



# City of Destin

4200 Two Trees Road • Destin, Florida 32541  
Telephone (850) 837-4242 • Fax (850) 837-3267 • E-mail: cityhall@destin.net

May 15, 2000

**ORDER #00-25**

## 2<sup>nd</sup> Amended Final Development Order:

### **“CRYSTAL BEACH PLAZA, 2<sup>nd</sup> AMENDMENT”: A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-00-10)**

Based upon the City Council’s approval of this Development Order, on May 8, 2000, this document will serve as your 2<sup>nd</sup> 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 City Council:

#### **BACKGROUND / ISSUE:**

**Applicant:** Choctaw Engineering, Inc., on behalf of Selig Enterprises, Inc.  
**Location:** The proposed project is generally located at the southwest corner of Emerald Coast Parkway and Hutchinson Street, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0588-0000-0040.  
**Request:** Approval of a Commercial Plat and Major Deviation to a previously approved Major Development (DO-98-03) identified as “Crystal Beach Plaza, 2<sup>nd</sup> Amendment.” The proposed project consists of 53,600 square feet of retail space, 16,377 square feet of restaurant space, and a three (3) story 74-unit hotel.  
**Parcel Size:** The property contains 12.56 acres more or less.  
**Future Land Use:** Low Intensity Urban (LIU)  
**Zoning District:** Business Tourism (BT) & Business Retail (BR)  
**Density:** Allowed: 24.00 lodging units per acre.  
Proposed: 23.90 lodging units per acre.  
**Intensity:** Allowed: 0.50 Floor Area Ratio  
Proposed: 0.17 Floor Area Ratio  
**Application Date:** January 31, 2000  
**TRC Date:** February 16, 2000  
**Approved Site Plan Date:** April 3, 2000 and amended  
per City Council on May 8, 2000  
**Planning Commission Date:** April 20, 2000  
**City Council Date:** May 8, 2000

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

Community Center ♦  
(850) 654-5184

Library  
(850) 837-8572  
Fax: (850) 837-5248

## DETERMINATIONS:

1. All of the findings of the Final Development Order No. 98-03 and the Amended Final Development Order No. 00-17 are incorporated herein; and
2. This Development Order does not extend the overall concurrency status determined by the Original Development Order (No. 98-03); and
3. A hearing was held by the Destin City Council on May 8, 2000, and approved the development by a vote of 6-1 with conditions; and
4. The Planning Commission considered the proposal on April 20, 2000 and recommended the City Council approve the proposed project as presented by staff. The motion passed by a vote of 7-0; and
5. All the findings of the Technical Review Committee report dated April 3, 2000 are incorporated herein.

## CONDITIONS OF APPROVAL FOR "CRYSTAL BEACH PLAZA, 2<sup>nd</sup> AMENDMENT", A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-00-10):

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

Construction must commence within twelve (12) months of approval of the Final Development Order on May 8, 2000 (no later than May 8, 2001) and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated April 3, 2000).

**WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the 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 a construction permit. The applicant /owner should review Article 2, Section 2.15.00 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, 2<sup>nd</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.
  4. **Prior to obtaining a Building Permit**, submit two (2) sets of signed, sealed, and dated originals of sheets 1, 5, 7, 8, 9, 10, 11 of 17.
  5. **Prior to the issuance of a Building Permit**, submit two (2) sets of signed, sealed, and dated originals of a revised tree location plan (sheet 9 of 17) indicating the removal of the eight (8) foot tall fence along the southern property line, the addition of landscape material (trees, shrubs, grasses, etc.) along the southern property line, and the following note (note no. 5) "The vegetative buffer located along the south property line of lots 4C and 4D must be eight (8) feet tall at the time of planting and must form a continuous opaque screen."
  6. **Prior to the issuance of a Building Permit**, a revised lighting plan (24 x 36) must be submitted and reflect that all exterior lighting along the southern portion of the buildings located on lots 4C and 4D shall not exceed 250 watts and that all lighting fixtures shall contain high pressure sodium bulbs as indicated at the City Council Public Hearing and indicated on the reduced plans.
  7. **Prior to the issuance of a Certificate of Occupancy**, the plat will have to be recorded and the following will have to be provided to the City:
    - A) One (1) copy of the recorded mylar plat and recorded Association Documents,
    - B) Three (3) blueprint copies of the recorded plat, and
    - C) Two (2) 11" x 17" reduced copies of the recorded plat.
  8. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
  9. **Prior to the issuance of a Certificate of Occupancy**, all required impact fees must be paid.

