



The City of Destin

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

July 7, 1994

VIA FACSIMILE
AND U.S. MAIL

Mr. Freddie Schinz
Tiforp, Inc.
1018 Highway 98 East
Destin, FL 32541

DO-94-25

Re: **FINAL DEVELOPMENT ORDER FOR TIFORP, INC. COMMERCIAL OFFICE BUILDING, A MAJOR DEVELOPMENT (5-STORIES/22,400 S.F. - 1.21 ACRES)**

Dear Mr. Schinz:

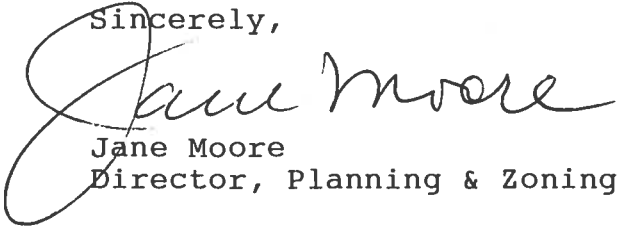
Based upon the City Council's approval of the above referenced project at its meeting on July 5, 1994, this letter will serve as your Final Development Order to include all the provisions of the enclosed Staff Report and with the following conditions:

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 July 4, 1995, or this approved Development Order will expire and the project will have to be resubmitted for review;
2. If the development is initiated within a one-year period, your concurrency status is protected for five years through July 5, 1999;
3. Any improvements that require disturbance to the City's rights-of-way or pavement cuts require (i) utility permits from the Public Works Department and appropriate bonding, and (ii) repair and restoration prior to issuance of a Certificate of Occupancy; and
4. Prior to the issuance of a building permit, a copy of a recorded document which clearly shows the perpetual easement for drainage located on the Jade East site must be received.

July 7, 1994
Mr. Freddie Schinz
Page - 2 -

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

Sincerely,

A handwritten signature in cursive script that reads "Jane Moore". The signature is written in dark ink and is positioned above the typed name and title.

Jane Moore
Director, Planning & Zoning

JM:dd
Enclosure
cc: Inspection Department

P&Z1\DEVORDER\TIFORP.OFC

**AMENDED
TECHNICAL REVIEW COMMITTEE
REPORT**

**PLANNING AND ZONING DEPARTMENT
TIFORP, INC. COMMERCIAL OFFICE BUILDING
A MAJOR DEVELOPMENT
HIGHWAY 98 EAST
JUNE 24, 1994**

ISSUE

Request approval of TIFORP, INC. COMMERCIAL OFFICE BUILDING, a Major Development. The proposed project will consist of a 5-story, 22,400 s.f. office building to be generally located on Highway 98 East, across from Big Kahuna's and west of Barnett Bank. Request is made by Mr. Freddie Schinz of Tiforp, Inc., agent for Mr. and Mrs. Lloyd Bell and Mr. James Adams, owners. The property contains 1.21 acres, more or less.

BACKGROUND

A Final Development Order was issued for Jade East Towers, a Major Development and a Project of Areawide Impact, on November 25, 1991. During that submittal process, a master plan was presented which provided for 52,577 s.f. of property to be used as commercial. The proposed office building utilizes that commercial property.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) District and the Land Use Category is Commercial. The proposed project is in compliance with these land use regulations including density, intensity and land use and outlined in the Comprehensive Plan. It falls within the 60% commercial use of the Mixed Use Category and detailed in the Comprehensive Plan and the Land Development Regulations.

CONCURRENCY MANAGEMENT

Concurrency requirements as per the Comprehensive Plan and LDR are 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>

STORMWATER

The Stormwater Management Plan was reviewed and approved by the City Engineer. The original stormwater management plan for Jade East included sufficient capacity to handle the stormwater from this site. The developer has advised that there exists a perpetual easement for drainage on the adjacent Jade East site. A site plan is on file with the City evidencing this perpetual easement on the Jade East site for drainage. A copy of a recorded document which clearly shows this perpetual easement on the Jade East site must be submitted to the City prior to the issuance of a building permit.

WATER/SEWER

Water and sewer is available through Destin Water Users. The developer is responsible for the bore under Highway 98. DWU will

tap the main, supply the pipe to the property line, and supply the meter. The backflow preventer on potable water and the fire line is the responsibility of developer and must be approved by DWU. The sewer manhole is located at the right-of-way on the south side of Highway 98.

FIRE DEPARTMENT REVIEW

The Fire Department has reviewed and approved the project with the following conditions: (i) a sprinkler system is required; and (ii) one (1) fire hydrant is required at the entrance. A fire hydrant is shown on the drawings but must receive final approval of the Fire Department.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the project is provided from Highway 98 East by a 26' driveway. DOT approval for State highways is required and the permit has been applied for. There is an existing median break which directly aligns with the entrance of the Jade East site.

SIDEWALKS

Sidewalks are in place along Highway 98 and any damage to these facilities during construction will necessitate their replacement at the developer's expense.

REFUSE COLLECTION

Refuse collection is provided by dumpster pick-up.

WHITE SANDS ZONE

The project lies within:
Zone #1 X Only white fill material may be used on site.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:
52,577 s.f. of property X 18% = 9,464 s.f. required
Site plan provides 18.5 % = 9,733 s.f. provided

TREES REQUIRED:

Reforestation 12 Perimeter 9 Parking Lot 12
(1 per acre) (1 per 25') Islands

Protected Trees on Site (12" to 23" diameter): None
Preserved Trees on Site (24" or more diameter): None
Credits for Protected/Preserved Trees : 33
TOTAL TREES REQUIRED : 33
TOTAL TREES PROVIDED : 33

PARKING

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

22,400 net leasable s.f. divided by 200 = 112 required/
112 provided

(Includes 5 handicap parking spaces)

One (1) 10' x 25' loading space is required/provided.

ENVIRONMENTAL ISSUES

To Staff's knowledge, there no wetlands on this property and no environmental issues.

GENERAL COMMENTS

There have been no objections filed with Staff regarding this project.