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The City of Destin

PLANNING & ZONING

4200 Two Trees Road, Destin, Florida 32541 (850) 837-4242 FAX (850) 837-3267

April 7, 1999

ORDER #99-10

Final Development Order:

**“TWIN LAKES”
A MIXED USE PLANNED UNIT DEVELOPMENT & SUBDIVISION:
A MAJOR DEVELOPMENT
(SP #98-59)**

Based upon the City Council’s approval of this Development Order, on March 2, 1999, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions as specified by the City Council:

BACKGROUND / ISSUE:

Applicant: HDR Engineering, Inc., David Campbell, agent
Owner: Bonezzi Development Company, Bob Bonezzi, owner
Property Location: Generally located on the south side of Airport Road between the Industrial Park to the west and White Wilson medical center on the east.
Request: Approval of a Major Development identified as “Twin Lakes-a Mixed Use Planned Unit Development (PUD)”. This PUD proposes to develop a total of 87 lots including public rights-of-way; 85 single-family lots; one (1) commercial lot (10,000 sq.ft. of office use and 10,000 sq.ft. of retail uses); and one (1) lot to be dedicated to the City for use as a park. The project will be constructed in two (2) phases. Phase I includes the platting of all of the lots, infrastructure, road dedication and construction of the 85 single-family homes. Phase II includes the commercial lot, which will be reviewed for site plan approval at a future date.
Parcel Size: 32.6 acres, more or less, including an approximate 9.83 acres of wetlands.
Land Use Designation: MU (Mixed Use)
Zoning District: RGD (Residential General Development) and BR (Business Residential) (BR is proposed)
Density: Allowed is 19.9 units per acre: 19.9 units x 22.77 acres = 453 lots

Proposed is 3.74 units per acre: 3.74 units x 22.77 acres = 85 lots
(Total site: 32.6 acres less wetlands/open water: 9.83 = 22.77 acres)
FAR for commercial lot will not exceed 1.07

Intensity: FAR for commercial lot will not exceed 1.07
Application Date: November 2, 1998, revised December 10, 1998
TRC Date: December 22, 1998 (*revised plans reviewed 11-02-98, 12-10-98, 1-05-99, & 2-1-99*)
Approved Site Plan Date: Signed and Sealed January 5, 1999 & February 1, 1999 (*stamped TRC approved February 1, 1999*)
Planning Commission Date: February 4, 1999
City Council Date: March 2, 1999

DETERMINATIONS:

The Planning Commission considered the proposal on February 4, 1999, and recommended the City Council approve the proposed project as presented by staff. *The motion passed by a 5-1 vote. Mr. Morgan voted in opposition and Ms. Drowne was absent; and*

A hearing was held by the Destin City Council on March 2, 1999, and approved the development; and

All the findings of the Technical Review Committee report dated December 22, 1998 and amended February 1, 1999, are incorporated herein.

CONDITIONS OF APPROVAL FOR "TWIN LAKES - MIXED USE PLANNED UNIT DEVELOPMENT & SUBDIVISION": A MINOR DEVELOPMENT (SP #98-59)

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

1. Construction must commence within twelve (12) months of approval of the Development Order on March 2, 1999 (no later than March 2, 2000) and must be completed as shown on plans approved by the Technical Review Committee (stamp dated 2-3-99).
2. The concurrency status of "Twin Lakes B PUD" is protected (for five years) through March 2, 2004, **IF condition Number 1 above is satisfied 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.** Construction permits must be obtained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.
3. **WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.**

4. "Twin Lakes B PUD" must obtain City of Destin permits for the following activities on and off site (These 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.
 - h. construction trailers.

Before the issuance of a clearing permit, a clearing plan must be submitted before any building permits or clearing permit will be issued. Clearing will be limited to the areas that are required for the installation of infrastructure, including related DEP filling, and no other clearing is to be preformed until individual building permits are issued. Furthermore, a list of names and addresses of the surrounding property owners within 300 feet of the subject property is required to be submitted prior to approval of the clearing permit. (Already on file in the Community Development Department).

Before the issuance of a building permit, a FDEP Stormwater Permit is required and must be submitted and reviewed by the City Engineer.

