



The City of Destin

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

August 6, 1992

DO-92-06

Mr. John Rilee
R and R Development of Destin, Inc.
Post Office Box 5404
Destin, Florida 32540-5404

RE: FINAL DEVELOPMENT ORDER FOR COVENTRY CORNERS, A 41-LOT PLANNED UNIT DEVELOPMENT AND A MAJOR DEVELOPMENT LOCATED OFF OF BEACH DRIVE

Dear Mr. Rilee:

Based upon the City Council's approval of the above referenced project at its meeting on August 3, 1992, this letter will serve as your Final Development Order to include all the provisions of the attached Staff Report and with the following conditions:

1. It will be necessary for you to post the appropriate security for infrastructure improvements or otherwise satisfy ordinance requirements for improvements prior to releasing the Mylar for recording. This must be done prior to August 2, 1993, or this approved Development Order will expire, the Mylar will not be released, and the project will have to be resubmitted for review. All infrastructure improvements must be complete prior to issuance of individual building permits on the lots.
2. White fill material must be used on those lots which are within 600 feet of Highway 98 (see attached drawing).
3. If you elect to install street lights within the development at your expense, a street light layout must be approved by the Public Works Director prior to installation.
4. A minimum of four (4) trees per lot is required. Total number of trees required for the project is 170.
5. A 2' X 4' identification sign may be placed in the location as specified on the approved drawings (see attached drawing).
6. If the development is initiated within a one-year period your concurrency status is protected for five years through August 3, 1997.

Mr. John Rilee
Coventry Corners
8-6-92 - Page 2

Best of luck with this project. Let us know if we can be of any assistance to you.

Sincerely,



Lockwood Wernet
City Planner

LW:jf
Attachments
cc: Inspection Department

X. 2. C.

REPORT AND RECOMMENDATION

TO: Destin City Council
FROM: Planning Commission *KMB*
SUBJ.: Approval of Coventry Corners, a Planned Unit Development and Major Development, located off Beach Drive
DATE: August 3, 1992

BACKGROUND

Request for approval for Coventry Corners, a 41-lot Planned Unit Development and Major Development, located off of Beach Drive. The request is made by John Rilee, agent for Destin Church of Christ and the Henderson Beach Trust. The property contains 5.46 acres.

DISCUSSION

The Planning Commission held a Public Hearing on this project July 16, 1992. No one spoke in opposition to the project nor were any objections included in the file.

The Planning Commission, staff and developer agreed that in order for him to save as many of the existing trees along the entrance roadway, the roadbed would be located as far north as possible and still have the room for required drainage and sidewalk.

The developer is requesting permission to place a 2' x 4' identification sign within the right-of-way near Beach Drive. The requested location is indicated on the drawings, which meets the minimum front setback and is in keeping with that of similar projects which have been approved by the City.

There was some discussion regarding the possibility of naming the entrance road "Mountain Drive" and leave the circular portion named "Lola Circle" as shown on the Plat. The developer prefers that the entire street be named "Lola Circle" as shown. 911 advised City Staff on 7-27-92 that they would prefer that the new street be named something different than "Mountain Drive" in order to reduce confusion since so many people know that the existing Mountain Drive deadends into Beach Drive.

RECOMMENDATION

Based on a vote of 6-0, the Planning Commission recommends approval of Coventry Corners, including the requested identification sign, as a Planned Unit Development and a Major Development. In reviewing the project as a Major Development, the Planning Commission adopted the Staff Report as its Findings of Fact and recommended that the City Clerk retain the Mylar until ordinance compliance for infrastructure are met.

SUGGESTED MOTION

Move that we approve Coventry Corners, a Planned Unit Development and a Major Development, and that the project be allowed to place a 2' x 4' identification sign in the location specified on their drawings, and that the City Clerk retain the Mylar until ordinance compliance for infrastructure are met.

Review & Approved By: *PC* *M* *QJB 7-29-92*
City Mgr. P&Z Dir. PWD
7.29.92 7.29.92

STAFF REPORT

PLANNING AND ZONING DEPARTMENT
COVENTRY CORNERS
A PLANNED UNIT DEVELOPMENT AND MAJOR DEVELOPMENT
BEACH DRIVE
JULY 16, 1992

ISSUE

Request for approval for Coventry Corners, a 41-lot Planned Unit Development and Major Development, located off of Beach Drive. The request is made by John Rilee, agent for Destin Church of Christ and the Henderson Beach Trust. The property contains 5.46 acres.

