



**Walton County
Planning and Development Services**

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To: Walton County Board of County Commissioners

From: Brian L. Underwood, AICP, Senior Planner

Meeting Date: March 26, 2013

Project Name: **Inn at the Gulf Project: Number 12-00100048**

Property Owner: Emerald Coast Equities, Inc.

Applicant: Atticus Real Estate

Agent/Engineer: Robert Carroll, McNeil Carroll Engineering, Inc.

Location: Multiple parcels containing 5.74 acres located at the southwest corner of the intersection of CR30A and U.S. Highway 98, abutting Rosemary Beach.

Parcel ID: 36-3S-18-16100-000-0520; 36-3S-18-16100-000-0550; 36-3S-18-16100-000-0510; 36-3S-18-16100-000-0570; 36-3S-18-16100-000-0580

Request: Major Development Order request to construct a 125 room limited lodging facility with a 2,000 square foot restaurant located within the lodging facility. A 4,840 square foot free standing restaurant is proposed to be constructed on the site at a later date.

Land Use Category: Village Mixed Use & Neighborhood Infill (Neighborhood Commercial)

Neighborhood Plan: Inlet Beach Traditional Neighborhood Plan

Flood Zone: Zone X (Flood Insurance Rate Map, Walton Co. Florida, Panel 719)

Floor Area Ratio: Maximum allowed = 2.0 Proposed = 0.57

Impervious Surface Ratio: Maximum allowed = 0.85 Proposed = 0.61

Public Comment: A community meeting was held by the applicant on October 4, 2012 at the Inlet Beach Volunteer Fire Station. A copy of the meeting minutes and sign-in sheet are attached. On January 25, 2013, project notifications were sent by certified mail to all property owners within three-hundred feet of the site. On February 21, 2013, the project was reviewed at the Walton County Planning Commission meeting. During the Planning Commission meeting, one public comment was provided by Ms. Mary Neilson. Ms. Neilson expressed concern about the possibility of lock-out bedrooms being rented individually, at some point in the future.

Finding of Facts: Unless other evidence is presented to the contrary, the project will be consistent with the Walton County Comprehensive Plan and Land Development Code when the following comments/conditions are met:

1. All environmental conditions/comments are satisfied;
Condition: The Walton County Property Appraiser has provided documentation dated 2/14/13 identifying the total Certified Assessment Roll value of the Inn at the Gulf project site as \$1,326,327.00. Based on the total market value of the project site, the pro-rated value of the 1.23 acres proposed for the Sand Pine Scrub habitat buy-out is \$284,212.93. This payment can result in project conformance with Walton County Land Development Code Section 4.06.02.9.
2. All transportation conditions/comments are satisfied;
Condition: Comments within the Preble-Rish review memo dated 2/25/13 indicate that transportation concurrency requirements for the project can be met through proportional fair share payment in the amount of \$213,120.00.
3. All applicable permits are obtained prior to commencement of construction;
4. All applicable conditions/comments from South Walton Fire District are satisfied;
Condition: If this structure contains light weight truss construction, the proper state required signage shall be required.

Requested Action: **Motion to approve, “Inn at the Gulf,” subject to all comments and conditions being satisfied.**

DISCUSSION/FINDINGS

History: The applicant is requesting approval for a Major Development Order to construct a 125-room limited lodging facility with a 2,000 square foot restaurant within the lodging facility, and a 4,840 square foot free standing restaurant to be constructed at a later date. As the Major Development is located on the corner of County Road 30-A and U.S. Highway 98, designated Scenic Corridors, the project must be approved by the Design Review Board, Planning Commission, and Board of County

Commissioners. The site contains existing structures and requires a demolition plan. According to the Environmental / Ecological Site Assessment report, no jurisdictional wetlands are located on the property. However, the property is stated to contain 4.93 acres of Sand Pine Scrub natural vegetative community. Impact to this habitat requires a preservation plan that is consistent with provisions of Walton County Land Development Code Section 4.06.02.

