



July 11, 1997

ORDER # 97-28

Final Development Order:

SILVER DUNES CONDOMINIUM ADDITIONS

Based upon the City Council's approval of this at its meeting on July 7, 1997, this letter will serve as your Final Development Order to include all the provisions of the attached Technical Review Committee Report and with the following conditions:

Background/Issue

Type of Development: A major development
Applicant: Silver Dunes Condominium Association, Inc., land owner: James Mallet, authorized agent
Property Location: 1030 Highway 98 East
Request: Approval of two, 4-story condominium additions (27 total units: one with 15 unit, one with 12 units), a Major Development
Parcel Size: 7.63 acres, 332,363 sq. ft.
Land Use Designation: MU (Mixed Use)
Zoning District: BT (Business Tourism)
Density: 25.3 lodging units per acre (allowed 30.0)
Intensity: Not a commercial project
Application Date: April 10, 1997
City Council Approval Date: July 7, 1997

Determinations:

1. A hearing was held by the Destin City Council on July 7, 1997; and,
2. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval for Silver Dunes Condominium Additions, 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 approval on July 7, 1997 (no later than July 6, 1998) or this approved Development Order will expire and the project will have to be resubmitted for review; and,
2. The concurrency status of the Silver Dunes Condominium Additions is identified in the attached Technical Review Committee Report dated May 6, 1997 and amended June 2, 1997, and identified as Exhibit 1 here to; and,
3. The concurrency status of Silver Dunes Condominium Additions is protected (for five years) through July 6, 2002), IF Silver Dunes Condominium Additions commences development within the twelve month period following City Council approval on July 7, 1997; and should the developer stop building for a period exceeding one year from the date of the issuance of the last building permit, then all approvals become null and void for concurrency.
4. Owner must obtain City of Destin permits for the following activities on and off site (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
5. An approved, valid and current Department of Environmental Protection (DEP) permit for Silver Dunes Condominium must be presented to the City for the Stormwater Management Facilities prior to the issuance of any building permit.
7. Requirements identified by the Technical Review Committee:

ISSUE

Applicant:	Silver Dunes Condominium Association, Inc., land owner: James Mallet, authorized agent
Property Location:	1030 Highway 98 East
Request:	Approval of two, 4-story condominium additions (27 total units: one with 15 unit,

Parcel Size: one with 12 units). a Major Development
 7.63 acres. 332,363 sq. ft.
 Land Use Designation: MU (Mixed Use)
 Zoning District: BT (Business Tourism)
 Density: 25.3 lodging units per acre (allowed 30.0)
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This project consist of the following square footage:

<u>Building</u>	<u>Building Gross Square Footage</u>	<u>Use</u>
Presently Existing	80,605 sq. ft.	Residential
West addition	20,650 sq. ft.	Residential
East addition	16,636 sq. ft.	Residential
Total	117,891 sq. ft.	

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Land Use Category is MU (Mixed Use). The proposed project is in compliance with these land use regulations.

COMPATIBILITY

- North: US Highway 98; to the north of the road is the Days Inn, Chick-fil-A, and Waffle House; all in the C (Commercial) zoning district
- South: The Gulf of Mexico
- West: Holiday Inn (6 stories)
- East: Sun Destin Resort (17+stories)

Destin's ordinances require major developments to undergo a compatibility review. During project review staff determined that this project meets the minimum code requirements and the compatibility analysis affirms the project will be compatible with the surrounding land uses and does not propose development that is different in design or use from the surrounding structures and uses. The surrounding land uses south of US Highway 98 are all BT. Directly to the west is the Holiday Inn. The other structures and uses within 300 feet are resort residential condominiums used for short term rentals. To the north of US Highway 98 is a commercial zoning district (BT) with restaurants and a hotel directly across from Silver Dunes.