BACKGROUND

This property is nestled off of Beach Drive between the Church of Christ and the Circle K Convenience store. It backs up to the Admiral Benbow motel. There is a new street, Lola Circle, which is directly across from the intersection of Mountain Drive and Beach Drive which leads into the development.

ZONING/COMPREHENSIVE PLAN

The property is zoned Business Tourism (BT) and the Land Use Category is Commercial. Traditionally land uses allowed within the Business Districts would be allowed within the Commercial designation. Planned Unit Developments are allowed in the Business Tourism district. Staff's interpretation is that this is an appropriate land use in accordance with previous projects approved in the Business Tourism district. Density for the project is 7.5 units per acre. Developer is mitigating conflicts with fencing.

CONCURRENCY

Concurrency requirements 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>

SUBDIVISION MYLAR

The mylar has been submitted as required. The Covenants, Restrictions and Reservations have been submitted to the City Attorney for review.

SIGNS

The developer is requesting a sign to be located at the intersection of Lola Circle and Beach Drive (highlighted in pink on the attached 11" x 17" site plan). Since this requested sign lies within the right-of-way, it needs to be specifically addressed in the review process.

STORMWATER

The Stormwater Management Plan has been approved by the City Engineer and is to be installed as part of infrastructure.

Staff Report
Coventry Corners
7-16-92 - Page Two

UTILITIES-- Underground utilities required.

WATER/SEWER

Water and sewer are available through Destin Water Users.

INGRESS\EGRESS

Ingress is provided through a new street, Lola Circle, off Beach Drive. The name for this street has been approved for 911. This will become a public street and meets all the right-of-way requirements. Lola Drive directly intersects with Mountain Drive and is located 458' from the service road behind Circle K. While it is only 67' from the Church of Christ parking lot entrance, this location is preferred because the street needed to either intersect with Mountain Drive or have at least a 150' distance separating the two. If the driveway were moved 150' further south, this would place it too close to the intersection of Highway 98 and the stack lane on Beach Drive thereby creating greater traffic conflicts. The paving was off-set within the ROW to maximize a buffer area between existing developments. Staff recommends the location of this street as proposed.

SIDEWALKS

Sidewalks are required and are shown on the site plan and the mylar. The plan also includes sidewalks the entire distance of Lola Circle from Beach Drive into the Planned Unit Development. Staff recommends that the portion of the sidewalk along the street coming into the development be installed by the developer as part of the infrastructure requirements. The sidewalks within the development would be installed at the time of development of the individual lots in keeping with current practices.

WHITE SANDS ZONE

The project partially lies within Zone #1. White fill material must be used on those lots which are within 600' of Highway 98 (see 11" x 17" drawing -- area shaded yellow).

AIRPORT PROTECTION

The project is outside the airport protection area.

SETBACKS

The site plan shows typical footprints and setbacks which comply with the minimum requirements of 20' for front setback; 10' between buildings (5' setback on each side lot line) and 10' rear setback.

STREET LIGHTS - LIGHTING PROVISIONS

The developer has not indicated whether or not he intends to place street lights within the development at his expense. If he should elect to do so, however, he must bear the entire cost of these lights because the City will not pay for any additional facilities

charges. If the lights are installed and paid for by the Developer, the City will pay the base electricity bill. The streetlight layout must be approved by the Public Works Director prior to installation.

LANDSCAPE

The site plan meets or exceeds the City requirements as follows:

OPEN SPACE:

In determining the extent the project will comply with open space requirement, the engineer calculated the smallest lot, deducted the maximum building area, and arrived at a calculation of 58% open space for the smallest lot if the structure is built the maximum size allowed. (Engineers calculations are included as part of this staff report). Traditionally these types of developments exceed open space requirement.

