



ORDER # 96-05***

**Final Development Order:
SUNSAIL APARTMENTS**

Type of Development:	Major Development
Acres:	5.95 acres, more or less
Zoning:	Business Tourism (BT)
Land Use Category:	Mixed Use (MU)
City Council Approval Date:	November 20, 1995
Density of Approved use:	17.14 units per acre
Owner:	Sunsail Plaza Development Corporation
Property Address:	Emerald Coast Parkway/Gulfstarr Drive
Property Legal Description:	N/A

Determinations:

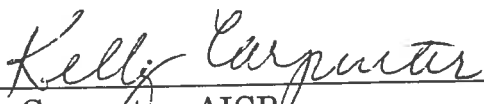
1. A valid preliminary development order dated June 27, 1995, exists for Sunsail Apartments; and,
2. All conditions of the preliminary development order (attached hereto as Exhibit 1) have been met by Sunsail Apartments; and,
3. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval of SUNSAIL APARTMENTS, Major Development:

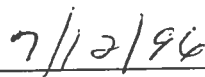
Pursuant to the City of Destin Land Development Regulations and the City of Destin Code of Ordinances:

1. Development must commence within twelve months of City Council approval on **November 20, 1995** (no later than November 19, 1996); and,

2. The concurrency status of Sunsail Apartments is identified in the attached Technical Review Committee Report dated July 20, 1996 and identified as Exhibit 2 here to.
3. The concurrency status of Sunsail Apartments is protected (for five years) through November 20, 2000, IF Sunsail Apartments commences development within the twelve month period which commenced on November 20, 1995; and,
4. 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
5. An approved, valid and current Department of Environmental Protection (DEP) permit for Stormwater Discharge Facilities must be presented to the city for Sunsail Apartments prior to the issuance of a building permit.
6. The lighting plan for the development must be reviewed and approved by the City Engineer upon final layout.
7. Any future signage must be reviewed by and permitted by the City of Destin.



Kelly Carpenter, AICP
Community Development Director



Date

cc: Permit Department
Sunsail Plaza Development Corp. c/o Lloyd Blue

***This project was approved in 1995. This Development Order was not sent to the applicant due to a clerical error.

h:\p&z1\devorder\sunsail.apr

The City of Destin



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

June 27, 1995

VIA FACSIMILE
AND U.S. MAIL

Mr. Lloyd Blue, President
Sunsail Plaza Development Corp.
P.O. Box 5559
Destin, FL 32540

Re: Sunsail Apartments, a Major Development

Dear Mr. Blue:

At the TRC Meeting on June 20, 1995, the Technical Review Committee noted the following deficiencies and changes required to the plans of Sunsail Apartments, a Major Development. These required revisions and issues must be addressed and the required information or changes submitted to the City not later than Friday, July 7, 1995, in order for your project to be reviewed by the Planning Commission:

1. Attached please find a list of deficiencies that must be properly addressed pursuant to review by the City's contract engineer;
2. Buildings must be sprinklered;
3. Fire hydrants must be shown on the site plan with the required 300' spacing;
4. 10' perimeter landscaping is required;
5. A fence and/or landscape buffer must be provided between the apartments and the single family development to the south;
6. A fence is required around the perimeter of the pool;
7. Provide an internal walkway to access the pool;
8. The sidewalk stops prior to reaching the last building to the east;
9. Minimum architectural drawings are required;
10. Parking islands are too narrow, amend parking layout;

June 27, 1995
Mr. Lloyd Blue
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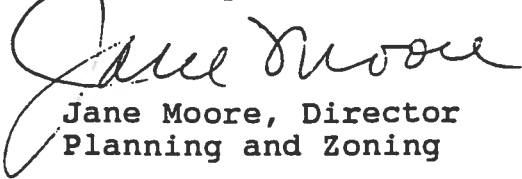
11. Readdress the location of the dumpsters;

12. An 11 x 17 site plan is required; and

13. Verify whether plat must be amended to remove property lines and reflect changed status; Sunsail Plaza submitted as commercial subdivision, apartments not considered commercial use; coordinate with city attorney and city engineer.

