



City of Destin

June 26, 2003

Order No. 03-16

Final Development Order:

**“PEACOCK’S POINT ADDITION:”
A MINOR DEVELOPMENT
(SP-02-57)**

Based upon the City's approval of this Development Order, on June 26, 2003, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Dean Burgis, Agent, on behalf of Bill Johnson, Owner
Location: The proposed project will be located on approximately 125 feet west of the intersection of Calhoun Avenue and Bay Court, north of Calhoun Avenue, and east of Joe’s Bayou. The Tax Parcel Identification number for the property is No 00-2S-22-0630-0000-2130.
Request: Approval of a Minor Development identified as “Peacock’s Point Addition.” The proposed project consists of developing a new three (3) lot single-family subdivision.
Combined Parcel Size: 1.81 acres/78,981 square feet
Future Land Use: Low Density Residential (LDR)
Zoning District: Residential Suburban (RSS)
Density: Allowed: 2.59 dwelling units per acre
Proposed: 1.66 dwelling units per acre
Intensity: Not applicable
Application Date: November 4, 2002
TRC Date: November 20, 2002
TRC Approval Date: June 17, 2003

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report June 17, 2003, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE “PEACOCK’S POINT ADDITION”: A MINOR DEVELOPMENT (SP-02-57):

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

Construction must commence within one (1) year of approval of the Final Development Order on June 26, 2003 (no later than June 26, 2004), and must be completed as shown on plans approved by the Technical Review Committee (June 17, 2003).

WARNING: If the applicant/owner has not obtained a building permit(s) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commenced construction. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC 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 capacity allocation status for "Peacock's Point Addition" will be protected. **The protected concurrency status, however, will be lost if:**
 - A. **Building permit(s) are not obtained in accordance with Article 6, Section 6.01.00 of the Land Development Code to maintain concurrency capacity allocation.**
 - B. **Construction activity ceases for a period exceeding one (1) year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void and capacity assigned to the development will be returned to the pool of available capacity.**
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. The intersection of the Peacock's Point Drive and Bay Court shall have a centerline curve distance that is equal to or greater than the 125-foot minimum separation distance between intersections.
5. Provide all pavement-testing notes in accordance with the Destin Land Development Code on the Pavement cross-sections.
6. **Prior to the issuance of any City Permit, all outstanding costs associated with this project that are owed to the City must be paid in full.**
7. **Prior to the issuance of any City Permit, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.**
8. **Prior to the issuance of a Certificate of Occupancy, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.**

9. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. The plan shall include but not be limited to the following: ~~This system will require periodic maintenance for continued proper operation. This will include, as a minimum:~~ a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), lines(s), and grade(s).
10. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

TECHNICAL REVIEW COMMITTEE REPORT
“PEACOCK’S POINT ADDITION:”
A MINOR DEVELOPMENT
(SP-02-57)

TRC Report: June 17, 2003

ISSUE:

Applicant: Dean Burgis, agent, on behalf of Bill Johnson, owner
Location: The proposed project will be located on approximately 125 feet west of the intersection of Calhoun Avenue and Bay Court, north of Calhoun Avenue, and east of Joe’s Bayou. The Tax Parcel Identification number for the property is No 00-2S-22-0630-0000-2130.
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TRC Date: November 20, 2002
TRC Approval Date: June 17, 2003

DISCUSSION/FINDINGS:

Dean Burgis, agent, on behalf of Bill Johnson, owner, is requesting approval of a Minor Development identified as “Peacock’s Point Addition.” The proposed project consists of developing a new three (3) lot single-family subdivision. The proposed project will be located on approximately 125 feet west of the intersection of Calhoun Avenue and Bay Court, north of Calhoun Avenue, and east of Joe’s Bayou. The Tax Parcel Identification number for the property is No 00-2S-22-0630-0000-2130.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Low Density Residential (LDR) and a Zoning Designation of Residential Suburban (RSS). The proposed use is consistent with these land use regulations.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review. This compatibility review is incorporated into the report language below.

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

The proposed construction is a residential land use, which is a permitted principal use in both the Low Density Residential (LDR) Land Use Category and the Residential Suburban (RSS) Zoning District.

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

No structures are proposed as part of this application for development.

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

~~Each lot within the platted subdivision will have access off of the proposed Peacock's Point Drive private right-of-way. All accessways shall meet the requirements set forth within the LDC at time of permitting for the development of each individual single-family lot. Each lot will provide 2.0 parking spaces per dwelling unit. A five (5) foot wide utility easement will be along the Peacock Point Drive right-of-way.~~

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

This project will have no impact on the traffic on U.S. Highway 98, due to the fact that the property lies ¼ mile or more outside the traffic impact area. No adverse impacts related to noise or hours of operation have been identified. Lighting plans have not been submitted.

E) Alteration of light and air;

This development will not alter the light or air of the surrounding properties.

F) Setbacks and buffers.

The proposed lots indicate the required setbacks for the RSS Zoning Districts.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	20'	10' FP	N/A (no structures)
Back:	10'	N/A	N/A (no structures)
Sides:	10'	N/A	N/A (no structures)
Between Bldgs.:	10'	N/A	N/A (no structures)

DENSITY:

Allowed – 2.59 dwelling units per acre: 2.59 dwelling units x 1.81 acres = 5 lots
Proposed – 1.66 dwelling units per acre: 1.66 dwelling units x 1.81 acres = 3 lots

HEIGHT:

Not applicable.

FLOOR AREA RATIO:

Not applicable.

RIGHT-OF-WAY DEDICATION:

Not applicable.

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, the proposed development will have no impact on traffic on U.S. Highway 98. Therefore, traffic concurrency is satisfied for this project.

