Geci and Horne Engineers as agent for SLC Investments, Shane Cannon, owner. The property contains 9.9 acres, more or less.

ZONING/COMPREHENSIVE PLAN

The property is zoned RIA (Residential Intensive Apartment) and the Land Use Category is MU (Mixed Use). This is an allowable land use within the zoning district.

The property located adjacent to the north of the subject parcel consists of residential development. The property located to the south of the subject property consists of Destin United Methodist Church. The property located to the east consists of a residential development. The property located to the west across Beach Drive consists of the First Baptist Church.

Although the project is addressed as an overall development, there are two separate plats representing different phases of the development. Density of these phases is as follows:

	<u>Acres</u>	<u>Units</u>	<u>Units/Acre</u>
Phase I	6.04	37	6.13
Phase II	3.86	53	13.73

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>

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:

263,102 s.f. of property X 18% = 47,358 s.f. required
Site plan provides 59 % = 150,003 s.f. provided

TREES REQUIRED:

Reforestation 60 Perimeter 138 Parking Lot N/A
(10 per acre) (1 per 25') (Islands)

Protected Trees on Site (12" to 23" diameter): None

Preserved Trees on Site (24" or more diameter): None

Credits for Protected/Preserved Trees : None

TOTAL TREES REQUIRED : 198

TOTAL TREES PROVIDED : 198

PARKING

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

- 2 spaces per lot in Phase 1 - Single Family Homes
- 2.25 spaces per unit in Phase 2 - Townhomes

MYLAR

The mylars are required for the subdivision of property. The mylars must be submitted and approved for each phase.

STREETLIGHTS

Streetlights are required and must be installed as part of the infrastructure. The lighting plan must be submitted for approval to the City Engineer upon final layout.

ENVIRONMENTAL ISSUES

N/A

GENERAL COMMENTS

There have been no objections filed with Staff regarding this project. A DEP permit for stormwater management must be received prior to the issuance of a building permit.

CITY OF DESTIN
STAFF REQUEST FOR AGENDA ITEM AT
REGULAR CITY COUNCIL MEETING

1. NAME: Kelly Carpenter
DEPT: Community Development

2. DATE OF COUNCIL MEETING FOR WHICH ITEM IS REQUESTED: 11-18-96

3. TYPE OF AGENDA ITEM: Consent Agenda - Report and Recommendation from Community Development Department

4. ACTION REQUESTED: Approval of amended site plan for for Magnolia Park, PUD, Beach Drive, consisting of the relocation of Bent Arrow Drive.

5. PURPOSE OF REQUEST: To approve amended site plan.


6. EFFECT ON BUDGET (EOB)/LEVEL OF SERVICE (LOS):
EOB: n/a

LOS: n/a

7. COMMENTS: Technical Review Committee reviewed the revised plans and found them to be in compliance with all Land Development Code and Comprehensive Plan requirements.

8. NAME OF PERSONS WHO WILL SPEAK AT MEETING:

Kelly Carpenter - Community Development Director
Developer or Agent

9. APPROVED BY CITY MANAGER: 

ALL REQUESTS MUST BE SUBMITTED WITH BACK-UP TO THE CITY MANAGER NO LATER THAN WEDNESDAY NOON OF THE WEEK PRIOR TO THE MEETING. THE CITY MANAGER'S OFFICE WILL FORWARD THE REQUEST AND BACK-UP TO THE CLERK'S OFFICE.

REPORT & RECOMMENDATION

TO: DESTIN CITY COUNCIL
FROM: KELLY CARPENTER, COMMUNITY DEVELOPMENT DIRECTOR
DATE: NOVEMBER 18, 1996
RE: AMENDMENT TO THE SITE PLAN LAYOUT OF MAGNOLIA
PARK

BACKGROUND

Magnolia Park, Planned Unit Development, Master Plan was previously approved by the City Council and a Development Order was issued on September 18, 1996.

The developer has requested a modification from the site plan approved in that the center island with lots has been removed and thus allows for traffic to flow in a linear manner and two cul-de-sacs have been added.