Staff reviewed the proposed development in relationship to surrounding

development in the immediate area on the following compatibility criteria:

a) permitted uses, structures and activities allowed within the land use category;

The proposed 27 additional dwelling units (54 lodging units) to the Silver Dunes Condominiums is permitted in both the BT zoning district and in the MU future land use category. The two proposed structures are four story low rise buildings which fits with the existing buildings on the property and are lower in height than the surrounding buildings on adjacent property. The two buildings are located on the Gulf side (south) of the property in the footprint of the two buildings that were destroyed by Hurricane Opal. The uses and activities are the same as the surrounding uses south of US Highway 98.

b) building location, dimensions, height, and floor area ratio;

These proposed buildings fit with the surrounding uses and structures. The buildings are being placed in the footprint of the previous buildings on this site. They have been pulled back from the beach by going from two stories to four stories, still lower than buildings on the surrounding structures. Even with the proposed new structures the sites FAR is only 0.35, well within the allowed FAR of 1.07 for the district. The proposed four story, 40 feet high buildings are lower in height than the surrounding uses. Finally, the dimensions of the buildings are less than the surrounding uses. Thus the dimensions, height and floor area ratio are compatible with the existing surrounding uses.

c) location and extent of parking, access drives and service areas;

While the proposed construction includes the redesign of the parking and access drives the surface area remains essentially unchanged. The location of the access drive is similar to other drives in the surrounding area and the location and extent of parking is similar to the surrounding uses.

d) traffic generation, hours of operation, noise levels and outdoor lighting;

This proposed addition to Silver Dunes Condominium will generate an additional 8 PM Peak Hour Peak Direction Trips (141 AADT) many of which counted on US Highway 98 prior to Hurricane Opal. The total trips for this project is similar to the surrounding uses. Silver Dunes' hours of operations will not change with these additional units. The hours of operation will be similar to the other condominiums and resorts in the surrounding area. The noise levels and outdoor lighting will not

change to an extent that it will be incompatible with the surrounding resort condominium and hotel uses that surround Silver Dunes. The common area and pool area are in the interior of the property and shield from surrounding uses by the existing and proposed Silver Dunes Condominium buildings.

e) alteration of light and air; and

The proposed two additional structures on this property will not directly affect the flow of light or air.

f) setbacks and buffers

The project meets all the setback requirements for the BT zoning district. In addition, the surrounding uses have similar uses and this project does not require additional buffering to make it compatible with the surrounding uses.

RIGHT OF WAY

No new right-of-ways are being proposed. Vegetation and landscaping in the right-of-way are the responsibility of Silver Dunes Condominium Association. Landscaping at the entrance to the development should not obstruct the vision triangle of motorists. These plants cannot exceed 30" at maturity.

MYLAR - SUBDIVISION OR PUD

Not applicable, no new subdivision is being created.

AIRPORT PROTECTION

N/A

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 placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

Required

Provided

The setbacks here are for the two new, 4 story additions:

Front:

N/A

N/A

Side: East - 20' 62'
West - 20' 68'
Rear: 25' 100+'

Between Bldgs.
Between Additions 12' 100+'
Between Bldgs. 12' 58'

NOTE: The additions are attached to the existing two-story structures and do not require a setback between buildings. However, it should be noted that the addition will be built to Type 1 construction standards which provides adequate fire protection.

FLOOR AREA RATIO (FAR) - COMMERCIAL AREA

Ordinance 151.13 places a FAR limit for all non residential uses of 1.07. Silver Dunes Condominium with the inclusion of the proposed development will have a FAR of 0.355.

DENSITY PROPOSED - RESIDENTIAL AREA

The allowable maximum density in the Mixed Use category is 30.0 lodging units per acre. This project proposes 193 total units on 7.63 acres for an average density of 25.3 lodging units per acre.

BUILDING HEIGHT

The building height for the proposed additions is 40' for both buildings. This meets the height requirements of the BT zoning district.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

WATER/SEWER

Destin Water Users approved the project as presented in a letter dated April 24, 1997, with the following amendments:

1. Line spots will be needed to be performed before any construction begins.
2. Landscape must not interfere with access to lift station.
3. Water meter will be the responsibility of contractor to remove.