Before the issuance of a building permit, the site plan must be amended to include pedestrian crosswalks connecting the sidewalks across the rights-of-ways. Also, the sidewalk must be extended to the north to connect to the proposed sidewalk along Airport Road.

8. **Before the issuance of a building permit**, provide the City with a letter of approval from the County for right-of-way names.
9. **Before the issuance of a certificate of occupancy for any unit**, the landscape material shall be inspected by the Community Development Department to insure compliance with the Development Order.
10. **Before the issuance of a certificate of occupancy for any unit**, any damages to the existing and required five (5) foot sidewalk, adjacent to south right-of-way line of Airport Road, must be "bonded, replaced, or installed".
11. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

TWIN LAKES - MIXED USE PLANNED UNIT DEVELOPMENT & SUBDIVISION

December 22, 1998, Amended February 1, 1999

ISSUE

Applicant: HDR Engineering, Inc., David Campbell, agent
Owner: Bonezzi Development Company, Bob Bonezzi, owner
Property Location: Generally located on the south side of Airport Road between the Industrial Park to the west and White Wilson medical center on the east.
Request: Approval of a Major Development identified as "Twin Lakes-a Mixed Use Planned Unit Development (PUD)". This PUD proposes to develop a total of 87 lots including public rights-of-way; 85 single-family lots; one (1) commercial lot (10,000 sq.ft. of office use and 10,000 sq.ft. of retail uses); and one (1) lot to be dedicated to the City for use as a park. The project will be constructed in two (2) phases. Phase I includes the platting of all of the lots, infrastructure, road dedication and construction of the 85 single-family homes. Phase II includes the commercial lot, which will be reviewed for site plan approval at a future date.
Parcel Size: 32.6 acres, more or less, including an approximate 9.83 acres of wetlands.
Land Use Designation: MU (Mixed Use)
Zoning District: RGD (Residential General Development) and BR (Business Residential) (BR is proposed)
Density: Allowed is 19.9 units per acre: 19.9 units x 22.77 acres = 453 lots
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(Total site: 32.6 acres less wetlands/open water: 9.83 = 22.77 acres)
Intensity: FAR for commercial lot will not exceed 1.07
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Approved Site Plan Date: Signed and Sealed January 5, 1999 & February 1, 1999 (*stamped TRC approved February 1, 1999*)
Planning Commission Date: February 4, 1999

City Council Date: March 2, 1999

DISCUSSION:

HDR Engineering, Inc., as agent for Bonezzi Development Company, owner, requests approval of a Major Development identified as "Twin Lakes-a Mixed Use Planned Unit Development (PUD)". This PUD proposes to develop a total of 87 lots including public rights-of-way; 85 single-family lots; one (1) commercial lot (10,000 sq.ft. of office use and 10,000 sq.ft. of retail uses); and one (1) lot to be dedicated to the City for use as a park. The project will be constructed in two (2) phases. Phase I includes the platting of all of the lots, infrastructure, road dedication and construction of the 85 single-family homes. Phase II includes the commercial lot, which will be reviewed for site plan approval at a future date. The project is classified as a Major Development per the Land Development Code, Article 2, Section(s) 2.05.01.A.3.

Staff has determined that the proposed request is compatible to the surrounding area. The proposed site will generate three (3) new PM/PK hour trips that affect Segment "C"; six (6) new PM/PK hour trips that affect Segment "B"; and five (5) new PM/PK hour trips that affect Segment "A". The report has been reviewed and approved for concurrency purposes by the City's traffic consultant on January 21, 1998.

The proposed request is consistent with the Comprehensive Plan, Land Development Code, including Compatibility review, Concurrency Management review, and LOS review.

The Technical Review Committee reviewed the project on November 19, 1998, and approved the project with specific conditions and changes. These conditions and changes **have been** addressed by the applicant, as of February 1, 1999.

ZONING/COMPREHENSIVE PLAN

The property is zoned RGD (Residential General Development) and BR (Business Residential), BR is proposed; with a Land Use Category of MU (Mixed Use). The proposed project complies with the City's Land Use Requirements.

