



The City of Destin

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

ORDER # 96-03

Final Development Order: SUNSAIL LODGE

Type of Development:	Major Development
Acres:	2.40 acres, more or less
Zoning:	Business Tourism (BT)
Land Use Category:	Mixed Use (MU)
City Council Approval Date:	July 1, 1996
Square Feet of Approved use:	12,144 s.f.
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 May 23, 1996, exists for Sunsail Lodge; and,
2. All conditions of the preliminary development order (attached hereto as Exhibit 1) have been met by Sunsail Lodge; and,
3. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval of SUNSAI LODGE, 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 1, 1996** (no later than June 30, 1997); and,

2. The concurrency status of Sunsail Lodge is identified in the attached Technical Review Committee Report dated July 1, 1996 and identified as Exhibit 2 here to.
3. The concurrency status of Sunsail Lodge is protected (for five years) through July 1, 2001, IF Sunsail Lodge commences development within the twelve month period which commenced on July 1, 1996; 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 Lodge prior to the issuance of a building permit.

Kelly Carpenter
Kelly Carpenter, AICP
Community Development Director

July 9, 1996
Date

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

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The City of Destin



Project

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

May 23, 1996

VIA FACSIMILE
AND U.S. MAIL

Mr. Lloyd Blue
Post Office Box 5509
Destin, Florida 32540-5509

Re: Sunsail Lodge

Dear Mr. Blue:

At the meeting of the Technical Review Committee on May 21, 1996, the following deficiencies and changes were noted to the plans for Sunsail Lodge. **These required revisions and issues must be addressed and the required information or changes submitted to the City not later than 2:00 p.m. on Friday, June 7, 1996, in order for your project to be reviewed by the Planning Commission:**

1. Water taps to be made by DWU.
2. All water meters will be locked off until backflow assembly installations are completed. Reduced pressure assemblies are required on all taps and are to be installed at the water meter. Temporary water is available by contacting DWU main office.
3. Backflow preventer and meter for service to be placed at Right of Way.
4. Fire line does not require a backflow installation, as long as it only services a fire hydrant.
5. Sprinkler System is required.
6. Hydrants must be within 100' of the Fire Department Connection on the buildings.

May 23, 1996
TRC Meeting
Mr. Lloyd Blue
Page 2

7. Scaled architectural plans that illustrate the floor plans and the exterior elevations of the three buildings must be submitted.
8. All signage shown on the site plan must conform with the City of Destin Sign Ordinance 245.7.
9. The required number of parking spaces is 68. The spaces must be shown on the site plan.

The City Engineer will provide his comments in a supplemental report.

If you need any further assistance, please do not hesitate to contact the Planning and Zoning Department at (904)837-5686.

Sincerely,



Shae Smart
Planning and Zoning Specialist

SS/hs

CC: John Lewis, Connelly & Wicker

A M E N D E D
TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT
SUNSAIL LODGE
A MAJOR DEVELOPMENT
GULFSTARR DRIVE OFF OF EMERALD COAST PARKWAY
JULY 1, 1996

REQUEST

Request approval of Sunsail Lodge, a Major Development, consisting of three 3-story buildings containing a total of 66 lodging units consisting of 12,144 s.f. to be located on Gulfstarr Drive off of Emerald Coast Parkway, Destin, Florida. Request is made by Lloyd Blue, agent for Sunsail Plaza Development Corporation, owner of property. The property contains 2.40 acres, more or less.

ZONING/COMPREHENSIVE PLAN

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

COMPATIBILITY

North: Unincorporated area located in Okaloosa County consisting of Regatta Bay Subdivision

South: Sunsail PUD, a residential development

West: Sunsail Commercial Subdivision

East: Destination, a Commercial Subdivision to the northeast
Destiny East, a residential Planned Unit Development to the southeast

DENSITY

The land use category for this project is MU. 30 Lodging units per acre are allowed. The proposed density provides for 27.5 lodging units per acre.

FLOOR AREA RATIO (FAR)

Maximum Floor Area Ratio allowed is 1.07; FAR on this project is 0.116.

