

D.O. file



The City of Destin

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

DO-96-30

April 18, 1996

VIA FACSIMILE
AND U.S. MAIL

Mr. Spence King
Choctaw Engineering, Inc.
112 Truxton Avenue
Ft. Walton Beach, FL 32547

Re: FINAL DEVELOPMENT ORDER FOR BARATARIA CONDOMINIUM, A
MAJOR DEVELOPMENT (17 units; 9,216 s.f. 3-story bldg/0.838 acres)

Dear Mr. King:

Based upon the City Council's approval of the above-referenced project at its meeting on April 15, 1996, this letter will serve as your Final Development Order to include all the provisions of the enclosed Technical Review Committee 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 not later than April 14, 1997, 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 April 15, 2001;
3. Any improvements that require disturbance to the City's rights-of-way or pavement cuts require utility permits from the Public Works Department and appropriate bonding;
4. This project lies within White Sands Zone #1. All fill material must comply with the City's White Sands Ordinance 029.2.

Prior to the issuance of a building permit, the following items must be received:

1. Official condominium documents to reflect short-term "resort" rental provisions.

Once construction is completed and prior to the issuance of a Certificate of

Occupancy, the following is required by the City:

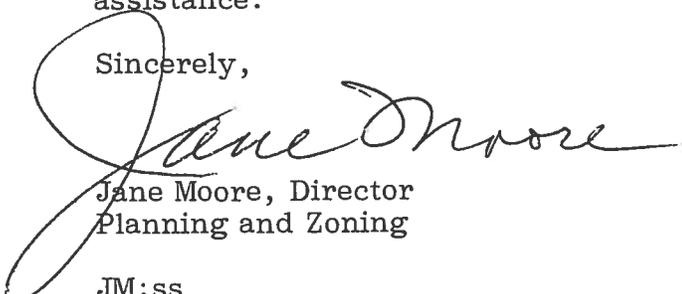
1. The Project Engineer must certify that the facilities were build in compliance with the Stormwater Management Plan (this is in addition to any threshold inspections, etc. required by the Building Department); and

2. Developer must provide one 24" X 36" recorded copy of the "As-Built" overall site plan and one 11" X 17" site plan for the permanent record.

The process you have just completed provides you with site plan approval and the opportunity to pursue permits for construction. Building permits and specific construction requirements are to be coordinated with the Building Department. Pam Adams is the Permit Clerk and Larry Ballard is the Building Official.

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

Sincerely,



Jane Moore, Director
Planning and Zoning

JM:ss

Enclosures

cc: Inspection Department (w/Enclosures)
Jasper J. Dennision

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AMENDED TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT BARATARIA CONDOMINIUM A MAJOR DEVELOPMENT U.S. HIGHWAY 98 BETWEEN MARLER ST. AND PALMETTO ST. MARCH 21, 1996

ISSUE

Request approval of BARATARIA CONDOMINIUM, a Major Development, consisting of one 3-story building with a total of 9,216 S.F. containing 17 units, to be generally located on the south side of U.S. Highway 98 between the Destin Renaissance building and the East Pass Marina, Destin, Florida. Request is made by Mr. Spence King, Choctaw Engineering, Inc., as agent for Mr. Jasper J. Dennison, owner. The property contains 0.838 acres, more or less. (Note: this application was originally submitted for 19 units which was in excess of the allowable density under the Comprehensive Plan. The density was reduced prior to the Planning Commission meeting from the requested 19 d.u. to 17 d.u.)

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) District and the Land Use Category is MU (Mixed Use). Maximum Density for residential dwelling units in the Mixed Use Category under the most recent Comprehensive Plan Amendment is 19.99 d.u. per acre. The proposed land use and density is in compliance with these land use regulations.

COMPATIBILITY

The property located to the north consist of the Destin Renaissance Building which is a mixed use project containing residential on the upper level and commercial on the lower level. The project is in proximity to commercial fishing marinas along the Destin Harbor, including East Pass Marina, and other commercial enterprises including two restaurant/lounges (The Boathouse and Kangaroo Jack's). There is a single family dwelling on the property which is proposed to be demolished.

Staff's major concern about compatibility would be noise intrusion from the existing restaurants on the Harbor. Construction standards must include additional soundproofing similar to construction standards around the Airport. Staff also recommends that the seller be required to include disclosure in their Condominium Documents and at the time of sale of the units that the project is located within proximity to commercial enterprises which may produce noise levels from time to time which may be considered by some to be intrusive. A sample disclosure form is attached to this report.

