

The City of Destin



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July 14, 1998

ORDER # 98-25

Final Development Order:

THE OAKS INN

Based upon the City Council's approval of this Development Order at its meeting on July 13, 1998, this document will serve as your Final Development Order to include all of the provisions of the attached Community Development Department Report and with the following conditions:

BACKGROUND/ISSUE

Applicant: Thomas H. Sides, Owner:
Property Location: Lot 1, Block D, Calhoun Subdivision, (triangular parcel located between Calhoun Avenue, Sibert Avenue, and Zerbe Street)
Request: Approval of a Major Development consisting of a two-story motel containing 22 units, comprised of twenty (20) one-bedroom units and two (2) two-bedroom units.
Parcel Size: 0.87 acres / 37,912 square feet.
Land Use Designation: MU (Mixed Use)
Zoning District: BT (Business Tourism)
Density: 24 lodging units on 0.87 acres = 27.58 lodging units per acre (max = 30)
Intensity: FAR = 0.43
Application Date: March 2, 1998
TRC Date: March 19, 1998
Site Plan Approval Date: June 8, 1998
Planning Commission: June 18, 1998
City Council Approval: July 13, 1998

DETERMINATIONS:

1. A hearing was held by the Destin City Council on July 13, 1998; and
2. The Planning Commission considered the proposal on June 18, 1998, and
3. All the findings of the City Council report are incorporated herein; and
4. All the findings of the Technical Review Committee Report, dated March 19, 1998 (amended June 8, 1998), are incorporated herein.

Conditions of Approval for The Oaks Inn, 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 approval of the original project on July 13, 1998, no later than July 12, 1999, and must be completed as illustrated on the plans approved by the Technical Review Committee; and

2. The concurrency status of The Oaks Inn is identified in the attached Technical Review Committee Report, dated March 19, 1998 (amended June 8, 1998), and is protected for five years from the City Council approval date (July 13, 1998) through July 12, 2003: if The Oaks Inn commences development within the twelve month period following approval of the development order on July 13, 1998. Construction permits must be received in accordance with Section 2.09.00 of the Land Development Code, to maintain concurrency. WARNING: If the applicant has not obtained a construction permit(s) within 365 days of the issuance of a final development order, the final development order is void and the application for plan approval must be re-initiated; and
3. City of Destin permits are required for the following activities on and off site:
 - a. disturbance to the City's rights of way
 - b. pavement cuts
 - c. construction of any kind
 - d. clearing and grubbing
 - e. signage
 - f. construction trailers; and
4. An approved, valid, and current Department of Environmental Protection (DEP) permit for The Oaks Inn Stormwater Management Facilities is required to be submitted prior to the issuance of a building permit; and
5. A ten (10) foot vegetative buffer is required along the northern property line. A 6' high wooden fence or masonry wall is required along the length of the northern boundary and a planting of one tree per 25 linear feet of buffer. The existing trees located in this buffer area shall be incorporated into the buffer; and
6. A five (5) foot wide sidewalk is required along Zerbe Street and currently exists along Calhoun Avenue and Sibert Avenue. If the existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer; and
7. Requirements identified by the Technical Review Committee Report dated March 19, 1998 (amended June 8, 1998), attached hereto:

**TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT
THE OAKS INN: A MAJOR DEVELOPMENT
MARCH 19, 1998 (Amended June 8, 1998)**

ISSUE

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Application Date: March 2, 1998
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DISCUSSION:

Thomas S. Sides requests approval of The Oaks Inn Motel, a Major Development. The project contains one, two-story commercial motel building (8,083 sq.ft. per floor or a total of 16,165 sq.ft.) containing 22 motel units which consists of twenty (20) one-bedroom lodging units and two (2) two-bedroom lodging units for a total of 24 lodging units (bedrooms). The property which contains .87 acres, more or less, is located at the triangular parcel formed by the intersection of Sibert Avenue, Zerbe Street, and Calhoun Avenue. The uses surrounding this project are the following: North: Zerbe Street, Magnolia Cottages (duplex), a vacant parcel, single-family houses and mobile homes; South: Sibert Avenue and Calhoun Avenue intersection, Harbourwalk North Shopping Center; East: Sibert Avenue, Harbourwalk North Shopping Center; West: Calhoun Avenue, a mixture of single family homes, duplexes, and small commercial businesses. The Technical Review Committee reviewed the project on March 19, 1998, and approved the project with specific changes. These changes have been addressed by the applicant.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Land Use Category is MU (Mixed Use). The proposed project complies with the Land Use Requirements.

COMPATIBILITY

North: RSS and RUD Zoning, LDR and MLDR Land Use, Zerbe Street, Magnolia Cottages (Duplex), vacant parcel, single family homes north of duplex
South: BT Zoning, MU Land Use, Calhoun Avenue and Sibert Avenue intersection, Harbor walk North Shopping Center, commercial businesses fronting Highway 98
East: BT Zoning, MU Land Use, Sibert Avenue, Harbor walk Shopping Center
West: BT Zoning, MU Land Use, Calhoun Avenue, a mixture of commercial business, duplexes and single family homes

The project, as required by Ordinance 152.23, has undergone a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

The subject property, north of Highway 98 East, is located at the triangular parcel formed by the intersection of Sibert Avenue, Zerbe Street, and Calhoun Avenue. The uses located within three hundred feet of the subject property have been identified above. The property is located in an area which is developed with single-family and multi-family subdivisions and office/retail complexes. The buildings located within the residential and commercial developments are primarily one and two-stories in height.