COMPATIBILITY

North: RGD & BR: vacant, health club, Airport Road
South: RGD & BT Zoning: vacant-98 Palms, Gulf power easement
East: RGD Zoning: offices, medical facilities, vacant
West: IP Zoning: industrial, DWUI, mini-storage buildings, vacant

The project, as required by the Land Development Code and Comprehensive Policy Plan, has undergone

a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

A) Permitted uses, structures and activities allowed within the land use category;

The proposed use and activity of a single-family home and office/retail development is permitted in the Mixed Use Future Land Use Category as well as the RGD & BR Zoning Districts. This Mixed Use PUD proposes to develop a total of 87 lots, including public rights-of-way; 85 single-family lots; one (1) commercial lot (10,000 sq.ft. of office use and 10,000 sq.ft. of retail uses); and one (1) lot to be dedicated to the City for use as a park. The lot sizes and uses are compatible with the existing development pattern, the current & proposed zoning, and the existing future land use designation.

B) Building location, dimensions, height, and floor area ratio;

No buildings are proposed at this time, the subdivision approval and uses, including lot sizes, are consistent with the Land Development Code and Comprehensive Plan. The developer will eventually construct 85 single-family homes, on the southern portion of the property, and add office and retail buildings on the northern portion. Setbacks have been established on the site plan and plat for the single-family homes. Building dimensions, height and floor area ratio will be reviewed when the commercial portion is developed.

C) Location and extent of parking, access drives, and service areas;

The applicant will be providing essential public rights-of-ways and interconnection of primary roadways, in accordance with both the Community Redevelopment Agency Redevelopment Plan and the Comprehensive Plan's Traffic Circulation map. Two (2) rights-of-way will connect Airport Road southward (connecting to the future roadway identified as "98 Palms Blvd" and previously known as Comp Plan Road). No parking or service areas are proposed at this time. The developer will be required to submit site plans for approval of the commercial lot #86. It will be reviewed for development order purposes, at a later date.

D) Traffic generation, hours of operation, noise levels, and outdoor lighting;

A traffic analysis, dated October 30, 1998, was conducted by Pool Engineering & Surveying Inc. This report was reviewed and approved by the City's traffic consultant. Furthermore, the City's traffic consultant determined that the end result of not lowering the LOS for Segments "A", "B", or "C" of Hwy 98, was achieved and supported. (see attached report).

In addition, based on mixed use of the PUD, the project would generate three (3) new PM/PK hour trips that affect Segment "C"; six (6) new PM/PK hour trips that affect Segment "B"; and five (5) new PM/PK hour trips that affect Segment "A". The report has been reviewed and approved for concurrency

purposes by the City's traffic consultant (on January 21, 1998). These new trips can be accommodated based on the updated traffic analysis conducted by Hamilton Smith and Associates (January 8, 1999).

A review of the traffic generated and the road layout, in relation to lot sizes, indicates that the proposed project will be compatible with the surrounding development.

E) Alteration of light and air;

There is no negative effect upon the alteration of light or air anticipated by the approval of this PUD, Subdivision, or plat. The developer will eventually construct 85 single-family homes, on the southern portion of the property, add office and retail buildings on the northern portion. Setbacks have been established on the site plan and plat for the single-family homes. Building dimensions, height and floor area ratio will be reviewed when the commercial portion is developed. The maximum height for the single-family homes is 35' to the mean of the roof.

F) Setbacks and buffers.

The site plan, subdivision, and plat meets the open space and landscape requirements. This is further detailed on page 8, of this report.

DENSITY

Allowed is 19.9 units per acre: $19.9 \text{ units} \times 22.77 \text{ acres} = 453 \text{ lots}$

Proposed is 3.74 units per acre: $3.74 \text{ units} \times 22.77 \text{ acres} = 85 \text{ lots}$

Note 1): Total site: 32.6 acres less wetlands/open water: 9.83 = 22.77 acres

Note 2): no transfers of density from the wetlands were taken into consideration for this project due to the number of proposed units being limited by the developer (only building 19% of possible units).

HEIGHT

The proposed project contains 85 single-family lots and one commercial lot. The commercial lot is being approved for use and lot size only. A separate site plan and approval will be required for the commercial lot, prior to issuance of a building permit. Maximum height for each single-family home is 35'.