This proposed change has been reviewed and approved by the Technical Review Committee.

RECOMMENDATION

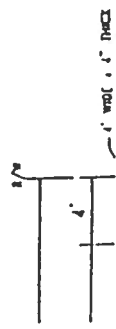
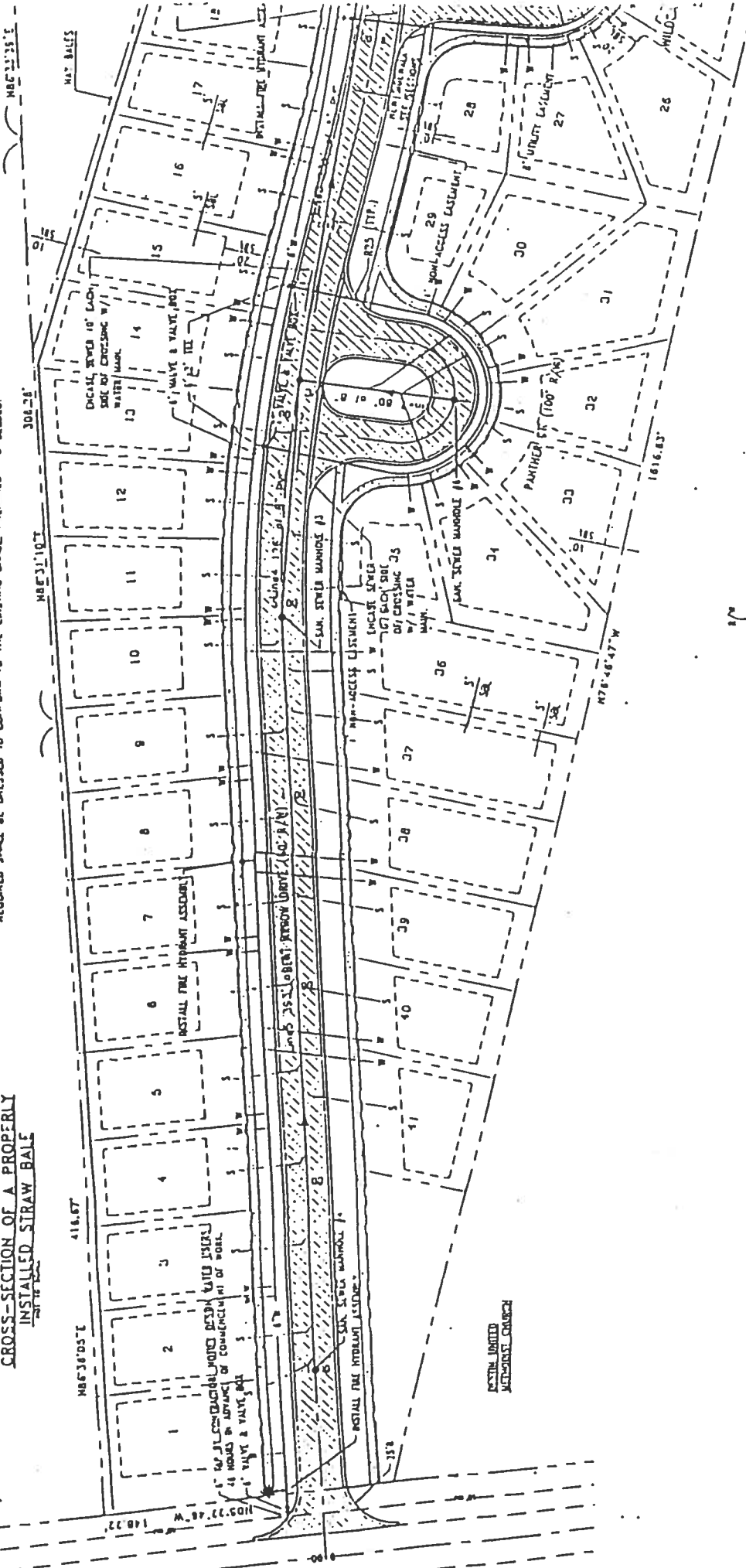
The amended site plan be adopted and the mylar should be approved and the signed by the Mayor.