The Inn at the Gulf project has been reviewed and conditionally approved by the Technical Review Committee on December 5, 2012, by the Design Review Board on February 7, 2013, and by the Walton County Planning Commission on February 21, 2013.

Existing and Future Land Use:

Area	FLUM category	Existing Use
Site	Village Mixed Use/Neighborhood Infill/Inlet Beach Neighborhood Plan - Neighborhood Commercial	Vacant Single Family Structure & Storage Building
North	Village Mixed Use	US Highway 98
South	Neighborhood Infill	C 30A
East	Village Mixed Use	C 30A
West	Neighborhood Infill/Neighborhood Commercial	Residential

Permitted Use: Village Mixed Use: General Commercial, Public Uses, Civic Uses, Entertainment & Recreation, Limited Lodging with full service (up to 125 Rooms per the Comprehensive Plan). **Neighborhood Commercial:** Business uses that serve the neighborhood & traveling public.

Accessory Structures: A swimming Pool is shown on architectural drawings and site plans. The site development plan shows that the proposed pool will be completely enclosed with an approved wall, fence, or other substantial structure, consistent with provisions of Walton County Land Development Code, Section 6.01.03 B.

Bonus Density Points: None requested.

Compatibility Analysis: Based on the information provided, the proposed development is consistent with the surrounding area and the Inlet Beach Neighborhood Plan.

Entry/Exit: Two access points will be provided from County Road 30-A, along the project's southern boundary.

Right-Of-Way / Dedication: None proposed.

Parking: Per the Land Development Code Section 5.02.00 Off-Street Parking and Loading:

Use Category	Spaces Required	Square Feet / Units	Total Spaces Required	Spaces Provided
Hotels & Motels	1.1 space per guestroom	125 guestrooms	138	138
Hotel Restaurant & Lounge	10 spaces per 1,000 square feet	2,000 sq. feet	20	20
Restaurant (Stand-alone)	1 space per 150 square feet	4,841 square feet	32	32
				3 EXTRA
TOTAL			190	193

Design Standards: All parking design standards have been met.

Offstreet Loading: The circular, off-street loading area contains a total area of 4,154 square feet of combined driving and parking surface.

Traffic Generation: **Hotel: P.M. Peak Trips = 69**
P.M. Stand-alone Restaurant: Peak Trips = 20.

Per the project agent/engineer, the internal restaurant will not create any additional trips as the restaurant will be intended to serve the hotel guests, exclusively.

Grading & Drainage: Plan is provided.

Planned Unit Development Conceptual Plan: Does not apply.

Subdivision or Multi-Family Plat: Does not apply.

Recreation Lands: Does not apply.

Building Setbacks & Height:

<i>Area</i>	<i>Required</i>	<i>Provided</i>
Front	25	25
Rear	20	95+/-
Side	15	95+/-
Height Limit	50' or 4-stories whichever is less *	Roof = 49' 4" / Elevator tower = 57'

* Cupolas, towers, spires, etc. are allowed and may extend to an additional 20 feet above roof lines or allowable height.

Buffers:

<i>Type</i>	<i>Required</i>	<i>Provided</i>
Perimeter Landscape	<i>25 foot Scenic Corridor Perimeter Buffer. If an existing sidewalk is in place, the setback is 20 feet beyond the sidewalk.</i>	<i>+/- 1,085 linear feet of existing natural vegetation preserved along perimeter of the property adjacent to the scenic corridors. Approximately 210 linear feet of perimeter buffer to be provided through vegetative re-planting. These areas are shown to vary between 20 and 30 feet in width.</i>
Adjacent Land Use	<i>20 foot (Residential/Commercial)</i>	<i>Provided through scenic corridor buffer and on-site habitat preservation standards.</i>
Wetland	<i>25-foot</i>	<i>No wetlands on site</i>
Coastal Dune Lake	<i>100-foot</i>	<i>N/A</i>
Water Body	<i>N/A</i>	<i>N/A</i>

