



4200 Two Trees Road, Destin, Florida 32541 (850) 837-4242 FAX (850) 837-3267
March 24, 2000 ORDER #00-12

Final Development Order:

**“THE OLYMPIA”:
A MAJOR DEVELOPMENT
(SP-99-49)**

Based upon the City Council’s approval of this Development Order, on March 13, 2000, 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 City Council:

BACKGROUND / ISSUE:

Applicant:	Choctaw Engineering Inc., on behalf of Steve Bunyard.
Location:	The proposed project is generally located on the north side of Lagoon Drive.
Request:	Approval of a Major Development identified as “The Olympia”. The proposed project consists of five (5) long-term dwelling units within a five-story condominium building (18,000 sq. ft. including parking garage and common areas).
Parcel Size:	The property contains .31 acres +/-.
Future Land Use:	High Density Residential (HDR)
Zoning District:	Residential Intensive Apartment (RIA)
Density:	Allowed: 19.9 dwelling units per acre Proposed: 16.1 dwelling units per acre
Intensity:	N/A
Application Date:	November 29, 1999
TRC Date:	December 15, 1999
Approved Site Plan Date:	February 3, 2000
Planning Commission Date:	February 17, 2000
City Council Date (tentative):	March 13, 2000

≈ Parks : \$ 565.15
 ≈ Library : \$ 380.95
 × Police : \$ 72.50
 ≈ Land Use : \$ ~~334.00~~
 \$ 1,670

 \$ 2,688.60

DETERMINATIONS:

1. A hearing was held by the Destin City Council on March 13, 2000, and approved the development by a vote of 6-0 with conditions; and
2. The Planning Commission considered the proposal on February 16, 2000 and recommended the City Council approve the proposed project as presented by staff. The motion passed by a vote of 4-0.

3. All the findings of the Technical Review Committee report dated February 11, 2000 are incorporated herein.

CONDITIONS OF APPROVAL FOR "THE OLYMPIA", A MAJOR DEVELOPMENT (SP-99-49):

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

1. Construction must commence within twelve (12) months of approval of the Final Development Order on March 13, 2000 (no later than March 13, 2001) and must be completed as shown on plans approved by the Technical Review Committee (stamp dated February 3, 2000).

WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant /owner should review Article 2, Section 2.15.00 of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the Applicant fully complies with the requirements of Condition Number 1 above, the concurrency status for "The Olympia" is protected (for five years) through March 13, 2005. **The protected concurrency status, however, will be lost if:**
 - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order, or**
 - B. **Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way.
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.

H. Construction trailers.

4. Approval of the residential marina is limited to only the use, that being residential, and the number of slips – five (5).
5. **Prior to the issuance of any City Permits**, a copy of the FDEP stormwater permit must be provided.
6. **Prior to the issuance of a Building Permit and if an outdoor lighting is proposed**, a lighting plan must be reviewed and approved by the Community Development Department.
7. **Prior to the issuance of a Certificate of Occupancy**, the condominium declaration must be provided and include the following:
 1. A restriction, enforceable by the association, providing that the dwelling units shall not be rented or leased, except upon a written agreement for a term of not less than one year.
 2. A restriction, enforceable by the association, providing that ownership or lease of a boat slip shall be dependent upon ownership or lease of a dwelling unit.
 3. That the Olympia Community Development, L.L.C., will provide a draft of the condominium documents with the above provisions to the City of Destin Community Development Department at least seven days prior to the recording of the documents, and a copy of the final recorded version must be provided at least seven days prior to application for Certificate of Occupancy.
8. **Prior to the issuance of a Certificate of Occupancy**, the plat will have to be recorded and the following will have to be provided to the City: 1) One (1) copy of the recorded mylar plat & recorded condominium documents, 2) Three (3) blueprints of the recorded plat, and 3) Two (2) 11” x 17” reduced copies of the recorded plat.
9. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
10. **Prior to the issuance of a Certificate of Occupancy**, the sidewalk must be installed.
11. **Prior to the issuance of a Certificate of Occupancy**, the Operation & Maintenance plan must be signed and acknowledged by owner, and approved by the City Engineer.
12. Requirements identified by the Technical Review Committee:

TECHNICAL REVIEW COMMITTEE REPORT

"THE OLYMPIA" A MAJOR DEVELOPMENT (SP-99-49)

TRC Report: February 11, 2000

ISSUE:

Applicant: Choctaw Engineering Inc., on behalf of Steve Bunyard.
Location: The proposed project is generally located on the north side of Lagoon Drive.
Request: Approval of a Major Development identified as "The Olympia". The proposed project consists of five (5) long-term dwelling units within a five-story condominium building (18,000 sq. ft. including parking garage and common areas).
Parcel Size: The property contains .31 acres +/-.
Future Land Use: High Density Residential (HDR)
Zoning District: Residential Intensive Apartment (RIA)
Density: Allowed: 19.9 dwelling units per acre
Proposed: 16.1 dwelling units per acre
Intensity: N/A
Application Date: November 29, 1999
TRC Date: December 15, 1999
Approved Site Plan Date: February 3, 2000
Planning Commission Date: February 17, 2000
City Council Date (tentative): March 13, 2000

DISCUSSION/FINDINGS:

Choctaw Engineering Inc., on behalf of Steve Bunyard, is requesting approval of a Major Development identified as "The Olympia". The proposed project consists of five (5) long-term dwelling units within a five-story condominium building (18,000 sq. ft. including parking garage and common areas). The proposed project is located on the north side of Lagoon Drive, generally described by Property Appraiser's Tax I. D. number 00-2S-24-2186-000E-0960. The site consists of .31 acres +/-.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate one (1) new PM Peak Hour directional trip on Segment "A" of U. S. Highway 98. Segment "A" currently has 50 PM Peak Hour directional trips available and, with this project, there will be 49 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

Staff has determined that the proposed request is compatible with the surrounding area. The existing uses of the surrounding properties are as follows:

North: Destin Harbor
South: Single-Family Dwellings/Vacant
East: Seven-story Condominiums
West: Single-Family Dwellings

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, Level of Service review, and the Vision 2000 Plan. This project is not located within the Community Redevelopment Area.

The Technical Review Committee reviewed the project on December 15, 1999, and approved the project with specific conditions and changes, which were satisfied on February 11, 2000.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of High Density Residential (HDR) and a Zoning Designation of Residential Intensive Apartment (RIA). The proposed use is consistent with the HDR Future Land Use Designation and is a permitted principal use in the RIA Zoning District.

COMPATIBILITY:

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	N/A	N/A	Destin Harbor
South:	MLDR	RUS	Single-Family Dwellings/Vacant
East:	HDR	RIA	Condominiums
West:	MLDR	RUS	Single-Family Dwelling

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

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

The proposed use is a permitted principal use in both the High Density Residential (HDR) Future Land Use Designation and the Residential Intensive Apartment (RIA) Zoning District.

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

The proposed building meets and exceeds all of the required setbacks for the Residential Intensive Apartment (RIA) Zoning District. The building will have a 25-foot front setback, 22-foot side setbacks, and is 31.16 feet from the Gulf of Mexico.

The RIA Zoning District for four or more families (3 or more floors) does not have a maximum building height. Building height in this district is determined by a compatibility analysis. The proposed height of the condominium building (5-story) is 55.5 feet (mean of roof).

The proposed building's dimensions are compatible with the surrounding buildings. The subject property is currently vacant. Directly to the north is Destin Harbor and to the south are single-family dwellings and vacant lots. The property to the west is a single-family dwelling and to the east are two seven-story condominium buildings.

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

The proposed project meets the parking requirements (10 regular and 1 handicap required / 10 regular and 1 handicap proposed). It also meets the requirements for access drives (12 feet one-way provided), service areas (roll-out dumpster proposed), and loading spaces (1 loading space required / 1 loading space provided).

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

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate one (1) new PM Peak Hour directional trip on Segment "A" of U. S. Highway 98. Segment "A" currently has 50 PM Peak Hour directional trips available and, with this project, there will be 49 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

A review of the traffic generated, elevation plans, and architectural plans, in relation to lot sizes and use, indicates that the proposed project will be compatible with the surrounding development. No outdoor lighting plan is proposed at this time. As a condition, however, staff will require that a lighting plan be approved by the Community Development Department prior to the issuance of a building permit, if the applicant decides at a later date.

E) Alteration of light and air;

The proposed five-story building will not significantly alter the light or air of the surrounding properties.

F) Setbacks and buffers.

The proposed building meets and exceeds all of the required setbacks for the Residential Intensive Apartment (RIA) Zoning District. The building will have a 25-foot front setback, 22-foot side setbacks, and is 31.16 feet from the Gulf of Mexico.

The overall site plan meets the open space requirements (19.2% (includes garage) required / 31% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer area along the southern property line, a ten (10) foot vegetative buffer zone along the western property line, and a five (5) foot common boundary landscape buffer on the eastern property line. Parking islands and required tree/vegetation/reforestation requirements have been satisfied.