10. **Prior to the issuance of a Certificate of Occupancy for any building on Lot 4C**, a five (5) foot wide sidewalk is required to be constructed along the western right-of-way of Hutchinson Street.
11. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT**

**“CRYSTAL BEACH PLAZA, 2<sup>nd</sup> AMENDMENT”:  
A MAJOR DEVIATION TO A PREVIOUSLY  
APPROVED MAJOR DEVELOPMENT  
(SP-00-10)**

**TRC Report: April 3, 2000**

**ISSUE:**

**Applicant:** Choctaw Engineering, Inc., on behalf of Selig Enterprises, Inc.  
**Location:** The proposed project is generally located at the southwest corner of Emerald Coast Parkway and Hutchinson Street, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0588-0000-0040.  
**Request:** Approval of a Commercial Plat and Major Deviation to a previously approved Major Development (DO-98-03) identified as “Crystal Beach Plaza, 2<sup>nd</sup> Amendment.” The proposed project consists of 53,600 square feet of retail space, 16,377 square feet of restaurant space, and a three (3) story 74-unit hotel.  
**Parcel Size:** The property contains 12.56 acres more or less.  
**Future Land Use:** Low Intensity Urban (LIU)  
**Zoning District:** Business Tourism (BT) & Business Retail (BR)  
**Density:** Allowed: 24.00 lodging units per acre.  
Proposed: 23.90 lodging units per acre.  
**Intensity:** Allowed: 0.50 Floor Area Ratio  
Proposed: 0.17 Floor Area Ratio  
**Application Date:** January 31, 2000  
**TRC Date:** February 16, 2000  
**Approved Site Plan Date:** April 3, 2000  
**Planning Commission Date:** April 20, 2000  
**City Council Date (tentative):** May 8, 2000

**DISCUSSION/FINDINGS:**

Choctaw Engineering, Inc., on behalf of Selig Enterprises, Inc., is requesting approval of a Commercial Plat and Major Deviation to a previously approved Major Development (DO-98-03) identified as “Crystal Beach Plaza, 2<sup>nd</sup> Amendment.” The proposed project consists of 53,600 square feet of retail space, 16,377 square feet of restaurant space, and a three (3) story 74-unit hotel. The proposed project is generally located at the southwest corner of Emerald Coast Parkway and

Hutchinson Street, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-0588-0000-0040. The property contains 12.56 acres more or less.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 39 PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. However, the City's concurrency records reflect a total of 178 PM Peak Hour directional trips are committed for buildout of the Crystal Beach Plaza. The proposed project uses only 39 of those trips. As a result, 139 PM Peak Hour directional trips will be placed back into the available trips number for use by future projects located on Segment "C." Segment "C" currently has 35 PM Peak Hour directional trips available and, with this project, there will be 174 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

Staff has determined that the proposed request is compatible with the surrounding area. The existing uses of the surrounding properties are as follows:

North: Emerald Coast Parkway, Retail & Bank  
South: Single-Family Residential  
East: Convenience Store & Vacant  
West: Retail & Vacant

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, Level of Service review, and the Vision 2000 Plan. This project is not located within the Community Redevelopment Area or the proposed Destin Harbor Area Master Plan.

The Technical Review Committee reviewed the project on February 16, 2000, and approved the project with specific conditions and changes.

**COMPREHENSIVE PLAN/ZONING:**

The property has a Future Land Use designation of Low Intensity Urban (LIU) and Zoning designations of Business Tourism (BT) and Business Retail (BR). The proposed uses are consistent with the LIU Future Land Use designation and are permitted principal uses in the BT and BR Zoning districts.

**COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	*	*	Retail and Bank
South:	LIU	RIA	Single-Family Residential
East:	LIU & C	BT	Convenience Store & Vacant
West:	LIU	BR	Retail and Vacant

\* Indicates that the property falls under Okaloosa County's jurisdiction.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

**A) Permitted uses, structures and activities allowed within the land use category;**

The proposed uses are permitted principal uses in both the Low Intensity Urban (LIU) Future Land Use designation and the Business Tourism (BT) and Business Retail (BR) Zoning districts.

**B) Building location, dimensions, height, and floor area ratio;**

Each of the proposed building's location and height (please refer to the setback and height sections of this report) are similar to the other commercial developments in the area and are considered to be compatible.

The BT and BR Zoning districts do not have a maximum building height. Building height in these districts is determined by a compatibility analysis. The following is a break down of the proposed height for each of the buildings on each of the proposed lots: Lot 4A – Restaurant = 20.5 feet; 4B – Restaurant = 42.8 feet; 4C – Retail = 42.8 feet and – Restaurant = 25 feet; and 4D – Hotel = 45 feet. The total floor area ratio for this project is 0.17, which is below the 0.50 maximum.

**C) Location and extent of parking, access drives, and service areas;**

The proposed project meets the parking requirements (Retail: 261 reg. 4 h. c. / Restaurant: 224 reg. & 11 h. c. / Hotel: 80 reg. 4 h. c. proposed/required). It also meets the requirements for access drives (24 feet provided) and service areas (all proposed dumpsters are screened).

**D) Traffic generation, hours of operation, noise levels, and outdoor lighting;**

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 39 new PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. However, the City's concurrency records reflect a total of 178 PM Peak Hour directional trips are committed for buildout of the Crystal Beach Plaza. The proposed project uses only 39 of those trips. As a result, 139 PM Peak Hour directional trips will be placed back into the available trips number for use by future projects located on Segment "C." Segment "C" currently has 35 PM Peak Hour directional trips available and, with this project, there will be 174 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

The hours of operation and the noise levels for the proposed commercial development are expected to be similar to the other commercial developments to the north, west, and east.

An outdoor lighting plan is proposed at this time. Staff recommends, as a condition of approval, that the wattage of the proposed lighting be reduced from 400-watt to no more than 250 watts. With this change, staff believes that negative impacts from the lighting would be decreased, given the fact that the project site includes the 100-foot wide Gulf Power easement to the south and is required to have a six (6) foot tall opaque screen along the entire southern property lines.

A review of the traffic generated, the hours of operation, the anticipated noise levels, and the proposed lighting plan indicates that the proposed project will be compatible with the surrounding development.

**E) Alteration of light and air;**

The proposed one-story buildings and three-story building should not alter the light or air of the surrounding properties.

**F) Setbacks and buffers.**

The proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) and Business Retail (BR) Zoning districts (refer to Setback section of this report).

The following is a break down of the open space requirements for each of the proposed lots: Lot 4A (18% required / 28.4% provided); 4B (18% required / 26.2% provided); 4C (18% required / 18.1% provided); and 4D (18% required / 55.4% provided). The proposed buildings meet and exceed all of the required buffers (refer to Setback and Landscape section of this report).

Parking islands and required tree/vegetation/reforestation requirements have been satisfied (refer to Landscape section of this report).

**DENSITY:**

Lots 4A through 4C - Not applicable.

Lot 4D - The proposed project consists of seventy-four (74) short-term lodging units within a three (3) story building. The Low Intensity Urban (LIU) Future Land Use designation allows for 24.0 lodging units per acre. 23.90 lodging units per acre are proposed for this project.

**HEIGHT:**

The BT and BR zoning districts do not have a maximum building height. Building height in these districts is determined by a compatibility analysis. The following is a break down of the proposed height for each of the buildings on each of the proposed lots: Lot 4A – Restaurant = 20.5 feet; 4B – Restaurant = 42.8 feet; 4C – Retail = 42.8 feet and – Restaurant = 25 feet; and 4D – Hotel = 45 feet.