FLOOR AREA RATIO

n/a

RIGHT-OF-WAY DEDICATION

Right-of-way dedication is requested and must be approved by the City Engineer and by the City Council. Future and proposed roads must be built to City Code. Acceptance of the improvements within the proposed rights-of-way will only take place after the final inspection of the installed infrastructure is complete.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

TRAFFIC ANALYSIS

A traffic analysis, dated October 30, 1998, was conducted by Pool Engineering & Surveying Inc. This report was reviewed and approved by the City's traffic consultant. Furthermore, the City's traffic consultant determined that the end result of not lowering the LOS for Segments "A", "B", or "C" of Hwy 98, was achieved and supported. (see attached report).

In addition, based on mixed use of the PUD, the project would generate three (3) new PM/PK hour trips that affect Segment "C"; six (6) new PM/PK hour trips that affect Segment "B"; and five (5) new PM/PK hour trips that affect Segment "A". The report has been reviewed and approved for concurrency purposes by the City's traffic consultant (on January 21, 1998). These new trips can be accommodated based on the updated traffic analysis conducted by Hamilton Smith and Associates (January 8, 1999).

The applicant will be providing essential public rights-of-ways and interconnection of primary roadways, in accordance with both the Community Redevelopment Agency Redevelopment Plan and the Comprehensive Plan's Traffic Circulation map. Two (2) rights-of-way will be connected from Airport Road southward (connecting to the future roadway identified as "98 Palms Blvd" and previously known as Comp Plan Road).

A review of the traffic generated and the road layout, in relation to lot sizes, indicates that the proposed project will be compatible with the surrounding development.

SUBDIVISION OR PUD - PLAT

This project is a mixed-use subdivision (Mixed Use Planned Unit Development), which requires a plat. The plat has been approved by the City's Surveyor, however, staff recommends that the dedication language be amended to only dedicate the "streets, alleys, and rights-of-way shown" as well as the existing Gulf Power easement and Lot 87 (park).

AIRPORT PROTECTION

The subject site is not located within the airport protection area. 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

<u>Single-family Lot</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front:	20'	20	10' FPLA
Rear:	10'	10'	n/a
Sides:	5'	5'	5' common boundary
Corner (secondary front):	10'	10'	10' FPLA
*Corner (secondary front):	5'	5'	n/a
*(for lots #1, #62, #68, #74, #80, #61)			

NOTE: The 5' common boundary, front perimeter boundary, and reforestation requirements must meet Code for each single-family lot.

WHITE SANDS ZONE

The project is **not** located within White Sand Zone I or II.

SIGNS

A single subdivision entrance sign is requested for this project, location of sign is within the new right-of-way connecting to Airport Road. This sign may be approved as shown on the attached detail. Note: A sign permit is still required for the entrance sign. Any future signage requested must comply with the Land Development Code, Appendix "A".

WATER/SEWER

Destin Water User's Inc. approved the project in a letter dated February 3, 1999.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project in a letter dated December 22, 1998

OKALOOSA GAS

Okaloosa Gas approved the project at the December 22, 1998, TRC meeting.

UNIVERSAL COM

Universal Com approved the project at the December 22, 1998, TRC meeting.

SPRINT

Sprint approved the project at the December 22, 1998, TRC meeting.

UTILITIES

Underground utilities are required.

STORMWATER

The City Engineer approved the stormwater plan in a memorandum dated February 12, 1999, with four (4) conditions. These conditions are detailed on page 12, of this report.

INGRESS/EGRESS

The applicant will be providing essential public rights-of-ways and interconnections of primary roadways, in accordance with both the Community Redevelopment Agency Redevelopment Plan and the Comprehensive Plan's Traffic Circulation map. Two (2) rights-of-way will connect Airport Road southward (connecting to the future roadway identified as "98 Palms Blvd" and previously known as Comp Plan Road).

In addition, based on mixed use of the PUD, the project would generate three (3) new PM/PK hour trips that affect Segment "C"; six (6) new PM/PK hour trips that affect Segment "B"; and five (5) new PM/PK hour trips that affect Segment "A". The report has been reviewed and approved for concurrency purposes by the City's traffic consultant (on January 21, 1998). These new trips can be accommodated based on the updated traffic analysis conducted by Hamilton Smith and Associates (January 8, 1999).

