



# City of Destin

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May 1, 2000

**ORDER #00-17**

## First Amended Final Development Order:

**“CRYSTAL BEACH PLAZA SHOPPING CENTER, 1<sup>st</sup> AMENDMENT”:  
A MINOR DEVIATION  
TO A PREVIOUSLY APPROVED  
MAJOR DEVELOPMENT  
(SP-00-09)**

Based upon the City's approval of this Development Order, on April 24, 2000, this document will serve as your Amended Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by The Technical Review Committee:

### BACKGROUND / ISSUE:

**Applicant:** Selig Enterprises, Inc., Owner, Stephen Selig, President, William Dawkins, Secretary, Choctaw Engineering, Inc. Agent.  
**Location:** 34906 Emerald Coast Parkway, between Vanguard Bank and Edwin Watts Golf Shop  
**Request:** Amend the site plan to show the proposed Outback Restaurant (6,177 square feet) that replaces the originally approved eastern 12,600 square feet of retail space, the removal of the 200 square foot kiosk, revise the eastern portion of the parking lot, and to identify phase lines.  
**Parcel Size:** 12.6 acres  
**Future Land Use:** LIU (Low Intensity Urban)  
**Zoning District:** BR (Business Retail)  
**Density:** N/A  
**Intensity:** FAR = .14 (total site)  
**Application Date:** November 13, 1997  
**TRC Date:** November 25, 1997  
**Approved Site Plan Date:** December 5, 1997  
**City Council Date:** January 5, 1998  
**First Amended Application Date:** January 31, 2000  
**First Amended Approved Site Plan Date:** April 24, 2000  
**First Amended P.C. Date:** N/A  
**First Amended City Council Date:** N/A

Community Development ♦  
(850) 837-5686  
Fax: (850) 837-7949

Engineering ♦  
(850) 837-5694

Building Inspections ♦  
(850) 654-1119  
Fax: (850) 837-7949

Public Works  
(850) 837-6869

**DETERMINATIONS:**

1. All the findings of the Final Development Order # 98-03 are incorporated herein; and
2. This Development Order does not extend the overall concurrency status determined by the Original Development Order (98-03).
3. All the findings of the Technical Review Committee report dated April 24, 2000.

**CONDITIONS OF APPROVAL FOR CRYSTAL BEACH PLAZA SHOPPING CENTER, 1<sup>st</sup> AMENDMENT": A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-00-09):**

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

1. Construction must commence within twelve (12) months of approval of the Final Development Order on April 24, 2000 (no later than April 24, 2001) and must be completed as shown on plans approved by the Technical Review Committee (stamp dated April 24, 2000).

**WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of this amended final development order, the amended final development order is void and the application for plan approval must be re-initiated.**

**NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain an construction permit. The applicant / owner should review Article 2, Section 2.154.00 of the Destin Land Development Code for further explanation of the Development Order extension process.**

2. If the Applicant fully complies with the requirements of Condition Number 1 above, the concurrency status for "Crystal Beach Plaza Shopping Center, 1<sup>st</sup> Amendment" is protected through January 4, 2003. The protected concurrency status, however, will be lost if:
  - A. Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order, or
  - B. Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.

3. The Applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
  - A. Disturbance of the City's right-of-way.
  - B. Pavement cuts.
  - C. Construction of any kind.
  - D. Clearing, grubbing, or demolition.
  - E. Paving, grading, drainage, sidewalks.
  - F. Signage.
  - G. Installation of utilities.
  - H. Construction trailers.
3. All conditions contained within Final Development Order # 98-03 are incorporated herein.
4. Prior to the issuance of a certificate of occupancy, all applicable impact fees shall be paid.
5. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT**

**“CRYSTAL BEACH PLAZA SHOPPING CENTER, 1<sup>st</sup> AMENDMENT”:  
A MINOR DEVIATION  
TO A PREVIOUSLY APPROVED  
MAJOR DEVELOPMENT  
(SP-00-09)**

**TRC Report: April 24, 2000**

**ISSUE:**

**Applicant:** Selig Enterprises, Inc., Owner, Stephen Selig, President, William Dawkins, Secretary, Choctaw Engineering, Inc. Agent.