FLOOR AREA RATIO

Maximum Floor Area Ratio allowed is 1.07. The floor area ratio for this project is 0.25.

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> N/A </u>	Drainage	<u> X </u>

TRAFFIC ANALYSIS

A traffic analysis was performed by Choctaw Engineering, Inc. and is on file in the Planning and Zoning Department. The total number of new trips generated - 99.

MYLAR - SUBDIVISION OR PUD

N/A

STORMWATER

The Stormwater Management Plan for the site has been approved by the City Engineer. A DEP permit for stormwater management is required prior to the issuance of a building permit.

AIRPORT PROTECTION

The building height is below maximum level allowed under Airport regulations.

NOTE: If the construction necessitates the use of a crane, or other obstruction, which exceeds maximum height allowed, you must have an FAA permit for temporary encroachment into this restricted area and a copy must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the air space.

SETBACKS

	<u>Required</u>	<u>Provided</u>
Front:	20'	62'
Side:	East- 15'	15'
	West- 15'	15'
Rear:	20'	21'

WHITE SANDS ZONE

The project lies within White Sands Zone #1. All fill material must comply with the White Sands Ordinance #029.1.

SIGNS

No signs are requested for this project as part of this application. Since the project owns no road frontage the project would be limited to building signs and on-premise signage at the site. All future signage must comply with the City of Destin Code of Ordinances.

WATER/SEWER

Water and sewer is available through Destin Water Users.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department. Approval letter issued dated February 20, 1996.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the property is from U.S. Highway 98 via a 24' driveway which was included in the site plans for the Destin Renaissance Building.

SIDEWALKS

Sidewalks to accommodate internal circulation are provided. There currently sidewalks along Highway 98.

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:

36,500 s.f. of property X 18% = 6,570 s.f. required

Site plan provides 27.8 % = 10,154 s.f. provided

TREES REQUIRED:

Reforestation 9 Perimeter Parking Lot 6
(1 per acre) (1 per 25')

Protected Trees on Site (12" to 23" diameter): 1

Preserved Trees on Site (24" or more diameter): 5

Credits for Protected/Preserved Trees : 24

TOTAL TREES REQUIRED :

TOTAL TREES PROVIDED :

PARKING

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

17 units X 1.75 sp/unit = 30 spaces required/34 provided

In order to qualify for resort parking, the condominium documents must reflect that this is a resort condominium and that the units are for short term rental. It is noted that there is additional area on the site which could accommodate the four additional parking spaces required should the complex be converted at a later date to permanent residential.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

DEP Stormwater Permit required.

GENERAL COMMENTS

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



96-125

Department of Environmental Protection

Lawton Chiles
Governor

Northwest District
160 Governmental Center
Pensacola, Florida 32501-5794
MAR 21 1996

Virginia B. Wetherell
Secretary

Mr. Jasper I. Dennison
211 Missile Hill Road
Santa Rosa Beach, Florida 32459

Re: Barataria Condominiums
Okaloosa County, RC46-285979

Dear Mr. Dennison:

We have reviewed your Notice of General Permit received by the Submerged Lands and Environmental Resources Program on March 14, 1996, concerning the above referenced project. The project appears to qualify for the general permit specified by Rule 62-25.801, Florida Administrative Code (F.A.C.).

Please thoroughly review and be aware of the conditions associated with the general permit (attached). Your particular attention is directed to the statement contained in the general permit which states that this general permit does not relieve you, the permittee, from obtaining a dredge and fill, collection system or distribution system permit where it is required.

We wish to point out that Rule 62-25.801, F.A.C. also requires that the permittee file an As-Built Certification with the Submerged Lands and Environmental Resources Program within thirty (30) days after the facility's completion. This certification is included as Page 4 of DEP Form 62-1.215(2), the General Permit for Stormwater Discharge Facilities.

If you have any questions about the need to obtain additional permits, or any other matters, please call me at (904) 444-8320.

Sincerely,

A handwritten signature in black ink, appearing to read "Clifford G. Street".

Clifford G. Street, P.E.
Supervisor, Engineering Support
Submerged Lands & Environmental
Resources Program

CGS:mer

Attachment

cc: George S. King, P.E.

Chuck Meister, P.E., Destin City Engineer