**FLOOR AREA RATIO:**

The total floor area ratio for this project is 0.17, which is below the 0.50 maximum.

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

Potable Water:   X   Roadways   X   Solid Waste   X    
Recreation:   X   Sewer:   X   Drainage:   X  

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 39 PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. However, the City's concurrency records reflect a total of 178 PM Peak Hour directional trips are committed for buildout of the Crystal Beach Plaza. The proposed project uses only 39 of those trips. As a result, 139 PM Peak Hour directional trips will be placed back into the available trips number for use by future projects located on Segment "C." Segment "C" currently has 35 PM Peak Hour directional trips available and, with this project, there will be 174 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

**SUBDIVISION OR PUD - PLAT:**

The City Surveyor approved the plat in a letter dated April 6, 2000. The City Engineer approved the plat in a memo dated March 21, 2000. The Community Development Department has the following condition:

1. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
  - A) One (1) copy of the recorded mylar plat,
  - B) Three (3) blueprint copies of the recorded plat, and
  - C) Two (2) 11" x 17" reduced copies of the recorded plat.

**AIRPORT PROTECTION:**

The subject site is not located within the airport protection area.

**SETBACKS:**

The proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) and Business Retail (BR) Zoning districts. The BT and BR Zoning districts require the following setbacks: front - 10 feet, side – 0 feet, and rear - 0 feet.

**Lot 4A (Restaurant):**

	<b>Required</b>	<b>Buffers</b>	<b>Provided</b>
Front (north):	10'	10' FPLA	81.88' + 10' FPLA
Side (east):	0'	5' CB	146.19' + 5' CB
Side (west):	0'	5' CB	42.89' + 5' CB
Rear (south):	0'	5' CB	11.11' + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A 10' Front Perimeter Landscape Area is required along the northern property line. A 5' Common Boundary Buffer is required along the eastern, western, and southern property lines.

**Lot4B (Restaurant):**

	<b>Required</b>	<b>Buffers</b>	<b>Provided</b>
Front (north):	10'	10' FPLA	81.82' + 10' FPLA
Side (east):	0'	5' CB	10.94' + 5' CB
Side (west):	0'	5' CB	200.95' + 5' CB
Rear (south):	0'	5' CB	22.72' + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A 10' Front Perimeter Landscape Area is required along the northern property line. A 5' Common Boundary Buffer is required along the eastern, western, and southern property lines.

**Lot4C (Retail & Restaurant):**

	<b>Required</b>	<b>Buffers</b>	<b>Provided</b>
Front (north):	10'	10' FPLA	382' + 10' FPLA
Front (east):	10'	10' FPLA	129.81' + 10' FPLA
Side (west):	0'	5' CB	84.30' + 5' CB
Rear (south):	10'	10' VB	148.50'(to residential) & 26.99 (to com.) + 10' VB
Between Bldgs.:	10'	N/A	20'

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A 10' Front Perimeter Landscape Area is required along the northern and eastern property lines. A 5' Common Boundary Buffer is required along the

western property line. A 10' Vegetative Buffer Area is required along the southern property line.

Lot4D (Hotel):

	<b>Required</b>	<b>Buffers</b>	<b>Provided</b>
Front (east):	10'	10' FPLA	59.75' + 10' FPLA
Side (north):	15'	5' CB	54.50' + 5' CB
Side (south):	15'	10' VB	128.50' + 10' VB
Rear (west):	20'	5' CB	84.62' + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A 10' Front Perimeter Landscape Area is required along the eastern property line. A 5' Common Boundary Buffer is required along the northern and western property lines. A 10' Vegetative Buffer Area is required along the southern property line.

WHITE SANDS ZONE:

The proposed project is not located within either of the White Sand Zones.

SIGNS:

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Cox Communications approved the project at the February 16, 2000, TRC meeting.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated February 16, 2000.

GULF POWER:

Gulf Power approved the project in a letter dated February 16, 2000.

OKALOOSA GAS:

Okaloosa Gas approved the project at the February 16, 2000, TRC meeting.