**Location:** 34906 Emerald Coast Parkway, between Vanguard Bank and Edwin Watts Golf Shop

**Request:** Amend the site plan to show the proposed Outback Restaurant (6,177 square feet) that replaces the originally approved eastern 12,600 square feet of retail space, the removal of the 200 square foot kiosk, revise the eastern portion of the parking lot, and to identify phase lines.

**Parcel Size:** 12.6 acres

**Future Land Use:** LIU (Low Intensity Urban)

**Zoning District:** BR (Business Retail)

**Density:** N/A

**Intensity:** FAR = .14 (total site)

**Application Date:** November 13, 1997

**TRC Date:** November 25, 1997

**Approved Site Plan Date:** December 5, 1997  
**City Council Date:** January 5, 1998  
**First Amended Application Date:** January 31, 2000  
**First Amended Approved Site Plan Date:** April 24, 2000  
**First Amended P.C. Date:** N/A  
**First Amended City Council Date:** N/A

**DISCUSSION:**

The applicant requested approval for the following changes: Amend the site plan to show the proposed Outback Restaurant (6,177 square feet) that replaces the originally approved eastern 12,600 square feet of retail space, the removal of the 200 square foot kiosk, revise the eastern portion of the parking lot, and to identify phase lines.

**COMPREHENSIVE PLAN/ZONING:**

No change by this minor deviation to Development Order #98-03.

**COMPATIBILITY:**

No change by this minor deviation to Development Order #98-03.

**DENSITY:**

No change by this minor deviation to Development Order #98-03.

**HEIGHT:**

No change by this minor deviation to Development Order #98-03.

**FLOOR AREA RATIO:**

No change by this minor deviation to Development Order #98-03.

**RIGHT-OF-WAY DEDICATION:**

No change by this minor deviation to Development Order #98-03.

**CONCURRENCY MANAGEMENT:**

No change by this minor deviation to Development Order #98-03.

**TRAFFIC ANALYSIS:**

No change by this minor deviation to Development Order #98-03.

**SUBDIVISION OR PUD PLAT:**

No change by this minor deviation to Development Order #98-03.

**AIRPORT PROTECTION:**

No change by this minor deviation to Development Order #98-03.

**WHITE SANDS ZONE:**

No change by this minor deviation to Development Order #98-03.

**SETBACKS:**

No change by this minor deviation to Development Order #98-03.

**SIGNS:**

No change by this minor deviation to Development Order #98-03.

**COX COMMUNICATIONS:**

No change by this minor deviation to Development Order #98-03.

**DESTIN FIRE CONTROL DISTRICT:**

No change by this minor deviation to Development Order #98-03.

**GULF POWER:**

No change by this minor deviation to Development Order #98-03.

**OKALOOSA GAS:**

No change by this minor deviation to Development Order #98-03.

**SPRINT:**

No change by this minor deviation to Development Order #98-03.

**UNIVERSALCOM:**

No change by this minor deviation to Development Order #98-03.

**WATER/SEWER PROVIDER:**

No change by this minor deviation to Development Order #98-03.

**UTILITIES:**

No change by this minor deviation to Development Order #98-03.

**STORMWATER:**

The City Engineer approved the revised stormwater plan in a letter dated April 24, 2000.

**INGRESS/EGRESS:**

No change by this minor deviation to Development Order #98-03.

**SIDEWALKS:**

No change by this minor deviation to Development Order #98-03.

**REFUSE COLLECTION:**

No change by this minor deviation to Development Order #98-03.

