



The City of Destin

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

October 25, 1994

VIA FACSIMILE
AND U.S. MAIL

Mr. Lloyd Blue
P.O. Box 5559
Destin, FL 32540

DO-94-35

Re: **FINAL DEVELOPMENT ORDER FOR CRYSTAL BEACH PLAZA, A COMMERCIAL SUBDIVISION AND A MAJOR DEVELOPMENT (SUBDIVISION OF 19 ACRES INTO 8 COMMERCIAL LOTS)**

Dear Mr. Blue:

Based upon the City Council's approval of the above referenced project at its meeting on October 17, 1994, 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. The approval of this project is for parcelization only and it will be necessary for each individual parcel being developed to submit specific plans, concurrency, stormwater management, etc., and have development orders approved;
2. Access from Emerald Coast Parkway must be resolved prior to the issuance of development orders for specific projects on individual parcels; and
3. Prior to final approval of specific commercial developments fronting on Emerald Coast Parkway, a unified access plan must be submitted evidencing any cross easements required.

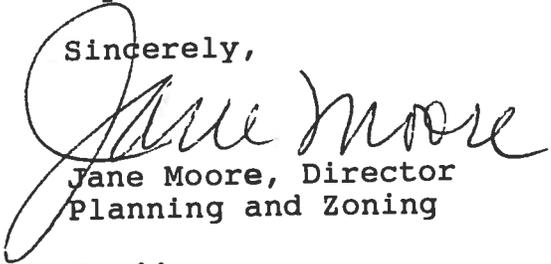
Lloyd, I really appreciate the extra steps you take to insure that your developments meet or exceed code requirements. It is always

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Crystal Beach Plaza
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a pleasure working with you and your company.

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:dd
Enclosure
cc: Inspection Department

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TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT
CRYSTAL BEACH PLAZA
A COMMERCIAL SUBDIVISION AND A MAJOR DEVELOPMENT
EMERALD COAST PARKWAY
SEPTEMBER 15, 1994

ISSUE

Request for approval of CRYSTAL BEACH PLAZA, a Commercial Subdivision and a Major Development. The proposed project consists of the subdivision of 19 acres, more or less, into 8 commercial lots to be located on the south side of Emerald Coast Parkway and between the east side of Matthew Boulevard and the west side of the Hutchinson Street extension. Request is made by Mr. Lloyd Blue, agent for the Estate of Mattie M. Kelly, owner. The property contains 19 acres, more or less.

ZONING/COMPREHENSIVE PLAN

The property is zoned BR (Business Retail) and the Land Use Category is LIU (Low Intensity Urban). The specific uses are not identified in the request and we have attached to this report, the types of uses allowed in the BR zoning category. The proposed subdivision of the land for commercial uses is consistent with the City's Comprehensive Plan and Land Use Regulations. The submittal of this plat is for parcelization only; it will be necessary for each individual parcel being developed to submit specific plans and have development orders approved.

INGRESS/EGRESS

An on site meeting with the Department of Transportation (DOT) was held to discuss access to the property from Emerald Coast Parkway. DOT stated they could not give a firm indication of where they would grant a driveway permit until the end uses have been determined. Once a use has been determined, a project application for each parcel will be separately reviewed and considered for development order approval and, if access from Emerald Coast Parkway is desired, cross easements to provide for frontage access from a commons entrance may be required depending upon where DOT will ultimately decide to allow for a driveway permit. Emerald Coast Parkway is a limited access roadway and City Code limits, to the extent possible, access to 660'. Conditions of the Development Order for this commercial subdivision should contain a requirement that access from Emerald Coast Parkway be resolved prior to the issuance of development orders for specific projects on individual parcels.

The proposed subdivision does include a 40' right-of-way for a private road to provide primary access to lots 6, 7 and 8 and alternative access for lots 1, 2, 3 and 4. Entrance into this roadway is located on Matthew Boulevard approximately 272' from the centerline of the east bound lane of Emerald Coast Parkway. This exceeds the City Code requirement for a minor arterial street which

requires a distance separation for roadways of 250'. It is nearly centered between the access driveways into the Destin Lanes property on the west side of Matthew Boulevard.

STORMWATER MANAGEMENT

Although each parcel will be required to submit a final Stormwater Management Plan, the engineer for the project advises there are no known conditions which will make it difficult for future developments to meet the City's retention requirements.

TRAFFIC CIRCULATION

Even though the specific uses have not yet been determined, the developer presented a traffic study for a shopping center at this location. It will be necessary for each specific project to update this information relative to their specific use and scope of project.

ENVIRONMENTAL ISSUES

There are no wetlands or other environmentally sensitive species on the property to the best of Staff's knowledge.

GENERAL COMMENTS

All issues relative to specific projects will be addressed when a development order is sought for each individual parcel.

It is recommended that the development order include a provision that prior to final approval of specific commercial developments fronting on Emerald Coast Parkway, a unified access plan be included with any cross easements required.