DENSITY:

The proposed project consists of five (5) long-term dwelling units within a five-story condominium building (18,000 sq. ft. including parking garage and common areas). The High Density Residential (HDR) Future Land Use designation allows for a density of 19.9 dwelling units per acre. The density

of the proposed project is 16.1 dwelling units per acre.

HEIGHT:

The RIA Zoning District for four or more families (3 or more floors) does not have a maximum building height. Building height in this district is determined by a compatibility analysis. The proposed height of the condominium building (5-story) is 55.5 feet (mean of roof).

FLOOR AREA RATIO:

Not Applicable.

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

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

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate one (1) new PM Peak Hour directional trip on Segment "A" of U. S. Highway 98. Segment "A" currently has 50 PM Peak Hour directional trips available and, with this project, there will be 49 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

SUBDIVISION OR PUD - PLAT:

The City Surveyor approved the proposed plat in a letter on December 30, 1999. The City Engineer approved the proposed plat in a memo dated January 13, 2000.

Prior to the issuance of a Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City: 1) One (1) copy of the recorded mylar plat & recorded condominium documents, 2) Three (3) blueprints of the recorded plat, and 3) Two (2) 11" x 17" reduced copies of the recorded plat.

AIRPORT PROTECTION:

The subject site is not located within the airport protection area.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks for the Residential Intensive Apartment (RIA) Zoning District. The RIA Zoning District has the following setbacks for structures 3 or more stories in height: front - 20 feet, side - 22 feet, and rear - N/A (along the Harbor).

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	20'	10' FP	25' + 10' FP
Side (west):	22'	10' VB	22' + 10' VB
Side (east):	22'	5' CB	22' + 5' CB
Rear (south):	N/A	N/A	31.16'+/-
Between Bldgs.:	N/A	N/A	N/A

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard ten (10) foot front perimeter landscape buffer area along the southern property line, a ten (10) foot vegetative buffer zone along the western property line, and a five (5) foot common boundary landscape buffer on the eastern property line.

WHITE SANDS ZONE:

The proposed project is located within the White Sand Zone One. All fill material will have to comply with the White Sands Ordinance.

SIGNS:

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Cox Communications approved the project at the December 15, 1999, TRC meeting.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated January 3, 2000.

GULF POWER:

Gulf Power approved the project in a letter dated December 14, 1999.

OKALOOSA GAS:

Okaloosa Gas approved the project at the December 15, 1999, TRC meeting.

SPRINT:

Sprint approved the project at the December 15, 1999, TRC meeting.

UNIVERSALCOM:

Universal Com approved the project at the December 15, 1999, TRC meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated January 12, 2000.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated January 12, 2000, with the following conditions:

1. Provide a copy of FDEP stormwater permit prior to obtaining any city permits.
2. This application does not include the seawall and dock, which will be permitted at a later date.
3. Comment: If groundwater is observed standing in stormwater structures, the stormwater management plan shall be void and shall be resubmitted for review and approval.
4. The Operation & Maintenance plan must be signed and acknowledged by owner before issuance of a Certificate of Occupancy.

INGRESS/EGRESS:

There is a single ingress point and a single egress point (12 feet in width each) for the proposed condominium building. Both access points are provided off of Lagoon Drive. All ingress/egress points meet the requirements of the Destin Land Development Code for width (12 feet) and distance separation (20 feet).

SIDEWALKS:

A five (5) foot wide sidewalk is required for this project. The five (5) foot wide sidewalk is proposed along the southern edge of the proposed development, within the right-of-way of Lagoon Drive.

REFUSE COLLECTION:

Refuse collection is to be provided by a roll-out dumpster, the location of which is indicated on the site plan.

LANDSCAPE:

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

13,460 sq. ft. of property x 18% = 2,423 sq. ft. required
 plus 167 sq. ft. for parking garage =+ 167 sq. ft. required
 = 2,590 sq. ft. total required
 Site plan provides 31% = 4,170 sq. ft. provided

TREES REQUIRED:

Reforestation: 4 Perimeter: 4 Parking Lot: 3 Vegetative Buffer: 6
 (10 per acre) (1 per 25') (1 per 25')

Replacement: N/A
 (removal of trees over 12" d.b.h.)