**LANDSCAPE:**

This minor deviation of the project meets or exceeds the landscape requirements as follows:

**OPEN SPACE:**

<u>288,401</u> s. f. of property x 18%	= 51,912 s. f. required
Site plan provides <u>38.65%</u>	= <u>111,456</u> s. f. provided

**TREE REQUIRMENTS:**

Credits for Existing Trees (2" to 6" diameter) on Site (2 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (5 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
 Total Reforestation Credits for Trees Required on Site:	 0
Reforestation Trees (1 per every .10 of an acre: 6.62 x 10 = 63) Required on Site:	63
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>63*</u>

\*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within this ordinance.

Total Reforestation Trees Required on Site:	63
Front Perimeter Trees (1 per 25') Required on Site:	28
Parking Lot Trees (1 per end row and landscape island) Required on Site:	62
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	27
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	15
<b>TOTAL TREES REQUIRED:</b>	<u>195</u>
<b>TOTAL TREES PROVIDED:</b>	<u>231</u>

A ten (10) foot Vegetative Buffer Landscaping Area is required along the southern property line (Gulf Power Easement), which includes a planting of one (1) tree per 25 linear feet of buffer and a eight (8) foot high wooden fence or masonry wall along the entire length of said buffer area. A 5' Common Boundary Buffer is required along the western and along the Vanguard Bank property lines. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three years of planting. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of 20' at maturity. If the 20' crown requirement is not met, additional trees shall be added and grouped together to meet the 20' crown. **WARNING:** A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.

**PARKING:**

The proposed amendment only amends a portion of the parking layout from the original approved design. The following are the changes and additions:

Phase I (previously permitted):

Thirty-six spaces were removed from the site plan for the previously permitted area.

Per code:

Retail: 1 space is required for every 200 square feet of gross retail floor area.

Per site plan:

Retail: 8,400 sq. ft. / 1 space per 200 sq. ft. = 42

TOTAL 42 spaces required

**TOTAL REQUIRED: 42 spaces (includes 3 handicapped parking space)**

**TOTAL PROVIDED: 114 spaces (includes 3 handicapped parking space)**

Phase II (includes the Outback Restaurant):

Per code:

Restaurant: 1 space is required for every 75 square feet of gross retail floor area.

Per site plan:

Restaurant: 6,177 sq. ft. / 1 space per 75 sq. ft. = 83

TOTAL 83 spaces required

**TOTAL REQUIRED: 83 spaces (includes 4 handicapped parking space)**

**TOTAL PROVIDED: 155 spaces (includes 4 handicapped parking space)**

Phase I and II Totals:

**TOTAL REQUIRED: 125 spaces (includes 7 handicapped parking space)**

**TOTAL PROVIDED: 269 spaces (includes 7 handicapped parking space)**

**LOADING SPACE (ZONE):**

Phase I (previously permitted):

No change by this minor deviation to Development Order #98-03.

Phase II:

The loading zone for Phase II is located at the southwest corner of the proposed Outback Restaurant.

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BULIDING PERMIT:**

No change by this minor deviation to Development Order #98-03.

**COMMENTS:**

Citizens: There have been no comments of support or opposition filed regarding this project.

Staff: Community Development Department - Please be advised that this project will require the following impact fees if built according to this Amended Final Development Order (# 00-17) and Development Order 98-03:

Parks: Not applicable	=	\$0.00
Public Library: Not applicable	=	\$0.00
Police Protection: Retail - \$47.59/1,000 sq. ft. (62977sq.ft.)	=	\$2,997.07
Eating/Drinking - \$246.04/1,000 sq. ft. (6177 sq.ft)	=	\$1,519.79
Roads: Retail - \$2,142/1,000 sq. ft. (62977sq.ft.)	=	\$134,896.73
Restaurant: Quality - \$5,125/1,000 sq. ft. (6177 sq.ft)	=	\$31,657.13
<b>TOTAL:</b>	<b>=</b>	<b>\$171,070.72</b>

**UNRESOLVED ISSUES:**

None, other than the conditions of approval found on pages 2 and 3 of this Development Order and the conditions identified in Development Order # 98-03.



R. Ashley Grana, Date  
Current Planning Manager



S. Kevin Curry, Date  
Vice President, Selig Enterprises, Inc.