SPRINT:

Sprint approved the project at the February 16, 2000, TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project in a letter dated February 14, 2000.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated March 28, 2000.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated April 3, 2000, and had the following condition:

1. Street lights are required on both right-of-ways per the City Land Development Code, Section 7.08.09. (6 total)
2. Prior to obtaining a building permit, submit two (2) sets of signed, sealed, and dated originals of sheets 1, 5, 7, 8, 9, 10, 11 of 17.

**INGRESS/EGRESS:**

The ingress/egress points for the proposed development are provided by a proposed access drive off of Emerald Coast Parkway to the north (15 feet each), two (2) proposed access drives off of Hutchinson Street to the east (27 feet) and a connection to the stub-out of Crystal Beach Drive to the west (22.6 feet). All ingress/egress points meet the requirements of the Destin Land Development Code.

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. All proposed dumpsters are screened by six (6) foot tall fences as indicated on the site plan.

**SIDEWALKS:**

A five (5) foot wide sidewalk is required to be constructed along the western right-of-way of Hutchinson Street, prior to the issuance of a Certificate of Occupancy for any building on Lot 4C. A five (5) foot wide concrete sidewalk is required along the southern right-of-way Emerald Coast Parkway. Payment for this sidewalk has been received.

**LANDSCAPE:**

The project meets or exceeds the landscape requirements of the Destin Land Development Code as

indicated on the approved plans and as follows:

Open Space Requirement:

Lot 4A (Restaurant):

38,771.46 sq. ft. of property x 18% = 6,979 sq. ft. required  
Site plan provides 28.4% = 10,993 sq. ft. provided

Lot4B (Restaurant):

51,859.3 sq. ft. of property x 18% = 9,335.0 sq. ft. required  
Site plan provides 26.2% = 13,570.9 sq. ft. provided

Lot4C (Retail & Restaurant):

322,130.93 sq. ft. of property x 18% = 57,984 sq. ft. required  
Site plan provides 18.1% = 58,384 sq. ft. provided

Lot4D (Hotel):

134,602.9 sq. ft. of property x 18% = 24,229 sq. ft. required  
Site plan provides 55.4% = 74,587 sq. ft. provided

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 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):	<u>0</u>
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u><u>0</u></u>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 12.56 x 10 = 126) Required on Site:	<u>126</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u><u>126</u></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 Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	126
Front Perimeter Trees (1 per 25') Required on Site:	48
Parking Lot Trees (1 per end row and landscape island) Required on Site:	118
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

**TOTAL TREES REQUIRED:**  
**TOTAL TREES PROVIDED:**

330

334

A ten (10) foot Front Perimeter Landscape Area is required along the northern and eastern property lines and a ten (10) foot Vegetative Boundary Buffer is required along the southern property line for the entire project. Additionally, five (5) foot Common Boundary Buffers are required along all existing and proposed commercial property lines. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. The required ten (10) foot Vegetative Boundary landscaping shall provide one-hundred (100) percent opacity for that area between the finished grade level at the common boundary line and eight (8) feet above said level and horizontally along the entire length of the southern property line at the time of planting. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) 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 twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **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 project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

*Per code:*

Restaurant (for lots 4A, 4B, and 4C):

1 space for every 75 square feet of gross floor area.

Retail (lot 4C):

1 space for every 200 square feet of gross floor area.

Hotel (lot 4D):

1 space for every room, plus 1 space for every 2 employees on the largest shift.

*Per site plan:*

Restaurants (for lots 4A, and 4B):

Lot 4A - 3,200 sq. ft. restaurant building / 1 space per 75 sq. ft. = 43 parking spaces

(including 2 handicap spaces).

Lot 4B – 7,000 sq. ft. restaurant building / 1 space per 75 sq. ft. = ~~98~~ <sup>93!</sup> parking spaces (including 4 handicap spaces).

Retail and Restaurant (lot 4C):

52,200 sq. ft. shopping center building / 1 space per ~~200~~ <sup>250!</sup> sq. ft. = ~~261~~ <sup>209!</sup> parking spaces plus 6,177 sq. ft. restaurant building / 1 space per 75 sq. ft. = 83 parking spaces equals 344 parking spaces (including 8 handicap spaces).