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

1. CLOSE ATTENTION SHALL BE GIVEN TO THE REPURPOSED BALE.
2. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT SHALL BE MADE PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AT REGULAR INTERVALS TO MAINTAIN THE LEVEL OF DEPOSITION BEHIND THE BARRIER.

11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE PREPARED AND SLOPED.



POSTAL UNITED
MAIL-SERVIC COMPANY

AMENDED TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT
 MAGNOLIA PARK, MASTER PLAN
 A PLANNED UNIT DEVELOPMENT AND A MAJOR DEVELOPMENT
 BEACH DRIVE

MAY 16, 1996, AMENDED APRIL 23, 1997

ISSUE

Request approval of MAGNOLIA PARK MASTER PLAN, a Planned Unit Development and a Major Development. The proposed project includes two phases: Phase 1 consists of 37 single family lots; and Phase 2 consists of 53 residential townhome units. The proposed project is generally located off of Beach Drive adjacent to the Destin United Methodist Church. Request is made by Mr. Rick Stokes, Geci and Horne Engineers as agent for SLC Investments, Shane Cannon, owner. The property contains 9.9 acres, more or less.

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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>

TRAFFIC ANALYSIS

A traffic analysis was conducted by J.E. Dorman & Associates, Inc., and the report is on file in the Planning and Zoning Department --- 693 trips generated for both Phase I and Phase II.

STORMWATER

The Stormwater Management Plan must be reviewed and approved by the City Engineer for each Phase. A DEP permit for stormwater management is required prior to the issuance of a building permit.

WATER/SEWER

Water and sewer are available through Destin Water Users.

FIRE DEPARTMENT REVIEW

The Fire Department has reviewed and approved Phase I of the Master Plan. Approval letter dated April 25, 1996.

UTILITIES

Underground utilities are required within the development.

INGRESS/EGRESS

Access to the entire development is provided by a 25' entryway off of Beach Drive.

SETBACKS

PHASE I -

	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT:	20'	20'
SIDES:	5'	5'
REAR:	10'	10'

SIDEWALKS

Sidewalks are required/provided.

SIGNS

No signs have been requested as part of this submittal. All signs must comply with the City's sign regulations.

REFUSE COLLECTION

Refuse collection for Phase I will be provided by curbside pickup.

WHITE SANDS ZONE

The project lies within:

Zone #1 _____ Zone #2 _____ Neither X

LANDSCAPE

***** (See Attached Amended Landscaping Requirement Sheets) *****
The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

263,102 s.f. of property X 18% = 47,358 s.f. required
Site plan provides 59 % = 150,003 s.f. provided

TREES REQUIRED:

Reforestation 60 Perimeter 138 Parking Lot N/A
(10 per acre) (1 per 25') (Islands)

Protected Trees on Site (12" to 23" diameter): None
Preserved Trees on Site (24" or more diameter): None
Credits for Protected/Preserved Trees : None
TOTAL TREES REQUIRED : 198
TOTAL TREES PROVIDED : 198

PARKING

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

- 2 spaces per lot in Phase 1 - Single Family Homes
- 2.25 spaces per unit in Phase 2 - Townhomes

MYLAR

The mylars are required for the subdivision of property. The mylars must be submitted and approved for each phase.

STREETLIGHTS

Streetlights are required and must be installed as part of the infrastructure. The lighting plan must be submitted for approval to the City Engineer upon final layout.

ENVIRONMENTAL ISSUES

N/A

GENERAL COMMENTS

There have been no objections filed with Staff regarding this project. A DEP permit for stormwater management must be received prior to the issuance of a building permit.

FINDINGS OF FACT

The developer has submitted a proposed "Findings of Fact" in support of the request to develop this Planned Unit Development. Staff has no objections to their stated facts and these are included as a part of the TRC Report.