A) Permitted uses, structures and activities allowed within the land use category;

The proposed use and activity of a motel is a permitted use in the BT Zoning District and the MU Land Use Category. The project contains one two-story building (8,083 sq.ft. per floor or a total of 16,165 sq.ft.) which contains twenty (20) one-bedroom lodging units and two (2) two-bedroom lodging units for a total of 24 lodging units (bedrooms). The structure is to be located directly south of Zerbe Street. The buildings and uses are compatible with the existing development pattern, the current zoning, and the existing future land use designation.

B) Building location, dimensions, height, and floor area ratio;

The building is located on the northern half of the lot, and is placed parallel to Zerbe Street. The building which is 133' x 61' containing approximately 16,165 square feet meets all setback requirements. The two-story building has an approximate height 23' as measured to the mean of the roof. There is no maximum allowable building height in the BT Zoning District. The floor area ratio for the site is 0.43 which is below the 1.07 maximum allowed. The building's location, height and floor area ratio are similar to other developments in the area and are considered to be compatible.

C) Location and extent of parking, access drives and service areas;

The project is required to have 23 total parking spaces including 1 handicapped space. There are 25 spaces provided and shown on the site plan. The parking for the motel is located on the front (south) side of the building. Access to the parking area will be provided from two access points. One two-way drive connects from the east to Calhoun Avenue, while another two-way drive connects from the west to Sibert Avenue. The driveways for the parcel are aligned for easy access between the parcel and the surrounding streets. The project provides for adequate loading and service areas. Additionally, a small overflow parking area is provided from a two-way drive connecting from Sibert Avenue

D) Traffic generation, hours of operation, noise levels and outdoor lighting;

A traffic analysis dated March 20, 1998 was conducted for this project by J.E. Dorman & Associates, Inc. This report indicates that 32 AADT trips will be generated by this project which converts to 2 PM Peak Hour/peak direction trips for Sibert Avenue; 28 AADT trips will be generated by this project which converts to 1 PM Peak Hour/peak direction trips for Calhoun Avenue; 7 AADT trips will be generated by this project which converts to 1 PM Peak Hour/peak direction trips for Stahlman Avenue; 2 AADT trips will be generated by this project which converts to 0 PM Peak Hour/peak direction trips for Azalea Drive; 5 AADT trips will be generated by this project which converts to 1 PM Peak Hour/peak direction trips for Mountain Drive; 34 AADT trips will be generated by this project which converts to 3 PM Peak Hour/peak direction trips for Segment A of Hwy 98. The trips generated by this project do not exceed the adopted LOS for Segment A of Highway 98. Total number of PM Peak Hour/Peak Directional available on May 28, 1998 is 70. Should this project be approved the total number available would be 67.

Another aspect of traffic generation to consider is how will the traffic generated impact ingress and egress for the effected roadways. The ingress and egress to the site will be through 2 two-way, 27' wide drives off of Sibert Avenue (one is a limited parking area of 3 spaces only) and 1 two-way, 27' wide drive off of Calhoun Drive. A fourth accessway, connects off Zerbe Street, is a 12' wide loading access drive only.

The hours of operation and the noise levels for the proposed motel are expected to be similar to other small motels in the area and to that of the surrounding neighborhood. The outdoor lighting will consist of 8 outdoor light fixtures mounted to the exterior of the building, no pole mounted lights will be used. The building lights will consist of three (3) 400-watt metal halide fixtures attached to the south (front) side of the motel, three (3) 250-watt metal halide fixtures attached to the north (rear) side of the motel, and one (1) 250-watt metal halide fixture attached to the west and east sides of the motel.

A 10' vegetative buffer, in compliance with Article 12, Section 12.04.04.D.1., is required along the northern property line. This buffer consists of a minimum 6' high privacy fence and a tree every 25 linear feet along the boundary. The required buffers and the incorporation of the existing trees should minimize the effects of the outdoor lighting on the adjoining residential properties.

A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that these items are compatible with the surrounding development.

E) Alteration of light and air;

The two-story motel building is generally oriented in a east/west direction and will not materially alter the light or flow of air around the proposed buildings or around the existing developments. The building is two stories in height, approximately 23', contains 8,083 sq.ft. per floor or a total of 16,165 sq.ft., and a FAR of 0.43 or less.

F) Setbacks and buffers.

