

Permit
Dept.



The City of Destin

Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267
January 5, 1993

M-300, Inc.
% Mr. Vic Anderson
Post Office Box 247
Destin, Florida 32540-247

DO-93-03

**RE: FINAL DEVELOPMENT ORDER FOR STERLING SANDS CONDOMINIUM,
A PLANNED UNIT DEVELOPMENT AND MAJOR DEVELOPMENT**


Dear Mr. Anderson:

Based upon the City Council's approval of the above referenced project at its meeting on January 4, 1993, this letter will serve as your Final Development Order to include all the provisions of the attached Staff Report and with the following conditions:

1. Under the requirements of the Land Development Regulations and Destin's Code of Ordinances, development must commence within a twelve-month period and building permits for this project must be obtained prior to January 3, 1994, or this approved Development Order will expire and the project will have to be resubmitted for review.
2. Prior to the issuance of a building permit, the City must be provided with a copy of DNR's and FAA's permits.
3. Prior to the issuance of a building permit, the condominium documents must be approved by the City Attorney and a copy of the recorded documents must be provided to the City.
4. If the development is initiated within a one-year period your concurrency status is protected for five years through January 3, 1998.

Best of luck with this project. Let us know if we can be of any further assistance.

Sincerely,


Jane Moore
Planning & Zoning Director
JM:jf - Attachment
cc: Inspection Department

X. 2. 6.

AMENDMENT TO REPORT AND RECOMMENDATION

FOR: Sterling Sands Condominium

DATE: January 4, 1993

The condominium documents for this project have not yet been received for review. We do have on file a letter from the project attorney, Mr. James Grimsley, acknowledging the requirement to include language in the condominium documents which will address the short term rentals which will allow the reduced parking as planned. Staff has conferred with the City Attorney on this matter and we recommend the project be approved without the documents since this is a lengthy process but that no building permits be issued until the documents have been received. Based on this recommendation, we recommend the following suggested motion:

SUGGESTED MOTION

Move that the project, Sterling Sands Condominium, be approved as recommended by the Planning Commission but that no building permit be issued until the City has received a copy of the recorded Condominium Documents.

ADDITIONAL NOTE:

In addition, please note that on the locator map we had inadvertently identified "Silver Beach Cottages" as "Crystal Beach Cottages". We also misspelled the word "condominium". The original documents have been corrected and furnished to the clerk for the official file.

We apologize for these oversights ...blame it on the holidays....or something.

X.2.b

REPORT AND RECOMMENDATION

TO : DESTIN CITY COUNCIL
FROM : DESTIN PLANNING COMMISSION
SUBJECT: STERLING SANDS CONDOMINIUM, A 9-STORY, 103-UNIT RESIDENTIAL CONDOMINIUM, A PLANNED UNIT DEVELOPMENT AND A MAJOR DEVELOPMENT
DATE : JANUARY 4, 1993

P. K. [unclear]

ISSUE

Request approval for **STERLING SANDS CONDOMINIUM**, a 9-story, 103-unit residential condominium. This project is a Planned Unit Development and a Major Development. It is located south of Highway 98 between the Silver Beach Cottages and the Grand Mariner Condominium. The property contains 5.24 acres more or less.

BACKGROUND

Prior to incorporation another condominium project had been approved by Okaloosa County; the site cleared and piling work initiated prior to the project being abandoned. There is still one cottage on the property which will eventually be demolished.

The Planning Commission held a Public Hearing on this project at its December 17, 1992 meeting. No one spoke in opposition and no objections were filed.

During discussion, Mrs. Moore stated that staff had received a letter from Mr. J. Grimsley, Attorney for the project, stating that he would include the short term rental provision in the condominium documents. Staff also advised that a copy of the draft condominium documents would need to be on file before final approval is granted. Staff advised that the requirement by the fire department to relocate the inside fire hydrant to the east side would not create a problem and could be changed prior to City Council's meeting. This requirement has been met.

RECOMMENDATION

The Planning Commission voted 5-0 and recommended approval to City Council of **Sterling Sands Condominium**, a Planned Unit Development and a Major Development, subject to the receipt of the draft condominium documents. The Staff Report was incorporated as their Findings of Fact.