BUILDING HEIGHT

The mean building height provided is 32.5'. This is an allowable height in the zoning district.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water	<u> X </u>	Roadways	<u> X </u>	Solid Waste	<u> X </u>
Recreation	<u> N/A </u>	Sewer	<u> X </u>	Drainage	<u> X </u>

Traffic Analysis

Traffic analysis was conducted by J.E. Dorman & Associates, Inc., and the report is on file in the Planning and Zoning Department - 395 trips generated.

MYLAR - SUBDIVISION OR PUD

N/A

STORMWATER

The Stormwater Management Plan for the site has been approved by the City Engineer. Approval letter issued on June 17, 1996.

** The Stormwater Management Plan was reviewed subsequent to the addition of the "employee parking area" and the approval letter was issued by the City Engineer on June 25, 1996.

A DEP permit for Stormwater Management is required prior to the issuance of a building permit.

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), you must request a variance from FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

This is a corner lot that fronts on both Emerald Coast Parkway and Gulfstarr Drive.

	<u>Required</u>	<u>Provided</u>
Front (ECP):	10'	240'
Front (Gulfstarr):	10'	88'
Side:	North-15'	15' minimum (Adjacent to Preserve)
	South-15'	20'-25' minimum
Between Bldgs.	10'	15' minimum

WHITE SANDS ZONE

This project does not lie within a White Sands Zones.

SIGNS

There is one sign shown on the site plan 15' from Emerald Coast Parkway. All signage must be permitted by the City of Destin and must comply with the City of Destin Sign Ordinance 245.

WATER/SEWER

Water and sewer are available through Destin Water Users.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department with the following conditions: 1) Sprinkler system is required; 2) A hydrant must be within 100' of the Fire Department Connection on the building. Approval letter issued May 21, 1996.

The site plan has been revised to reflect the fire department requirements.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access is provided to the project from two 27' driveways on Gulfstarr Drive. The northern entrance provides access to the employee parking area and the southern entrance provides access for hotel occupants.

SIDEWALKS

Sidewalks are required/provided.

REFUSE COLLECTION

Refuse collection is provided by dumpster pick-up as illustrated on the site plan.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

104,593 s.f. of property X 18% = 18,826 s.f. required

Site plan provides 46.2 % = 48,352 s.f. provided

TREES REQUIRED:

Reforestation 24
(1 per acre)

Perimeter 16
(1 per 25')

Parking Lot 11

Protected Trees on Site (12" to 23" diameter):	<u>None</u>
Preserved Trees on Site (24" or more diameter):	<u>None</u>
Credits for Protected/Preserved Trees:	<u>0</u>
TOTAL TREES REQUIRED:	<u>51</u>
TOTAL TREES PROVIDED:	<u>67</u>

PARKING

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

Hotel/Motel = 1 sp/room + 1sp/2 employees on shift = 66 + 2 = 68 spaces required

** An additional 20 spaces were added to the development for employee parking/overflow at the request of the Planning Commission and an additional 30 spaces were added for primary parking.

68 spaces required/118 spaces provided including 6 handicapped spaces

WETLANDS

There are Corps of Engineers (COE) jurisdictional wetlands located on this property. The applicant received a permit from COE dated 2-10-95 and a DEP exemption dated 1-26-95.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

A DEP Stormwater Permit is required and must be submitted prior to the issuance of

a building permit.

GENERAL COMMENTS

There have been no objections filed with staff regarding this proposed development.

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D.O



The City of Destin

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

July 9, 1996

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

RE: Final Development Order for Sunsail Lodge, a Major Development
#96-03

Dear Mr. Blue:

The Destin City Council approved Sunsail Lodge, a Major Development, at its meeting held on July 1, 1996. Please find attached Development Order 96-03 for Sunsail Lodge. The applicant must comply with all provisions of the Development Order and the Technical Review Committee Report.

If you have any questions or need any additional information about this Development Order, please contact my office at (904) 837-5686.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Carpenter".

Kelly Carpenter, AICP
Community Development Director

KC/ss