SIDEWALKS

A five (5) ft. wide sidewalk is required along all proposed and existing rights-of-ways and must be shown on the plat. Prior to acceptance of the infrastructure, all required sidewalks must be either bonded or installed. Prior to the issuance of a certificate of occupancy for any single-family home, the required sidewalks must be installed. However, upon the completion of the 63rd single-family home, all remaining sidewalks, to be installed, shall be installed prior to the completion of the 64th single-family

home. If any existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer. NOTE: please provide pedestrian cross walks on the rights-of-ways to connect sidewalks.

REFUSE COLLECTION

Trash collection is provided by curbside pickup for the 85 single-family lots.

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE:

- Lots 1-85: Each single-family lot shall provide **18%** open space
- Lot 86: Commercial lot will be required to provide 18% open space (during its separate site plan approval process).
- Lot 87: City dedicated lot will be required to provide 18% open space (during its separate site plan approval process).
- Common area: 18% open space shall be required to be maintained as open space.

TREES REQUIRED:

Reforestation:

- Lots 1-85: Each single-family lot shall provide 1 tree per .10 acre on site.
- Lot 86: Commercial lot will be required to provide and maintain 1 tree per 0.10 acre.
- Lot 87: City dedicated lot will be required to provide and maintain 1 tree per 0.10 acre.
- Common area: 1 tree per .10 acres shall be required to be installed and/or maintained.

Perimeter:

- Lots 1-85: Each single-family lot shall provide 1 tree per 25' or fraction thereof of street frontage within the front yard of each lot.
- Lot 86: Commercial lot will be required to provide and maintain 1 tree per 25' or fraction thereof of street frontage within the front 10' of the lot.
- Lot 87: City dedicated lot will be required to provide and maintain 1 tree per 25' or fraction thereof of street frontage within the front 10' of the lot.

Common area: 1 tree per 25' or fraction thereof of street frontage within the front yard of each common area shall be installed and maintained

Buffers:

Lots 1-85: n/a
Lot 86: Commercial lot will be required to provide and maintain a minimum of a 10' wide vegetative buffer along its south property line (lot 86).
Lot 87: n/a
Common area: n/a

Replacement of protected trees: should any of the protected or preserve trees be removed or destroyed by any means, other than those located within the footprint of a building, within or in areas of FDEP fill required to level a wetland lot with road grade the road rights-of-ways, **they shall be replaced by a rate of one tree for each inch over 11 inches of diameter at breast height.**

Protected Trees on Site (12" to 23" diameter):	<u>653</u>
Preserved Trees on Site (24" or more diameter):	<u>1</u>
Protected Trees being removed:	<u>0</u>
Preserved Trees being removed:	<u>0</u>
Protected Trees located in r-o-w:	<u>85</u>
Preserved Trees located in r-o-w:	<u>0</u>

PARKING

Parking for the project is based on the following calculations:

Per code:

Dwelling unit: 2 spaces per unit

85 lots/units = 170 (2 per household)

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.
A DEP wetland permit is required and must be submitted prior to the issuance of a building permit.
A COE permit is required and must be submitted prior to the issuance of a building permit.

COMMENTS

There have been no comments of support or opposition filed with Staff regarding this project.

CONDITIONS:

Per Community Development:

1. The site plan must be amended, prior to issuance of a building permit, to include pedestrian cross-walks connecting the sidewalks across the rights-of-ways. Also must extend the sidewalk north to connect to the sidewalk proposed along Airport Road.
2. A clearing plan must be submitted before any building permits or clearing permit will be issued. Clearing will be limited to required infrastructure, including permitted DEP filling, provided no other clearing or unnecessary clearing is conducted until individual building permits are received.
3. Provide the City with a letter of approval from the County for right-of-ways names.
4. Recording of the Plat, with the amended dedication language, is required before issuance of a building permit.

Engineering Department:

1. Requires copies of DEP/COE permits.
2. Water quality reports prior to and after construction of subdivision
3. Maintenance of Lake, weir, common areas and stormwater facilities, other than those in dedicated right-of-way and park area, shall be the responsibility of the developer/HOA. Submit a proposed maintenance plan and budget for approval prior to issuance of a building permit.
4. Submit and Operation & Maintenance Plan which shall be acknowledged and signed by the owner prior to obtaining a certificate of occupancy.



Robert P. Franke, AICP Date 4/8/99
Community Development Director



Robert A. Bonezzi Date 4/12/99
President Bonezzi Development