Existing Trees on Site (7" to 12" diameter):	<u>0</u>
Protected Trees on Site (12" to 23" diameter):	<u>0</u>
Preserved Trees on Site (24" or more diameter):	<u>0</u>
Credits for Existing, Protected or Preserved Trees:	<u>0</u>
TOTAL TREES REQUIRED:	<u><u>17</u></u>
TOTAL TREES PROVIDED:	<u><u>17</u></u>

The following buffers are required: the standard ten (10) foot front perimeter landscape buffer area along the southern property line, a ten (10) foot vegetative buffer zone along the western property line, and a five (5) foot common boundary landscape buffer on the eastern property line. All required trees will have a minimum height of six (6) feet at time of planting and reach a crown of 20 feet at maturity. Trees having an average mature spread of crown less than 20 feet may be arranged in groupings so as to create the equivalent of 20-foot crown spread. If shrubs are used in the required buffer areas they must be a minimum of 12 inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

PARKING:

Parking for the project is based on the following calculations:

Per code:

Dwelling, multifamily:

Resident Parking: 2.00 spaces per dwelling unit.
 Visitor Parking: 0.25 spaces per dwelling unit.
 2.25 total spaces per multi-family dwelling unit.

Per site plan:

Dwelling, multifamily:

2.25 spaces per multi-family dwelling unit x five (5) dwelling units = 11

Total required parking spaces (including 1 handicap spaces) = 11

TOTAL REQUIRED: 11 parking spaces (including 1 handicap spaces)

TOTAL PROVIDED: 11 parking spaces (including 1 handicap spaces)

LOADING SPACE (ZONE):

Loading space for the project is based on the following calculations:

Per code:

Mid-Rise Condominium:

One (10 foot x 25 foot) space for the first 100,000 square feet of gross floor area, and one (10 foot x 25 foot) space for each additional 100,000 square feet.

Per site plan:

Mid-Rise Condominium:

First 100,000 square feet of a 18,000 sq. ft. Mid-Rise Condominium = 1

Total required loading spaces = 1

TOTAL REQUIRED: 1 loading spaces or 250 square feet of loading zone area.

TOTAL PROVIDED: 1 (10 foot x 25 foot) loading space is provided on the site plan.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been requested for this project and will be on file once it is received.

COMMENTS:

Public Input:

There have been two (2) letters of support filed with Staff regarding this project (see Exhibits). There have been no letters of opposition filed with Staff regarding this project.

Per Community Development:

1. Approval of the residential marina is limited to only the use, that being residential, and the number of slips – five (5).

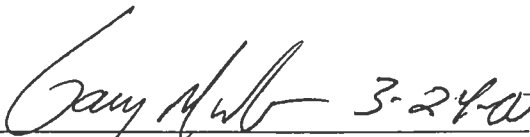
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 - A. A restriction, enforceable by the association, providing that the dwelling units shall not be rented or leased, except upon a written agreement for a term of not less than one year.
 - B. A restriction, enforceable by the association, providing that ownership or lease of a boat slip shall be dependent upon ownership or lease of a dwelling unit.
 - C. That the Olympia Community Development, L.C., will provide a draft of the condominium documents with the above provisions to the City of Destin Community Development Department at least seven days prior to the recording of the documents, and a copy of the final recorded version must be provided at least seven days prior to application for Certificate of Occupancy.
4. Prior to the issuance of a Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City: 1) One (1) copy of the recorded mylar plat & recorded condominium documents, 2) Three (3) blueprints of the recorded plat, and 3) Two (2) 11" x 17" reduced copies of the recorded plat.
5. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
6. Prior to the issuance of a Certificate of Occupancy, the sidewalk must be installed.

Per City Engineer:

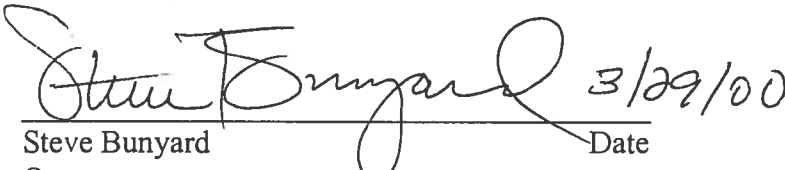
1. Prior to the issuance of any City Permits, a copy of the FDEP stormwater permit must be provided.
2. Prior to the issuance of a Certificate of Occupancy, the Operation & Maintenance plan must be signed and acknowledged by owner.

CONDITIONS PRIOR TO BEING HEARD BY CITY COUNCIL:

None.



 Gary Muller Date
 Acting Community Development Director



 Steve Bunyard Date
 Owner