



# The City of Destin

4200 Two Trees Road Destin, Florida 32541 (904) 837-4242 FAX (904) 837-3267

June 4, 1997

ORDER # 97-25

**Final Development Order:**

Big Kahuna's - Water Slide Addition

Based upon the approval of this minor development, this letter will serve as your Final Development Order to include all the provisions of the attached Technical Review Committee Report and with the following conditions:

**Background/Issue**

- Type of Development:** A minor development
- Applicant:** Joe Bruner: Owner, George Brown: Acting Agent.
- Property Location:** 1007 US Highway 98 East
- Request:** Approval of a Commercial Amusement Park Water Slide
- Parcel Size:** 1.24 acres (of 3.961 parcel)
- Land Use Designation:** C (Commercial)
- Zoning District:** BT (Business Tourism)
- Density:** N/A
- Intensity:** 0.08 FAR for the 1.24 acre sites
- Application Date:** May 7, 1997
- City Council Approval:** Not required for a minor development

**Determinations:**

All the findings of the Technical Review Committee report are incorporated herein.

**Conditions of Approval for Big Kahuna's - Water Slide Addition, a Minor 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 approval on June 4, 1997 (no later than June 3, 1998) or this approved Development Order will expire and the project will have to be resubmitted for review; and,
2. The concurrency status of Big Kahuna's - Water Slide Addition is identified in the

attached Technical Review Committee Report amended June 4, 1997 and identified as Exhibit 1 here to; and,

3. The concurrency status of Big Kahuna's - Water Slide Addition is protected for five years (through June 3, 2002), IF Big Kahuna's - Water Slide Addition commences development within the twelve month period following approval on June 4, 1997; and should the developer stop building for a period exceeding one year from the date of the issuance of the last building permit, then all approvals become null and void for concurrency.
4. Owner must obtain City of Destin permits for the following activities on and off site (may require appropriate bonding):
  - a. disturbance to the city's rights of way;
  - b. pavement cuts
  - c. construction of any kind
  - d. clearing and grubbing
  - e. paving, grading, drainage, sidewalks
  - f. signage
  - g. installation of utilities
5. The project lies within White Sands Zone #2. All fill material must be in compliance with the City's White Sands Ordinance.
6. An approved, valid and current Department of Environmental Protection (DEP) permit/approval of the swale exemption for Big Kahuna's - Water Slide Addition must be presented to the City prior to the issuance of any building permit.
7. Requirements identified by the Technical Review Committee:

#### ISSUE

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**Density:** N/A  
**Intensity:** N/A  
**Application Date:** May 7, 1997

This project site consists of a 3.961 acre parcel (135' x 1278') which has 1.24 acres (135' x 400') cleared for future development. This site is the western portion of the existing Big Kahuna's Park. Of that 1.24 acres, 4,360 sq. ft. will be used for a water slide. The table below pertains to this breakdown.

<u>Area</u>	<u>Acreage</u>	<u>Building Gross Square Footage</u>	<u>Use</u>
3.961 acre Parcel	1.24 acre	4,360 sq. ft.	Water slide/Amusement
Uncleared	2.721 acre	0	Future Development
<b>Total</b>	<b>3.961 acres</b>	<b>4,360 sq. ft.</b>	

### ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Land Use Category is C (Commercial). The proposed project is in compliance with the land development code.

### COMPATIBILITY

North: To the North is undeveloped parcels and north of that is a RGD Zoning District.

South: To the south is US Highway 98 East. South of the road is a BT Zoning District.

West: Big Kahuna's undeveloped property.

East: To the east the existing developed part of Big Kahuna's

### RIGHT OF WAY DEDICATION

N/A, no new ROW's are being proposed.

### MYLAR - SUBDIVISION OR PUD

N/A

### AIRPORT PROTECTION

N/A

NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

**SETBACKS**

The setbacks indicated here are for Pisces Water slide:

	<b><u>Required</u></b>	<b><u>Provided</u></b>
Front:	10'	25' from property line
Side:	N/A	5.75' east/west
Rear:	10'	100 +
Between structures.	10'	10' +

**FLOOR AREA RATIO (FAR) - COMMERCIAL AREA**

Maximum Floor Area Ratio allowed is 1.07; FAR on this project is 0.08.

<u>Lot</u>	<u>Acreage</u>	<u>Building Gross Square Footage</u>	<u>FAR</u>	<u>Use</u>
400' x 135'	1.24 acres	4360 sq. ft.	0.08	Amusement/Water Slide

**DENSITY PROPOSED - RESIDENTIAL AREA**

N/A

**BUILDING HEIGHT**

The maximum height of the proposed structure is 25 feet

**CONCURRENCY MANAGEMENT**

Concurrency requirements met:

Potable Water	<u>  X  </u>	Roadways	<u>  X  </u>	Solid Waste	<u>  X  </u>
Recreation	<u>  X  </u>	Sewer	<u>  X  </u>	Drainage	<u>  X  </u>
Fire Department	<u>  X  </u>				

**WATER/SEWER**

N/A

**Traffic Analysis**

N/A, no addition trips are projected to be created by this addition.