SUGGESTED MOTION

Move that we approve the **Sterling Sands Condominium** as recommended by the Planning Commission.

Reviewed and Approved By:

Date

City Manager
P&Z Director

[Signature]

1-4-93
1-4-93

STAFF REPORT
PLANNING AND ZONING DEPARTMENT
STERLING SANDS CONDOMINIUM
HIGHWAY 98 BETWEEN GRAND MARINER AND SILVER BEACH COTTAGES
DECEMBER 17, 1992

ISSUE

Request approval for **STERLING SANDS CONDOMINIUM**, a 9-story, 103-unit residential condominium. This project is a Planned Unit Development and a Major Development. It is located south of Highway 98 between the Silver Beach Cottages and the Grand Mariner Condominium. The property contains 5.24 acres more or less.

BACKGROUND

Prior to incorporation another condominium project had been approved by Okaloosa County; the site cleared and piling work initiated prior to the project being abandoned. There is still one cottage on the property which will eventually be demolished.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Land Use Category is MU (Mixed Use). Density allowed for the project is 30 units per acre (157 units); the requested density of 103 units averages 19.65 units per acre.

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>

MYLAR - SUBDIVISION OR PUD

No mylar is required since this is a condominium. Condominium documents must be filed with the State of Florida and be recorded with the Clerk of the Circuit Court.

STORMWATER

The Stormwater Management Plan has been approved by the City Engineer. A DER permit is required and must be submitted prior to a building permit being issued.

SIGNS

No special signs are requested. There is a privacy fence along the front of the property (which meets the 10' setback) and it is expected that a sign may be face-mounted on this privacy wall.

UTILITIES

All utilities must be underground.

PROJECT LIGHTING

The developer has been provided a copy of the State's proposed lighting standards for sea turtle protection. It is anticipated that these regulations will be adopted and this project would then have to comply with these regulations (during the construction stage).

WATER/SEWER

Water and sewer are available to the project through Destin Waters Users.

INGRESS/EGRESS

Access into the project is from Highway 98 East through a single entrance which is located approximately in the center of the property. There is no median break in front of this project. The project will install an eastbound deceleration lane into the site. In addition, there presently exists a stack lane to accommodate left turns for westbound traffic.

WHITE SANDS ZONE

The project lies within:

Zone #1 X Only white material may be used on the site.

AIRPORT PROTECTION

An FAA permit has been applied for by the developer through submittal of the "Notice of Proposed Construction or Alteration." The building height is 109 ft. above sea level. The estimated maximum boom height for the construction crane is 150'.

SETBACKS

The project meets or exceeds all required building setbacks.

	<u>REQUIRED</u>	<u>PROVIDED</u>
Front	20'	170'
Side	30'	30
Rear		abuts CCCL

SIDEWALKS

There are sidewalks on Highway 98. Portions of these must be removed to accommodate the turn lane and entranceway. These portions must be relocated and replaced.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:
OPEN SPACE:

$230,868$ s.f. of property X 18% = $41,556$ s.f. required
Site plan provides 32^* % = $77,050^*$ s.f. provided
* This figure includes the area between the old and new CCCL lines; if this 17,750 s.f. is deducted from the calculation the plan still exceeds the ordinance requirement.

TREES REQUIRED:

Reforestation 53 Perimeter 18 Parking Lot 24
(10 per acre) (1 per 25') (Islands)

Protected Trees on Site (12" to 23" diameter):	<u>0</u>
Preserved Trees on Site (24" or more diameter):	<u>0</u>
Credits for Protected/Preserved Trees	: <u>0</u>
TOTAL TREES REQUIRED	: <u>95</u>
TOTAL TREES PROVIDED	: <u>95</u>

PARKING

The proposed development has calculated their parking based on the use of short-term rentals:

1.75 spaces per unit x 103 units = 180 spaces required/provided

As of the writing of this report, however, staff has not received the condominium documents which state that this is a resort facility allowing for short term rentals. This requirement was brought to the applicant's attention at the TRC meeting on October 28 when the project was first reviewed.

REFUSE COLLECTION

For Phase I of the project, there will be an on-site dumpster. As Phases II and III are completed trash chutes from each floor will be available.