SUBDIVISION OR PUD - PLAT:

This project is a minor subdivision, and therefore a plat is required to be approved by the City and recorded with the County.

AIRPORT PROTECTION:

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

SETBACKS:

The proposed lots indicate the required setbacks for the RSS Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	20’	10’ FP	N/A (no structures)
Back:	10’	N/A	N/A (no structures)
Sides:	10’	N/A	N/A (no structures)
Between Bldgs.:	10’	N/A	N/A (no structures)

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.

WHITE SANDS ZONE:

The proposed project is located in White Sand Zone II. All fill used on site must meet the requirements set forth in the City of Destin Land Development Code.

SIGNS:

No signs have been proposed and approved 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 in a letter dated November 19, 2002.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated March 22,2003.

GULF POWER:

Gulf Power approved the project in a letter dated November 20, 2002.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated November 20, 2002.

SPRINT:

Sprint approved the project in a letter dated November 20, 2002.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated December 18, 2002.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated April 3, 2003.

INGRESS/EGRESS:

Each lot within the platted subdivision will have access off of the proposed Peacock's Point Drive private right-of-way. All accessways shall meet the requirements set forth within the LDC at time of permitting for the development of each individual single-family lot.

SIDEWALKS:

Sidewalks on the north side of Calhoun Avenue and the west side of Peacock's Point Drive shall be installed when the private road (Peacock's Point Drive) is constructed. Sidewalks in front of each individual lot shall be installed prior to the issuance of the Certificate of Occupancy of each single-family dwelling.

REFUSE COLLECTION:

Refuse collection is to be provided by curbside pick-up for each individual lot.

LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Open Space Requirements:

Subdivision Area: 78,981 (1.81 acres, more or less)

Required 18% Open Space: 14,217 sq. ft.

Provided Open Space (assuming 10,000 sq. ft. of impervious surface for each lot and proposed impervious surfaces): 26,188 sq. ft. (33.2%)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (2 trees x 3 credits per tree):	6
Credits for Existing Trees (13" to 19" diameter) on Site (1 trees x 4 credits per tree):	4
Credits for Existing Trees (20" or 24" diameter) on Site (4 trees x 5 credits per tree):	<u>20</u>
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u>30</u>
Reforestation Trees (1 per every .10 of an acre: $1.81 / .10 = 18.1$ or 19) Required on Site:	<u>19</u>
Total Reforestation Credits:	<u>30</u>
Total Reforestation Trees Required on Site:	<u>0</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Front Perimeter Trees (1 per 25') Required on Site:	16
Parking Lot Trees (1 per end row and landscape island) Required on Site:	0
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
TOTAL TREES REQUIRED:	<u>16</u>
TOTAL TREES PROVIDED:	<u>16</u>

A ten (10) foot Front Perimeter Landscape Area is required along front property line(s) abutting all right-of-ways (public or private). The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

PHASING:

The applicant has not proposed to construct the project in a multiple phases. Therefore, the construction plans do not contain a phasing plan.

PARKING:

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Dwelling, single-family detached: 2.00 spaces per dwelling unit

Per site plan:

3 proposed single-family detached dwelling units. Each single-family dwelling unit development, at time of permitting, shall provide (indicate) 2 spaces.

TOTAL REQUIRED: 6 parking spaces
TOTAL PROVIDED: 6 parking spaces (2 spaces per dwelling unit)

LOADING SPACE (ZONE):

Not applicable.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

1. A Florida Department of Environmental Protection general notice permit (for stormwater).
2. A National Pollution Discharge Elimination System permit.

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees. The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Parks: The park fees were calculated using the "Single-family detached = \$159.99" amount.

Single-family detached:

3 proposed single-family detached lots x \$159.99 = \$479.97

Public Library: The public library fees were calculated using the "Single-family detached = 107.84" amount.

Single-family detached:

3 proposed single-family detached lots x \$107.84 = \$323.52

Police Protection: The police protection impact fees were calculated using the "Single-family detached = \$20.53."

Single-family detached:

3 proposed single-family detached lots x \$20.53 = \$61.59

Road: The road impact fees were calculated using the "Single-family detached = \$471.00."

Single-family detached:

3 proposed single-family detached lots x \$471.00 = \$1,413.00

Totals for proposed 7-lot single-family detached dwelling unit subdivision:

Parks:	=	\$479.97
Public Library:	=	\$323.52
Police Protection:	=	\$61.59
<u>Roads:</u>	=	\$1,413.00
TOTAL:	=	\$2,278.08

Totals for a proposed single-family detached dwelling unit:

Parks:	=	\$159.99
Public Library:	=	\$107.84
Police Protection:	=	\$20.53
Roads:	=	\$471.00
TOTAL:	=	\$759.36

OTHER FEES:

None.

COMMENTS/CONDITIONS:

Public Input:

There have been no comments of support or opposition filed with Staff regarding this project.

Per Community Development Department:

1. **Prior to the issuance of any City Permit**, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.
3. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

Per Engineering Department:

1. The intersection of the Peacock's Point Drive and Bay Court shall have a centerline curve distance that is equal to or greater than the 125-foot minimum separation distance between intersections.
2. Provide all pavement-testing notes in accordance with the Destin Land Development Code on the Pavement cross-sections..
3. **Prior to the issuance of any City Permit**, a a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
4. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. The plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, as a minimum: a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), lines(s), and grade(s).

UNRESOLVED ISSUES:

None, except for the conditions previously identified.

Gerald F. Mucci 6-27-03
Gerald F. Mucci, Date
Community Development Director

William J. Johnson
Bill Johnson, Date
Owner