**INGRESS/EGRESS**

No new entrances and exits are proposed. Ingress and egress will be conducted through existing drives

**PARKING**

The total site as indicated on the submitted application has 276 permanent parking spaces and 206 over-flow parking space for a total of 482 spaces. The additional parking spaces required by this development will be part of the 482 existing parking spaces. The project meets or exceeds the parking requirements based on the following standards:

<u>Lot</u>	<u>Building Gross Square Footage</u>	<u>Parking Use Requirement</u>	<u>Total Requirement</u>
Addition 1	4,360 sq. ft.	Amusement Park - 1 space for every 150 sq. ft. of gross floor area	29

NOTE: On the submitted application, the applicant stated he had 276 permanent parking space and 206 overflow parking spaces, for a total of 482 parking spaces.

**SIDEWALKS**

Sidewalks are required and already exist.

**REFUSE COLLECTION**

Refuse collection will be provided by existing dumpsters.

**WHITE SANDS ZONE**

This project along US Highway 98 East is in White Sands Zone 2 and must meet requirements of the White Sands Zone Ordinance (ordinance 029.1).

**STORMWATER**

The Stormwater Management Plan for the site has been reviewed and accepted by the City Engineer on June 4, 1997, with the following additional requirements:

1. The Florida Department of Environmental Protection permit/approval of the swale exemption will be required prior to the issuance of a building permit.
2. The operation and maintenance plan must be provided, signed by the owner, prior to issuance of a building permit.

3. Swale must be sodded as shown on the revised approved drawings from Devon Pelham, P.E., dated May 27, 1997.

**FIRE DEPARTMENT REVIEW**

N/A for this project

**UTILITIES**

Underground utilities are required.

**GULF POWER**

N/A

**LANDSCAPE**

The project meets or exceeds the landscape requirements as follows:

**OPEN SPACE:**

**ENTIRE SITE:** (3.961 acres)

172,558 s.f. of property X 18% = 31,061 s.f. required

**Area with Pisces Waterslide Addition: (400'x135', 1.24 acres)**

54,000 s.f. of property x 18% = 9,720 s.f. required  
Site plan provides 83% = 45,000 s.f. provided

**TREES REQUIRED: For 54,000 s.f. parcel**

Reforestation 12 Perimeter 6 Parking Lot N/A  
(1 per 1/10 acre) (1 per 25')

Protected Trees on Site (12" to 23" diameter): None

Preserved Trees on Site (24" or more diameter): None

Credits for Protected/Preserved Trees: 0

TOTAL TREES REQUIRED: 18

TOTAL TREES PROVIDED: 0

**SIGNS**

No new signs are proposed with this development

**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**

Preserve as much of the existing Remanent Dune as possible in your layout and landscaping design.

**OUTSTANDING REQUIREMENTS**

DEP Stormwater Permit for swale exemption.

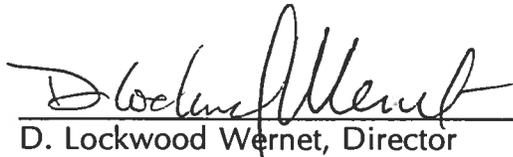
**Conditions for acquiring a Certificate of Occupancy**

Once construction is completed and prior to the issuance of a Certificate of Occupancy, the following is required by the City:

1. Project engineer must certify that the facilities were built in compliance with the Stormwater Management Plan (this is in addition to any threshold inspections, etc. required by the Building Department); and
2. Developer/owner must provide one 24" x 36" recorded copy of the "as-built" site plan and one 11 x 17 site plan for permanent record.

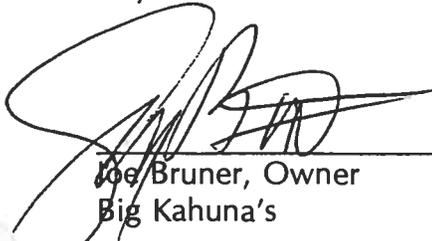
The process you have just completed provides you with site plan approval and the opportunity to pursue permits for construction. Building permits and specific construction requirements are to be coordinated with the Building Department.

Please let us know if we can be of any further assistance.



D. Lockwood Wernet, Director  
Community Development Department  
City of Destin

6/3/97  
DATE



Joe Bruner, Owner  
Big Kahuna's

6/6/97  
DATE

cc: City Clerk  
Public Works  
Permit Department  
Dan Henry, Panhandle Engineering, Inc.  
City Land Use Attorney

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**COMMUNITY DEVELOPMENT DEPARTMENT**

**BIG KAHUNA'S PISCES WATERS SLIDE (ADDITION)**

**A MAJOR DEVELOPMENT**

**1007 US HIGHWAY 98 EAST**

**May 12, 1997, Ammended June 4, 1997**

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