If you need any further assistance, please do not hesitate to contact my office.

Sincerely,



Jane Moore, Director
Planning and Zoning

JM:dd
Enclosure
cc: Connelly & Wicker

F&Z1\TRCMEET\SUNSAIL.APT



CHOCTAW ENGINEERING, INC.

112 TRUXTON AVENUE
FORT WALTON BEACH, FLORIDA 32547

TELEPHONE: 904-862-6611

FAX: 904-863-8059

20 June 1995

Dee Drenning
Planning and Zoning Specialist
City of Destin

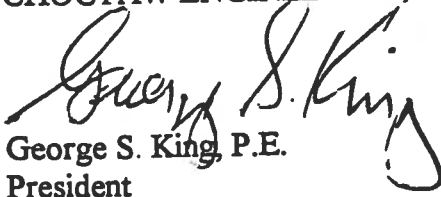
re: Sunsail Apartments
Engineering Review Comments

We have completed our review of the revised plans for the referenced project and have the following comments:

1. 214 trees required.
2. FDEP permits required.
3. Islands must be 9 feet wide and min of 175 sq ft.
4. Termination islands min 10 ft and min of 100 sq ft.
5. Fence and or Buffer with 1 tree/25 lin feet.
6. No utility plan.
7. Traffic concurrency plan required for apartment complex.
8. Need pool and tennis court grading.
9. Show proposed contours. (Particularly in area of drainage structure 12).
10. Need details of easterly retaining wall.
11. Catch Basin in Drive?????
12. Landscape plan.
13. Grading plan shall include perimeter grading.
14. Article Two, Administration, Land Development Code, General Plan requirements. Paragraph 2.12.02, page 2-10.
15. Drainage calcs for Area F.
16. Need current topo or existing grades or proposed grades of road.
17. Plans call for flat curb, landscaped areas require protection from vehicles.
18. Recommend resubmittal.

Sincerely,

CHOCTAW ENGINEERING, INC.


George S. King, P.E.
President

FIRE DEPARTMENT REVIEW

The Fire Department has reviewed and approved the proposed project.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the project is provided from Emerald Coast Parkway by a 24' existing drive, Gulfstarr Drive. There are five (5) driveways that access the apartments from Gulfstarr Drive.

SIDEWALKS

Sidewalks are required.

STREETLIGHTS

Streetlights are required and must be installed as part of the infrastructure. The plan must be submitted for approval to the City Engineer upon final layout.

REFUSE COLLECTION

Refuse collection is provided by on-site dumpsters.

WHITE SANDS ZONE

The project is not located in a white sands zone.

SIGNS

No signs have been requested as part of this submittal. All signs must comply with the City's sign regulations.

MYLAR

Mylar is not required to be submitted.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

259,182 s.f. of property X 18% = 46,653 s.f. required

Site plan provides 34 % = 87,120 s.f. provided

TREES REQUIRED:

Reforestation 60 Perimeter 59 Parking Lot 34
(1 per acre) (1 per 25')

Protected Trees on Site (12" to 23" diameter): _____

Preserved Trees on Site (24" or more diameter): _____

Credits for Protected/Preserved Trees : _____

TOTAL TREES REQUIRED : 153

TOTAL TREES PROVIDED : 153



D.O. file

The City of Destin

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

July 12, 1996

Mr. Lloyd Blue
Sunsail Plaza Development Corp.
P.O. Box 5559
Destin, FL 32540-5559


RE: Final Development Order for Sunsail Apartments, a Major Development
#96-05

Dear Mr. Blue:

The Destin City Council approved Sunsail Apartments, a Major Development, at its meeting held on November 20, 1995. Please find attached Development Order 96-05 for Sunsail Apartments. The applicant must comply with all provisions of the Development Order and the Technical Review Committee Report.

This development order was not sent immediately after the approval of the project due to a clerical error. If you have any questions or need any additional information about this Development Order, please contact my office at (904) 837-5686.

Sincerely,


Kelly Carpenter, AICP
Community Development Director

KC/ss