Hotel (lot 4D):

1 per unit / (74 units) and 1 per 2 employees on largest shift / (12 employees on largest shift) = 80 parking spaces (including 4 handicap spaces).

**TOTAL REQUIRED: 565 parking spaces, plus storage lane capacity for 15 motor vehicles (including 19 handicap spaces)**

**TOTAL PROVIDED: 588 parking spaces, plus storage lane capacity for 15 motor vehicles (including 19 handicap spaces)**

**LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Restaurants:

One (1) space for the first 10,000 square feet of gross floor area, and one (1) space for each additional 20,000 square feet.

Retail:

One (1) space for the first 10,000 square feet of gross floor area, and one (1) space for each additional 20,000 square feet.

Hotel:

One (1) space for the first 10,000 square feet of gross floor area, and one (1) space for each additional 20,000 square feet.

Per site plan:

Restaurant (lot 4A):

3,200 sq. ft. restaurant building / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 1 loading space.

Restaurant (lot 4B):

7,000 sq. ft. restaurant building / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 1 loading space.

Retail and Restaurant (lot 4C):

52,200 sq. ft. (retail)

6,177 sq. ft. (restaurant)

58,377 sq. ft. (total)

58,377 sq. ft. shopping center / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 4 loading spaces.

Hotel:

39,870 sq. ft. hotel building / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 3 loading spaces (1 shown on site plan).

**TOTAL REQUIRED: 9 loading spaces**

**TOTAL PROVIDED: 9 loading spaces**

### **STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT**

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been issued for this project and is on file.
2. A Florida Department of Transportation driveway connection permit has been issued for this project and is on file.

### **IMPACT FEES:**

The owner/applicant is required to pay the following impact fees prior to the issuance of a Certificate of Occupancy:

**Park:** Lots 4A, 4B, and 4C are not required to pay park impact fees.

Lot 4D - The park impact fee was calculated using the "Hotel/Motel (per room) = \$50.46" fee amount.

(74 rooms) x (\$50.46) = \$3,734.04

(number of rooms) x (Hotel/Motel fee amount) = Impact Fee

Total Park Impact Fee to be paid for "Crystal Beach Plaza – 1<sup>st</sup> Amendment": \$3,734.04

**Public Libraries:** Lots 4A, 4B, and 4C are not required to pay public libraries impact fees.

Lot 4D - The public libraries impact fee was calculated using the "Hotel/Motel (per room) = \$0.00" fee amount.

$$(74 \text{ rooms}) \times (\$0.00) = \underline{\$0.00}$$

$$(\text{number of rooms}) \times (\text{Hotel/Motel fee amount}) = \text{Impact Fee}$$

Total Public Libraries Impact Fee to be paid for "Crystal Beach Plaza – 1<sup>st</sup> Amendment": \$0.00

**Police Protection:** The police protection impact fees were calculated using the "Eating/Drinking per 1,000 sq. ft. = \$246.04", "Retail per 1,000 sq. ft. = \$47.59", and "Hotel/Motel per unit = 13.07" fee amounts under the "Residential –U.S. 98 Corridor" category.

Lot 4A (restaurant):

$$(3,200 \text{ sq. ft.}) \times (\$246.04) = 787,328 / 1,000 = \underline{\$787.32}$$

$$(\text{sq. ft. of restaurant building}) \times (\text{Eating/Drinking per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4B (restaurant):

$$(7,000 \text{ sq. ft.}) \times (\$246.04) = 1,722,280 / 1,000 = \underline{\$1,722.28}$$

$$(\text{sq. ft. of restaurant building}) \times (\text{Eating/Drinking per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4C (restaurant):

$$(6,177 \text{ sq. ft.}) \times (\$246.04) = 1,519,789 / 1,000 = \underline{\$1,519.78}$$

$$(\text{sq. ft. of restaurant building}) \times (\text{Eating/Drinking per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4C (retail):

$$(52,200 \text{ sq. ft.}) \times (\$47.59) = 2,484,198 / 1,000 = \underline{\$2,484.19}$$

$$(\text{sq. ft. of building}) \times (\text{Retail per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4D (Hotel):

$$(74 \text{ rooms}) \times (\$13.07) = \underline{\$967.18}$$

$$(\text{Number of Hotel/Motel rooms}) \times (\text{Hotel/Motel per room fee amount}) = \text{Impact Fee}$$