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FINDINGS OF FACT
for
MAGNOLIA PARK - PHASE I, A PUD

1. Magnolia Park Phase I is a proposed 37 lot single family residential project. It is joined on the north by single family residences and the Destin United Methodist Church along with vacant land is to the south.
2. The first phase of the project is, by nature, compatible with the adjacent land uses.
3. The site work will be protected from erosion by hay bales or silt fence during construction. All areas disturbed by construction will be seeded and mulched with sodded retention basins.
4. Magnolia Park Phase I will provide for leisure recreation by providing public green space in a park area. Drainage facilities are planned for a 100 year critical storm with no overflow.
5. Phase I of Magnolia Park includes 37 residential lots and is compatible with the adjacent land uses.
6. The primary roads are adequate for the volume of traffic flow that will be generated.
7. Water and sewer is available to the site.
8. The project will provide open space benefits.
9. The PUD will comply with the city of Destin development plan.
10. The project conforms and is compatible with open space and residential requirements.

FINDINGS OF FACT FOR LANDSCAPING REQUIREMENTS
for
MAGNOLIA PARK - PHASE I, A PUD
April 23, 1997

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

Phase I

<u>263,102</u> s.f. of property X 18%	=	<u>47,358</u> s.f. required
Site plan provides <u>59</u> %	=	<u>150,003</u> s.f. provided

Phase II

168,142 s.f. of property X 18%	=	30,265 s.f. required
Site plan provides - Will be determined at Staff review of Phase II		

Project Total (Phase 1 & 2)

431,244 s.f. of property X 18%	=	77,624 s.f. required
Site plan provides - Final determination will be made when staff reviews Phase II		

TREES REQUIRED:

Reforestation <u>99</u> (10 per acre)	Perimeter <u>102</u> (1 per 25')	Parking Lot <u>N/A</u> (Islands)
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Pilot Street Tree Program (Per Development Order)	<u>60</u>
Protected Trees on Site (12" to 23" diameter):	<u>28</u>
Preserved Trees on Site (24" or more diameter):	<u>None</u>
Credits for Protected/Preserved Trees :	<u>112</u>
TOTAL TREES REQUIRED :	<u>261</u>
TOTAL TREES PROVIDED :	<u>261</u>

The Applicant will preserve 28 trees, located in Phase I, with a minimum DBH of 12 inches which will provide credit for 112 of the required trees. There will be a minimum of 135, real, trees in Phase I. This will include 28 existing trees, 65 trees in support of the pilot street tree program and landscaping requirement, and an additional tree for each of the 41 lots in Phase I. The Pilot Tree Street Program will be completed within 5 years. Any of the Pilot Tree Street Program trees identified on the attached landscape plan will be planted by the 58 month; any unbuilt lot will have its tree requirement installed by the homeowners association.

A minimum of 48 trees will be planted in Phase 2.

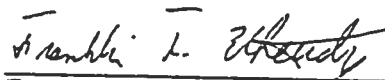
If any of the 28 preserved trees on Phase 1 are damaged or killed during development they will have to be replaced by 4 new trees and will be planted in Phase 2. These preserved trees will be clearly identified with surveyors tape and be roped off to prevent disturbance during construction of the infrastructure and single

SLP
FTI

family homes.

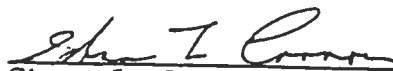
The applicant has planted 2 Live Oak, 6 Wax Mrytles, and 3 Southern Magnolia in the western common area which count towards the Pilot Tree Street Program. Each homeowner will be responsible for planting one tree, type specified on the landscape plan, along the property frontage and one additional tree. Lots 7, 13, 14, and 21, Block B, will be required to plant two specified trees in thier property frontage and one additional tree on the property. The attached Landscaping plan for Phase 1 contains the total requirements for trees which will be planted in Phase 1.

Any proposed changes to the landscape plan and this docuement must be agrred to by the City and the developer prior to any change being made.



Franklin T. Etheridge, Senior Planner
Community Development Department

April 23, 1997
DATE



Shane L. Cannon, President
SLC Investments, INC.

April 23, 1997
DATE



Robert J. Lewanda, Landscapper
Robert Lewanda Landscaping and Irrigation, INC.

DATE April 23, 1997