TREES REQUIRED:

Reforestation	<u>55</u>	Perimeter	<u>32 (entry road--445')</u> <u>83 (within PUD --1041' x 2)</u> <u>(1 per 25')</u>
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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>none</u>
TOTAL TREES REQUIRED	: <u>170</u>
TOTAL TREES PROVIDED	: <u>170</u>

Each lot within the PUD would be required to have a minimum of 4 trees. The developer will be responsible for the trees along the perimeter entrance road and this can be effected by leaving the site in its natural state because it is heavily wooded.

BUFFER ZONE REQUIRED none **PROVIDED** SEE BELOW

Developer has stated he would install a fence adjacent to the PUD along the south side of the property nearest Circle K to help mitigate adjacent conflicting land uses and reduce impact of adjacent commercial development. Because the Admiral Benbow motel abuts this project, and this portion of its building is a solid wall with no openings and no lights within this area, the developer has indicated he has no plans to continue the fence line along the eastern property boundary. Staff has no problem with this approach.

PARKING

Parking for the lots will be provided on each site. The typical drawings shows compliance.

Staff Report
Coventry Corners
7-16-92 - Page Four

REFUSE COLLECTION

Refuse collection is handled by :
Curbside pickup: X Dumpster n/a

FIRE DEPARTMENT REVIEW

The Project has been reviewed and approved by the Fire Department.

ENVIRONMENTAL ISSUES

There are no environmental issues relating to this project.

STATE\FEDERAL PERMITS REQUIRED:

DNR n/a COE n/a DER n/a

GENERAL COMMENTS

The Planning Commission should include in its recommendation a statement regarding (1) the location of the requested sign; (2) instructions that the City Clerk retain the Mylar until ordinance compliance for infrastructure are met.

MEMORANDUM:

TO: Permit Office

FROM: Jane Moore, Director, P & Z

SUBJ: Building Permits for **Coventry Corners**

DATE: November 20, 1992

Please be advised that Rilee Construction Company will be allowed to obtain building permits in the **Coventry Corners Planned Unit Development** off Beach Drive. They have posted the necessary bond for the infrastructure which is nearly complete. They have been advised that any building permits they pull prior to completion and acceptance of all infrastructure will have the caveat that no certificate of occupancy will be granted until infrastructure completion and acceptance.

JM

APPLICATION FOR RELEASE OF MYLAR

NAME OF SUBDIVISION/PUD: COVENTRY CORNERS - A 41-LOT PUD

NOTICE TO CITY CLERK: 8/6/92
(date)

FROM: PUBLIC WORKS DIRECTOR AND PLANNING AND ZONING DIRECTOR

The Mylar for the above project may be released for recording because the following criteria has been met:

1. The surety bond for the infrastructure has been posted in the amount of \$149,735.^{75/100} and conditions of the DEVELOPMENT ORDER have been satisfied;

OR

2. The developer has completed the required infrastructure and the improvements conform to City standards:

- a. right-of-way cleared
- b. pavement and curbs meet all requirements (including width thickness testing);
- c. stormwater management plan completed and certified by engineer of record for the project;
- d. underground utilities in place;
- e. maintenance bond posted;
- f. City Council accepted streets into road system; and
- g. all conditions of DEVELOPMENT ORDER have been met

Based on all requirements being fulfilled, the City Clerk is authorized to release the three copies of the Mylar on file in City Hall to the developer for recordation.

Danell S. Banhill
Public Works Director

[Signature]
Planning & Zoning Director

Date: 8/6/92

Date: 8/7/92

INSTRUCTIONS TO THE DEVELOPER

The three (3) copies of the Mylar for the above project have been released to you for recording with the Clerk of the Circuit Court of Okaloosa County. When these have been recorded you are required to return to the City of Destin, Planning and Zoning Department, the following items:

- 1. One (1) copy of the Recorded Mylar _____
- 2. Three (3) blueprints of the Recorded Mylar _____
- 3. One (1) 11" x 17" reduced copy _____

NOTE: NO BUILDING PERMITS WILL BE ISSUED FOR THE PROJECT PRIOR TO THE COMPLETION OF ALL INFRASTRUCTURE IMPROVEMENTS AND THE ABOVE COPIES OF THE RECORDED MYLAR ARE RECEIVED IN THE PLANNING AND ZONING OFFICE

unless through some registered agreement approved by City attorney. jm