



The City of Destin

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

ORDER # 96-04

Final Development Order: DESTIN AUTO INC., (CARMELLA BELL)

Type of Development:	Major Development
Acres:	1.24 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:	9,500 s.f.
Owner:	Carmella Bell
Property Address:	Emerald Coast Parkway
Property Legal Description:	N/A

Determinations:

1. A valid preliminary development order dated March 21, 1996, exists for Destin Auto Inc. (Carmella Bell); and,
2. All conditions of the preliminary development order (attached hereto as Exhibit 1) have been met by Destin Auto Inc. (Carmella Bell); and,
3. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval of DESTIN AUTO INC., (Carmella Bell), Major Development:

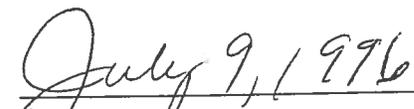
Pursuant to the City of Destin Land Development Regulations and the City of Destin Code of Ordinances:

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 Destin Auto Inc., (Carmella Bell) is identified in the attached Technical Review Committee Report dated June 6, 1996 and identified as Exhibit 2 here to.
3. The concurrency status of Destin Auto Inc., (Carmella Bell) is protected (for five years) through July 1, 2001, IF Destin Auto Inc., (Carmella Bell) 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 Protections (DEP) permit for Destin Auto Inc., (Carmella Bell) must be presented to the city for the Stormwater Discharge Facility prior to the issuance of a building permit.
6. An executed and recorded Encroachment Agreement with Gulf Power must be provided by the applicant to the City prior to the issuance of a building permit.



Kelly Carpenter, AICP
Community Development Director



Date

cc: Permit Department
Carmella Bell

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The City of Destin



Project

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

March 21, 1996

VIA FACSIMILE
AND U.S. MAIL

Mr. Spence King,
Choctaw Engineering, Inc.
Agent for Carmella Bell
112 Truxton Avenue
Fort Walton Beach, FL 32547

Re: Destin Auto Inc. (FKA Carmella Bell)

Dear Mr. King:

At the meeting of the Technical Review Committee on March 19, 1996, the following deficiencies and changes were noted to the plans for Destin Auto Inc., (FKA Carmella Bell). The required revisions and issues must be addressed and the required information or changes submitted to the City not later than 2:00 p.m. Friday, April 5, 1996, in order for your project to be reviewed by the Planning Commission:

1. Two fire hydrants will be required. One at the entrance. One adjacent to the 4-story building.
2. The project was rejected by Destin Water Users, Inc., because the plans submitted did not include plans for Water Service. The project must receive approval from DWU.
3. The owner must provide written approval from Gulf Power for both the location of the 4-story building in proximity to the transformer R.O.W. and the single story office building located under the lines in the R.O.W.
4. The owner must execute a "Release of Liability" from Gulf Power and provide the City with a copy of the executed document.
5. Operation and Maintenance Plan for stormwater facility must be provided for the owner.
6. DEP permit must be filed with the City prior to the issuance of a building permit.
7. The floor slab elevation is less than 9" above the adjacent highway, this must be addressed by the project engineer.

Mr. Spence King
Destin Auto Inc.
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8. The owner must provide copies of the DOT permits for driveways and drainage prior to the issuance of a building permit.
9. The parking rows must terminate in a 10 X 10 landscaped island, this must be reflected in the revised plans.
10. The owner must provide a set of architectural drawings for the project.
11. Must provide one reduced 11 X 17 site plan.

If you need any further assistance, please do not hesitate to contact my office.

Sincerely,



Michael W. Chinn
City Planner

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TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT
DESTIN AUTO INC.
A MAJOR DEVELOPMENT
EMERALD COAST PARKWAY
JUNE 6, 1996

ISSUE

Request approval of DESTIN AUTO INC., a Major Development, consisting of one four-story office building with 9,500 s.f., to be located on Emerald Coast Parkway beside the Gulf Power station, Destin, Florida. Request is made by Mr. Spence King, Choctaw Engineering, Inc., as agent for Carmella Bell, owner. The property contains 1.24 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 project is in compliance with these land use regulations.

COMPATIBILITY

North: Residential development (Kelly Plantation) lying within the unincorporated area of Okaloosa County.

South & West: Henderson Beach State Park

East: Gulf Power facility

GULF POWER

This project lies within the Gulf Power Easement. Portions of the parking areas lie beneath the Gulf Power transmission lines. The Applicant must provide the City with a written "notice of no objection" from Gulf Power in order to develop within the Gulf Power Easement.

FLOOR AREA RATIO (FAR)

Maximum Floor Area Ratio allowed is 1.07; FAR on this project is 0.18.

BUILDING HEIGHT

The overall height of the office building, according to the applicant, is approximately 60' (4 stories). To date, no architectural plans have been submitted. This height, as indicated by the applicant, is consistent with the requirements of the zoning category.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

Traffic analysis was conducted by Choctaw Engineering, Inc., and the report is on file in the Planning and Zoning Department - 155 AADT generated.

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.

If the area designated beyond the "Limits of Construction" on the site plan is to be improved, an approved Stormwater Management plan and a DEP permit for Stormwater Discharge must be obtained by the applicant prior to the issuance of any building permit on this section of the parcel.

AIRPORT PROTECTION - N/A

NOTE: If the construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR77 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 placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

	<u>Required</u>	<u>Provided</u>
Front:	10'	10'
Side:	East- 20'	20'
	West- 20'	87'
Rear:	25'	102'
Between Bldgs.	10'	140'

WHITE SANDS ZONE

This project does not lie within a White Sands Zones.

SIGNS

No signs are requested as a part of this application. Any future signage must comply with the City of Destin sign ordinance.

WATER/SEWER

Water is available through Destin Water Users.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department. Approval letter issued March 19, 1996.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access is provided to the project from one existing 24' driveway off of Emerald Coast Parkway which has been permitted by DOT. Applicant must provide a current valid copy of the DOT permit.

SIDEWALKS

Sidewalks are required.

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:

54,014 s.f. of property X 18% = 9,722 s.f. required

Site plan provides 57 % = 30,787 s.f. provided

TREES REQUIRED:

Reforestation 13 (1 per acre) Perimeter 27 (1 per 25') Parking Lot 12

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>52</u>
TOTAL TREES PROVIDED	:	<u>52</u>

PARKING

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

Office Space =

1 space/200 square feet : 9,500/200 = 48 spaces required/55 spaces provided
(includes 3 handicap spaces)

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 project.

STAFF COMMENTS

This project previously consisted of an additional car sales facility; however, the applicant has removed this sales facility from the site plan and has indicated the area on the site plan as reserved for future development.

There were also previously unresolved issues that have since been resolved:

1. The Gulf Power letter of "no objection" was received on June 4, 1996.
2. Architectural Plans that show building elevation were received on May 16, 1996.
3. Applicant provided DOT permit and driveway connection installation has been completed.
4. The area for car storage is not necessary as the sales facility has been removed from the site plan.

D.O.



The City of Destin

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

July 9, 1996

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

RE: Final Development Order for Destin Auto Inc., (Carmella Bell), a Major Development #96-04

Dear Mr. King:

The Destin City Council approved Destin Auto Inc., (Carmella Bell), a Major Development, at its meeting held on July 1, 1996. Please find attached Development Order 96-04 for Destin Auto Inc. (Carmella Bell). The applicant must comply with all provisions of the Development Order and the Technical Review Committee Report. Please note that any future development on site that exceeds the approved site plan must be presented to, reviewed by and approved by both the City Council and the Planning Commission.

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

Sincerely,


Kelly Carpenter, AICP
Community Development Director

KC/ss