Preservation Plan: According to the environmental / ecological site assessment report, revised February 26, 2013, the property contains +/- 4.93 acres of Sand Pine Scrub natural vegetative community. To meet requirements of the Walton County Land Development Code Section 4.06.02 (3), a revised Site Preservation Plan was submitted by the agent, dated March 14, 2013. Consistent with Land Development Code section 4.06.02 (3), a total of fifty percent of the existing on-site vegetation, including 2.46 acres, must be preserved. Alternatively, it may be agreed that twenty-five percent of the existing on-site vegetation may be preserved, including 1.23 acres, with an equivalent amount of vegetation being ‘bought out’ as may be allowed by the provisions of Walton County Comprehensive Plan Policy C-1.11.3.7.

The Site Preservation Plan dated March 14, 2013 shows a total of 1.25 acres of on-site natural vegetation proposed for preservation. The Site Preservation Plan conforms to the provisions of Land Development Code Section 4.06.02, if the proposed habitat buy-out provisions of Walton County Comprehensive Plan Policy C-1.11.3.7 are found to be an acceptable alternative for this project site. The habitat buy-out compensation for 1.23-acres of Sand Pine Scrub natural vegetative community would equal \$284,212.93, consistent with provisions of Walton County Land Development Code Section 4.06.02.9. This cost is pro-rated, based on the 2012 Certified Assessment Roll market value of the +/-5.74-acre Inn at the Gulf project site, \$1,326,327,00, as reported by the Walton County Property Appraiser in their memo dated February 14, 2013, attached.

White Sands Zone: Does not apply.

Coastal High Hazard Area: Does not apply.

Environmentally Sensitive Lands: The Walton County Environmental Department has reviewed the revised site plan, Preservation plan, and environmental / ecological site assessment report submitted by the applicant. The Environmental Department also conducted a site visit on 11/19/2012 (see attached memo from Walton County Environmental Department dated

November 19, 2012). At the time of the site visit, it was confirmed that Sand Pine Scrub upland vegetative community occurs on the project site. No other environmentally sensitive lands were noted.

Threatened/Endangered Species: The environmental / ecological site assessment report submitted by the applicant states, “The Project does not fall within designated or proposed Critical Habitat for any listed species.” The Walton County Environmental Department has acknowledged these findings in their memo dated 11/19/2012.

Archaeological Impact: The environmental assessment submitted by the applicant stated, “A review of the Florida Master Sites File did not reveal the presence of any cultural/historical resources on any of the parcels within the subject property.” The Walton County Environmental Department has acknowledged these findings in their memo dated 11/19/2012.

Hazardous Materials: The environmental assessment submitted by the applicant stated, “No environmental sites were identified within the subject property.” The Walton County Environmental Department has acknowledged these findings in their memo dated 11/19/2012.

Signs: An application for signs was not received with this submittal. All signs must conform to the standards of Land Development Code Chapter 7, *Signs* and Chapter 13, *Scenic Corridors and Vistas*.

Scenic Corridor: The property is located within the U.S. Highway 98 and CR 30A Scenic Corridors, requiring the project to conform to provisions of Land Development Code Chapter 13. The project was reviewed by the Walton County Design Review Board on February 7, 2013, resulting in conditional Board approval. As required by the conditional Board approval of February 7th, the color drawings of the typical building elevations have been submitted with accompanying color chips for the Benjamin Moore colors identified in the building elevation materials plans. Subsequently, it has been verified that the proposed colors conform with LDC Section 13.03.02 through comparison to the Munsell Book of Color, Nearly Neutrals Collection. The architectural elevation drawing containing the conforming colors is dated 3/18/13. The colors shown on this sheet include Benjamin Moore Ballet White (corresponds to Munsell color 5Y/9/0.5) and Benjamin Moore Oat Straw (corresponds to Munsell color 5Y/7.5/2).

Utilities: Water and sewer services will be provided by Inlet Beach Water System, Inc.

School Concurrency: According to an email received from Tom Blackshear dated 11/27/2012, this project will have little to no impact on Walton County’s educational facilities.