Total Police Impact Fees to be paid for "Crystal Beach Plaza – 1<sup>st</sup> Amendment": \$7,480.75

**Road:** The road impact fees were calculated using the "Restaurant: Drive-thru (per 1,000 sq. ft.) = \$7,490.00", "Restaurant: Quality (per 1,000 sq. ft.) = \$5,125.00", "Retail < 100,000 sq. ft. (per 1,000 sq. ft.) = \$2,142.00", and "Motel/Hotel (per room): \$790.00" fee amounts.

Lot 4A (restaurant):

$$(3,200 \text{ sq. ft.}) \times (\$7,490.00) = 23,968,000 / 1,000 = \underline{\$23,968.00}$$

$$(\text{sq. ft. of restaurant building}) \times (\text{Restaurant: Drive-thru per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4B (restaurant):

$$(7,000 \text{ sq. ft.}) \times (\$5,125.00) = 35,875,000 / 1,000 = \underline{\$35,875.00}$$

$$(\text{sq. ft. of restaurant building}) \times (\text{Restaurant: Quality per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4C (restaurant):

$$(6,177 \text{ sq. ft.}) \times (\$5,125.00) = 31,657,125 / 1,000 = \underline{\$31,657.12}$$

$$(\text{sq. ft. of restaurant building}) \times (\text{Restaurant: Quality per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4C (retail):

$$(52,200 \text{ sq. ft.}) \times (\$2,142.00) = 111,812,400 / 1,000 = \underline{\$111,812.40}$$

$$(\text{sq. ft. of building}) \times (\text{Retail < 100,000 sq. ft. per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Lot 4D (Hotel):

$$(74 \text{ rooms}) \times (\$790.00) = \underline{\$58,460.00}$$

$$(\text{Number of Hotel/Motel rooms}) \times (\text{Hotel/Motel per room fee amount}) = \text{Impact Fee}$$

Total Road Impact Fees to be paid for "Crystal Beach Plaza – 1<sup>st</sup> Amendment": \$261,772.52

Parks: (Hotel only)	=	\$3,734.04
Public Library: (Hotel only)	=	\$0.00
Police Protection:	=	\$7,480.75
Roads:	=	<u>\$261,772.52</u>
<b>TOTAL:</b>	=	<b><u>\$272,987.31</u></b>

**COMMENTS:**

Public Input:

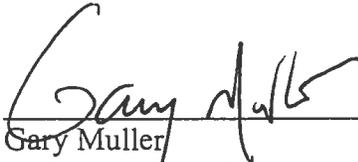
There have been no comments of support or opposition filed with Staff regarding this project.

Per Community Development Department:

1. Prior to the issuance of any Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
  - A) One (1) copy of the recorded mylar plat,
  - B) Three (3) blueprint copies of the recorded plat, and
  - C) Two (2) 11" x 17" reduced copies of the recorded plat.
2. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
3. Prior to the issuance of a Certificate of Occupancy, all required impact fees must be paid.

Per Engineering Department:

1. Prior to the issuance of a Certificate of Occupancy for any building on Lot 4C, a five (5) foot wide sidewalk is required to be constructed along the western right-of-way of Hutchinson Street.
2. Prior to obtaining a building permit, submit two (2) sets of signed, sealed, and dated originals of sheets 1, 5, 7, 8, 9, 10, 11 of 17.

  
\_\_\_\_\_  
Gary Muller  
Acting Community Development Director

5-15-00

Date

  
\_\_\_\_\_  
Selig Enterprises, Inc.  
S. Stephen Selig III  
President

Date