



The City of Destin

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

DO-96-28
Amended

August 8, 1996

VIA FACSIMILE
AND U.S. MAIL

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

Re: **AMENDED FINAL DEVELOPMENT ORDER FOR
HAMPTON INN ADDITION, A MAJOR DEVELOPMENT (33 units;
15,743 s.f. 2-story bldg/3.522 acres)**

Dear Mr. King:

Based upon the City Council's approval of the above-referenced project at its meeting on April 1, 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 March 31, 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 1, 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. A DEP permit for stormwater management is required prior to the issuance of a building permit.

5. This project lies within White Sands Zone #2. All fill material must comply with the City's White Sands Ordinance 029.1.

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,



Kelly Carpenter, AICP
Community Development Director

KC:ss

Enclosures

cc: Inspection Department (w/Enclosures)
McNeill Investment Company, Inc.

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The City of Destin

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

August 7, 1996

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

RE: Amended Development Order for Hampton Inn

Dear Mr. King:

Mr. Haskell Cartwright wrote a letter to Michael Chinn, City Planner, dated August 7, 1996, in which he informed this department of an error in the original Hampton Inn Development Order dated April 5, 1996. The original Development Order stated that the Hampton Inn Addition would contain 33 units with 15,528 s.f. According to Mr. Cartwright's letter, this original square footage did not include the elevator nor the storage room even though they were both shown on the plans that were approved by the City Council. The correct square footage is 15,743 s.f. This error was the result of a clerical oversight.

It is the understanding of this department that this modification to the development order is purely clerical in nature and will not increase impervious area nor density. Therefore, the text of the Development Order will be modified to read "the Hampton Inn Addition contains 33 units, 15,743 s.f. in a two-story building."

If you have any further questions regarding this matter, please contact this office.

Sincerely,

Kelly Carpenter, AICP
Community Development Director

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The City of Destin



D.O. file

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

DO-96-28

April 5, 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 HAMPTON INN ADDITION, A
MAJOR DEVELOPMENT (33 units; 15,528 s.f. 2-story bldg/3.522 acres)

Dear Mr. King:

Based upon the City Council's approval of the above-referenced project at its meeting on April 1, 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 March 31, 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 1, 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. A DEP permit for stormwater management is required prior to the issuance of a building permit.
5. This project lies within White Sands Zone #2. All fill material must comply with the City's White Sands Ordinance 029.1.

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

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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)
McNeill Investment Company, Inc.

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TECHNICAL REVIEW COMMITTEE REPORT

**PLANNING AND ZONING DEPARTMENT
HAMPTON INN ADDITIONS
A MAJOR DEVELOPMENT**

**INTERSECTION OF SCENIC HIGHWAY 98 AND EMERALD COAST PARKWAY
MARCH 21, 1996**

ISSUE

Request approval of HAMPTON INN ADDITION, a Major Development, consisting of 33 additional lodging units. The units will be housed in one new two-story building containing 15,528 s.f. The project is located at the intersection of Scenic Highway 98 and Emerald Coast Parkway, Destin, Florida. Request is made by Mr. Spence King, Choctaw Engineering, Inc., as agent for McNeill Investment Company, Inc., owner. The total property for the entire site contains 3.522 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.

The maximum allowable density for this site is 30 lodging units per acre. With 3.522 acres contained in the site, the maximum allowable overall density is 106 units. The total units planned for this site, including the proposed addition, is 104 units.

COMPATIBILITY

The property located at the intersection of Scenic Highway 98 and Emerald Coast Parkway. Across Emerald Coast Parkway there is an existing amusement park, The Track, that is located in the unincorporated area of Okaloosa County. The project is surrounded by multi-story condominium projects, several restaurants and a small strip shopping complex. The Hampton Inn motel was constructed in 1993 and has co-existed in harmony with the surrounding land uses.

The proposed use is consistent with and compatible with the existing surrounding and adjacent uses.

FLOOR AREA RATIO

The original building contained 29,422 s.f.. This addition contains 15,528 s.f. for a total of 44,950 s.f. for the project. FAR for the entire site is 0.29.

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

Traffic analysis was prepared by Choctaw Engineering, Inc., and the report is on file in the Planning and Zoning Department. The addition will generate an additional 335 trips per day.

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.

This project is in a low area and there were stormwater management problems associated with the first phase. Modifications were made to the drainage system to better facilitate drainage.

AIRPORT PROTECTION - N/A

The project is in the approach pattern of the Destin/Ft. Walton Beach Airport. It does not exceed allowable height at this location and is in proximity to much taller structures.

NOTE: If the construction necessitates the use of a crane, or other tall obstructions, which exceed maximum height allowed, applicant 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 being erected.

SETBACKS

The project is consistent with required setbacks:

	<u>Required</u>	<u>Provided</u>
Front: (Scenic Highway 98)	10'	63'
Front: (Emerald Coast Parkway)	10'	173'
Side:	5'*	40'
Rear:	**	**
Dist. Between Bldgs:	10'	10'

*5' landscaped buffer zone is required at property line as per Ordinance 152.25.

** As a corner lot, there are only front and side setbacks required; rear yard setbacks do not apply.

WHITE SANDS ZONE

This project lies within White Sands Zone #2

All fill material must be in compliance with the White Sands Ordinance #029.1.

SIGNS

No additional signs are requested for this property. All future signage must comply with the City of Destin Code of Ordinances. The existing signage is in compliance with the current sign regulation.

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 February 20, 1996.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the property is provided by existing driveways from Scenic Highway 98. There is not access currently existing nor requested on Emerald Coast Parkway.

SIDEWALKS

Sidewalks are required/provided.

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: (Landscape calculations are for the entire project.)

OPEN SPACE:

153,665 s.f. of property X 18% = 27,660 s.f. required

Site plan provides 41.49 % = 63,761 s.f. provided

TREES REQUIRED:

Reforestation 35 Perimeter 51 Parking Lot 25
(1 per acre) (1 per 25') (1 per island)

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>111</u>
TOTAL TREES PROPOSED	:	<u>111</u>

PARKING

The project is a motel containing one-bedroom units. The project meets or exceeds the parking requirements based on the following standards:

1 space per unit plus one space for every two employees on largest shift: 104 required for motel units (entire project)
116 provided which would allow for 24 employee

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 the Staff regarding this project.

The Planning Commission must:

(1) conduct a compatibility analysis and include your conclusion in your motion to approve or deny

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