TECHNICAL REVIEW COMMITTEE

Pursuant to policy adopted by the Board of County Commissioners, projects will not be placed on any agenda until all the Technical Review comments have been satisfactorily addressed, the Fire Department has approved it, the Engineering Department has approved it, the Planning Department has approved it and GIS/IR Department as approved it.

PLANNING DEPARTMENT:

General Comments:

All Planning Department concerns have been addressed.

ENVIRONMENTAL DEPARTMENT:

The Walton County Environmental Department review memo, dated March 19, 2013 is attached. Their memo states the following:

The Walton County Environmental Department has reviewed the revised construction plans dated March 18, 2013 for the proposed 5.74-acre Inn at the Gulf development located on the east side of County Road 30A in Inlet Beach.

ENVIRONMENTAL SUMMARY:

The total preservation area required for the proposed development is 2.466 acres.

The revised construction plans indicated that 1.25 acres of Sand Pine Scrub natural vegetative community will be preserved. The applicant is proposing a 50% preservation buy out option for 1.23 acres of the required preservation area.

ENVIRONMENTAL COMMENTS:

The proposed development appears to meet the minimum Natural Resource Protection Standards of the Land Development Code. The environmental department has no further comments at this time.

EMERGENCY SERVICES DEPARTMENT: Per their email dated 2/7/13, the emergency services personnel have indicated the site has a designation of Evacuation Zone B.

9-1-1 ADDRESSING AND MAPPING DEPARTMENT: Please see attached review by the GIS Department dated 1/7/13. The GIS Department concluded that the Inn at the Gulf project meets all the specifications of County Ordinance 2006-17 at this time.

ENGINEERING (TECHNICAL) DEPARTMENT:

Per the third engineering review memo from Preble-Rish, dated 2/25/13, all engineering comments have been addressed at this time. Please see the attached memo from Preble-Rish.

ENGINEERING (TRAFFIC) DEPARTMENT:

The attached Transportation Concurrency Review memo from Preble-Rish, dated 2/25/13, identifies the following:

This project **does not** meet Walton County Transportation Concurrency under the Walton County Land Development Code Chapter III. This project impacts deficient segments of US Highway 98. The developer may be eligible to satisfy their transportation concurrency requirements through a proportional fair share contribution that shall be deposited into a special revenue fund(s) as follows:

Fair Share Fund – US 98 Transportation Corridor U098.200-E \$118,560.00

Fair Share Fund - US 98 Transportation Corridor U098.210-E \$94,560.00

Proportional Fair Share Amount \$213,120.00

FIRE DISTRICT:

Please see attached review dated 11/30/2012 from South Walton Fire District.

1. This proposed project appears to meet our fire/life safety approval at this time.
2. An auto turn analysis may be required to indicate emergency apparatus can negotiate safely through this project.
3. A more detailed review shall be required prior to the completion of this project.
4. If this structure contains light weight truss construction, the proper state required signage shall be required.

HEALTH DEPARTMENT:

Please see attached review by the Health Department dated 11/7/2012.

The Walton County Environmental Health Office has reviewed the proposed plans and has noted the following:

1. Inn at the Gulf – 12-00100048

- a. This proposal will utilize public water and sewer.

OTHER REVIEWS

None

Exhibits to report:

1. Site Location Map
2. Future Land Use Map
3. Aerial Photograph
4. Community meeting minutes and sign-in sheet dated 10/14/12
5. Final Site Development Plan, Architectural Plans, and Building Elevation Materials Sheet
6. Walton County Environmental Department memo dated 11/19/12
7. Walton County Environmental Department memo dated 3/19/13
8. Walton County GIS Department memo dated 1/7/13
9. Memo from Walton County Property Appraiser dated 2/14/13
10. Preble-Rish third engineering review memo dated 2/25/13
11. Transportation Certificate of Concurrency dated 2/25/13
12. South Walton Fire District memo dated 11/30/12
13. Walton County Health Department memo dated 11/7/12