The two-story motel meets all setback and buffer requirements. The surrounding properties to the northeast and northwest are primarily residential developments, while commercial developments are located to the southeast and southwest. The site plan meets the open space and landscape requirements. The building, which faces south, is located approximately 14 feet south of the northern property line. A 10' Vegetative Buffer is required and provided along the northern boundary of the lot. The landscape buffers includes the construction and maintenance of a 6' high (minimum) wooden privacy fence or masonry wall along the northern boundary and shall contain one tree per 25 linear feet of buffer (10 trees along the northern boundary). The property has a large number of existing trees on site. The site plan, positioning of the parking spaces, and positioning of the building, has been designed as such to avoid an unnecessary removal of trees.

The location of the building and the required buffers minimize the impact of the structures on the surrounding neighborhoods.

DENSITY

The Oaks Inn Motel contains 22 motel units which contains twenty (20) one-bedroom lodging units and two (2) two-bedroom lodging units. The motel contains a total of 24 lodging units (LU). This calculates to be an average density of 27.58 lodging units per acre. The Mixed Use Land Use Category allows for a maximum of 30.0 lodging units per acre.

HEIGHT

The proposed project contains one, two-story motel building which has an approximate height of 23' as measured to the mean of the roof. This is an allowable height in the BT Zoning District. There is no maximum allowable height in the BT Zoning District.

FLOOR AREA RATIO

The floor area ratio for the motel is 0.43, which is below the 1.07 maximum allowed.

RIGHT OF WAY DEDICATION

Not Applicable.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water X Roadways X Solid Waste X
Recreation n/a Sewer X Drainage X

TRAFFIC ANALYSIS

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SUBDIVISION OR PUD - PLAT

Not Applicable.

STORMWATER

The City Engineer Approved the project in a memorandum dated June 3, 1998.

AIRPORT PROTECTION

Not applicable. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front (Calhoun)	10'	12'	10' FPLA
Front: (Sibert)	10'	20'	10' FPLA
Rear: (Zerbe)	10'	14'	10' Veg. Buffer
Between Bldgs:	N/A	N/A	N/A

NOTE: A 10' vegetative buffer is required along the northern boundary of the lot which abuts the Zerbe Street right-of-way. The 10' vegetative buffer is required because the BT Zoning District abuts the RSS and RUD residential zoning district. A 6' high wooden fence or masonry wall is required along the length of the northern boundary. The existing trees located in this buffer area will be incorporated into the buffer .

WHITE SANDS ZONE

This project does not lie in a White Sand Zone.

SIGNS

No signs are requested for this project. All future signage must comply with the City of Destin Sign Ordinance #245.

WATER/SEWER

DWU approved the project in a letter dated 3-19-98.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project in a letter dated 3-19-98.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Primary access to the property is provided by two, 24' wide, two-way drives. One drive connects to Calhoun Avenue from the east, while the other connects to Sibert Avenue from the west. Both drives provide direct access to the parking area located in front of the building. A small overflow parking area is accessed through a 24' wide, two-way drive connecting from Sibert Avenue. Also, a 10' loading zone/drive connects to Zerbe Street.

SIDEWALKS

A 5' wide sidewalk is required along Zerbe Street. A sidewalk currently exists along Calhoun Avenue and Sibert Avenue. If the existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer.

REFUSE COLLECTION

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

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE:

37,912 sq.ft. of property x 18% = **6,825 sq.ft. REQUIRED**
20,384 sq.ft. PROVIDED

TREES REQUIRED:

Reforestation: 0** Perimeter: 0** Parking Lot: 5
Buffers: 0** Replacement of protected trees: 1

Protected Trees on Site (12" to 23" diameter): 17
Preserved Trees on Site (24" or more diameter): 1 (30")
Protected Trees being removed: 4
Preserved Trees being removed: None
Protected Trees located in building footprint: 3
Preserved Trees located in building footprint: None
Credit for saved trees: 87

TOTAL TREES REQUIRED: 6
TOTAL TREES PROVIDED: 28

Size of trees being saved:

<u>Size</u>	<u># Saved</u>	<u>Credit</u>
2-6 inches	= 6	credit = 12
7-12 inches	= 18	credit = 54
13 -19 inches	= 4	credit = 16
20-24 inches	= 1	<u>credit = 5</u>
TOTAL CREDIT =		87 trees**

**Note: The design of the project, including the location of the building, parking areas, and drives, was configured to minimize the removal of the numerous trees on site, specifically the large oak trees. Only 5 trees are being removed from the project site, three (3) of which are in the building's footprint. The other two are a 12" diameter pine and a 4" diameter oak, respectively. Along Calhoun and Sibert Avenues, the existing large oak trees will be incorporated into the Perimeter Landscaping Requirement. A 10' Vegetative Buffer is required along the northern property line fronting Zerbe Street and is delineated on the plans as a "Landscape Area". This 10' Vegetative Buffer shall include the construction of a six (6) foot high wooden fence or masonry wall and incorporate the existing trees along this buffer area to create a minimum tree ratio of at least 1 tree per 25 linear feet of buffer.

PARKING

Parking for the project is based on the following calculations:

Motel: 1 parking space per room and 1 space for every two employees on largest shift.

22 motel rooms = 22 spaces
2 employees on largest shift = 1 spaces

TOTAL REQUIRED = 23 spaces including 1 handicapped
TOTAL PROVIDED = 25 spaces including 1 handicapped

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

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