FIRE DEPARTMENT REVIEW

The project has been reviewed by the Fire Department. The following requirements addressed at the TRC meeting have been met: the driveway was widened to 20'; the guard station was relocated; and a fire hydrant was added. In addition, on December 14, 1992, Lt. Rodney Syfrett stated he would prefer that the inside fire hydrant be relocated to the east side. The developer has been advised of this condition.

BEACHFRONT PROPERTY

A DNR permit will be required for all improvements seaward of the CCCL line. This consists of the pool, decking, beach club, B-B-Q area and a boardwalk to the beach. This DNR permit must be received prior to any permits being issued for the project.

This is beachfront property but is not traditionally utilized by the public.

GENERAL COMMENTS

One remaining item must be cleared up prior to approval:

(1) Condominium Documents to support allowing less parking must be submitted, or a letter from the attorney preparing the condominium documents stating that this project is a resort facility all wing for short term rentals and that this language will be included in the documents. The attorney has been put on notice that this language is required in the condominium documents and that a letter to this effect must be submitted prior to the Planning Commission's meeting. Letter has been received and is filed.

Prior to permitting for construction, the following items are required:

- (1) DNR permit for construction seaward of CCCL
- (2) FAA permit for height of building
- (3) DOT permit for driveway cut and deceleration lane improvements

Permit Dept.



The City of Destin

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

August 10, 1993

DO-93-03

Mr. Vic Anderson
c/o M-300, Inc.
Post Office Box 247
Destin, Florida

Re: Sterling Sands Condominium

Dear Mr. Anderson:

Attached is a copy of the Department of Transportation's letter and a copy of their conceptual review findings for the proposed connection to State Road 30 for the above referenced project.

Prior to the issuance of a building permit, if the site plan must be modified to incorporate DOT's permit requirements, the revised site plan drawings must be reviewed for compliance with the City's regulations.

If you have any questions concerning this matter, please feel free to contact my office.

Sincerely,


Jane Moore
Director, Planning & Zoning

JM:jf
Attachments

State of Florida Department of Transportation
NOTICE OF DEPARTMENT CONCEPTUAL REVIEW FINDINGS

Form 850-040-11-a
Planning 04/90


TO: Mr. Vic Anderson
Post Office Box 247
Destin, Florida 32540-0247

DATE: August 6, 1993
ANTICIPATED
CONNECTION CATEGORY: II
CONCEPTUAL
REVIEW NO: 57-93-08

You have requested the Florida Department of Transportation to review the proposed connection to the State Highway System anticipated by your development prior to initiating the application process in order to avoid unnecessary design costs and delays. The Department has completed this conceptual review of the proposed connection to State Highway Number 30 anticipated by your development based on the site plan and information dated 2/5/93 and submitted to the Department on 8/4/93. The Department's review finds that the connection(s) and other proposed roadway alterations to the State Highway System as proposed:

- () Are consistent with Department location, spacing, quantity and design standards; conceptual concurrence is given for a period of _____.
- (X) Are consistent with Department location, spacing quantity and design standards; conceptual concurrence is given subject to the conditions stated below for a period of 180 days.
- () Conceptual concurrence is denied for the reasons stated below. Another Conceptual review with the Department should be held prior to the submittal of a permit application for this site.
- () Are undetermined at this time and the additional information is requested as attached. Subject to receipt of the requested information, the conceptual review findings will be finalized.

This review does not constitute Department approval of the location, quantity or design of the connection to the State Highway System as submitted in the conceptual review documents. Pursuant to Section 335.18, Florida Statutes and Rule Chapter 14-96, F.A.C., prior to the initiation of construction of any connection on Department right-of-way, a permit application must be filed and approved by the Department.

By 
Charles Odom
Assistant Permits Engineer

CONDITIONS/REASONS

1. Need to install Vehicle Detector Loops ("Type F", 1992 Standards Index No. 17781), in the left turn lane at this time. This intersection will have a traffic count done if requested, 30 days after the development is open. If a left turn signal is warranted the developer will modify the signal at his expense.
2. Need to modify the nose of the median opening to make U-turns easier.
3. Realign sidewalk and handicap ramps away from roadway (see attached drawing).
4. This site requires a Drainage Permit.