TRAFFIC ANALYSIS

Traffic analysis prepared by J.E. Dorman & Associates was submitted May 15, 1997, and is on file. Staff reviewed the report and finds it adequate. While this project, with the exception of the 1 additional unit, is a rebuild, staff reviewed traffic concurrency for all 27 unit because the pre-existing 26 units were not creating traffic during 12 month traffic count conducted by FDOT. The trips generated by the rebuilding of the 26 units and the addition of 1 additional unit will not decrease the LOS on US Highway 98, Segment B. This project generates an additional 141 APT's or converted to the new PM Peak Hour Peak Direction requirements for US Highway 98 the project will create 8 PM Peak Hour Peak Direction trips.

INGRESS/EGRESS

The proposed entrance and exit drives are 20'(western drive) and 15' (eastern drive)wide, respectively. The drives are separated by a 20' landscaped median. This revised layout meets the City's requirements for accessways. The center median must be moved back to the property line to allow the sidewalk to cross over the curb cut, per City Engineer comments.

PARKING

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

<u>Number of Total Dwelling Units</u>	<u>Parking Use Requirements</u>	<u>Required</u>	<u>Total Provided</u>
98	1.75 spaces per D.U.	172	174

Condominium documents were submitted at the May 22, 1997 TRC meeting and the City Attorney reviewed and verified the documents provide for short-term rentals allowing the application of the 1.75 parking space requirement.

SIDEWALKS

Sidewalks are required and already exist. Any altering of the sidewalk material (ie. changing the sidewalk from concrete to brick pavers) will require the future maintenance to be the responsibility of Silver Dunes Condominiums.

REFUSE COLLECTION

Refuse collection is provided by dumpster pick-up (shown on site plan).

WHITE SANDS ZONE

This project lies within White Sands Zones 1 and must meet the requirements of the White Sands Ordinance (029.2).

STORMWATER

The stormwater management plan for the project was initially reviewed by the City Engineer and did not receive his approval recommendation. A letter from the City Engineer dated April 29, 1997 listed several outstanding requirements. This letter is on file in Community Development Department. The applicant has addressed these issues and the City Engineer approved the stormwater management plan on June 5, 1997 with the following additional requirements:

1. The median must be revised on the plans so as not to encroach into the right of way. The sidewalk shall swing south to the right of way line with handicap access. Crosswalk striping is required.
2. Erosion and sedimentation details on the plan must extend around the perimeter of the property.
3. The restrictive covenants must show responsibilities relevant to the maintenance of the Stormwater facilities.
4. Provide for a stormwater maintenance and operation plan.
5. Provide a copy of FDOT permit along with signed and sealed drawings prior to the issuance of any building permits.
6. Prior to issuance of a Certificate of Occupancy the applicant will provide an As-Built Survey.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department in a letter of approval dated May 22, 1997.

UTILITIES

Underground utilities are required.

GULF POWER

Gulf Power provided no objections to the project at either the April 24 or May 22, 1997 TRC meeting and recommended approval of the project.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

332,192 s.f. of property X 18% = 59,795 s.f. required

Site plan provides 30.6 % = 101,675 s.f. provided

TREES REQUIRED:

Reforestation 76 Perimeter 14 Parking Lot 26
(1 per acre) (1 per 25')

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

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

Credits for Protected/Preserved Trees: 0

TOTAL TREES REQUIRED: 116

TOTAL TREES PROVIDED: 138

SIGNS

The existing sign is to be relocated and the site plan shows the signs leading edge at least 10' from property lines. Any future signs will need to have a sign permit from the City.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

Submit copies of both FDOT and DEP permits

GENERAL COMMENTS


In a letter dated May 12, 1997, James Mallet, P.E. indicated a desire for the work associated with the proposed walkovers, and dune restoration to be permitted separately at a later date. Staff did not consider the proposed walkovers and dune restoration plan as part of this application. The Owners Association will have to address this work under a separate development order.

OUTSTANDING REQUIREMENTS


None.

The process you have just completed provides you with site plan approval and the opportunity to pursue permits for construction. Building permits and specific construction requirements are to be coordinated with the Building Department.

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


D. Lockwood Wernet, Director
Community Development Department

7/23/97
DATE


Angela Rogers, Assistant Secretary/GM
Silver Dunes Condominiums of Destin, Inc.

7/23/97
DATE

cc: City Clerk
Public Works
Permit Department
Jim Mallet
City Land Use Attorney