



*City of Destin*

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

**January 24, 2001**

**Order No. 01-02**

**4<sup>th</sup> Amended Final Development Order:**

**“CRYSTAL BEACH PLAZA, 4<sup>th</sup> AMENDMENT”:  
A MINOR DEVIATION TO A PREVIOUSLY  
APPROVED MAJOR DEVELOPMENT  
(SP-00-58)**

Based upon the City's approval of this Development Order, on January 16, 2001, this document will serve as your 4<sup>th</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 Technical Review Committee:

**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 Minor Deviation to a previously approved Commercial Plat and Major Development (DO-98-03) identified as “Crystal Beach Plaza, 4<sup>th</sup> Amendment.” The proposed amendment consists of increasing the square footage of an approved restaurant from 7,000 sq. ft. to 7,495 sq. ft. and removing the property line between Lots 4B and 4C.
- 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: Less intense than Mixed Use (MU)  
Proposed: 0.17 Floor Area Ratio
- 4<sup>th</sup> Amendment Application Date:** October 19, 2000
- 4<sup>th</sup> Amendment Approved Site Plan Date:** January 16, 2001

**DETERMINATIONS:**

1. All of the findings of the Final Development Order No. 98-03, 1<sup>st</sup> Amended Final Development Order No. 00-17, 2<sup>nd</sup> Amended Final Development Order No. 00-25, and 3<sup>rd</sup> Amended Final Development Order No. 00-38 are incorporated herein; and

2. This Amended Development Order does not extend the overall concurrency status determined by the Original Development Order (No. 98-03); and
3. All the findings of the Technical Review Committee report dated January 16, 2001, are incorporated herein.

**CONDITIONS OF APPROVAL FOR "CRYSTAL BEACH PLAZA, 4<sup>th</sup> AMENDMENT", A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-00-58):**

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

Construction must commence within twelve (12) months of approval of the 4<sup>th</sup> Amended Final Development Order on January 16, 2001 (no later than January 16, 2002), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated January 16, 2001).

**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, 4<sup>th</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 Amended 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.



## TECHNICAL REVIEW COMMITTEE REPORT

### “CRYSTAL BEACH PLAZA, 4<sup>th</sup> AMENDMENT”: A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-00-58)

TRC Report: January 16, 2001

#### 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 Minor Deviation to a previously approved Commercial Plat and Major Development (DO-98-03) identified as “Crystal Beach Plaza, 4<sup>th</sup> Amendment.” The proposed amendment consists of increasing the square footage of an approved restaurant from 7,000 sq. ft. to 7,495 sq. ft. and removing the property line between Lots 4B and 4C.
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Proposed: 23.90 lodging units per acre.
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Proposed: 0.17 Floor Area Ratio
- 4<sup>th</sup> Amendment Application Date:** October 19, 2000
- 4<sup>th</sup> Amendment Approved Site Plan Date:** January 16, 2001

#### DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of Selig Enterprises, Inc., is requesting approval of a Commercial Plat and Minor Deviation to a previously approved Major Development (DO-98-03) identified as “Crystal Beach Plaza, 4<sup>th</sup> Amendment.” The proposed amendment consists of increasing the square footage of an approved restaurant from 7,000 sq. ft. to 7,495 sq. ft. and removing the property line between Lots 4B and 4C. 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.

#### COMPREHENSIVE PLAN/ZONING:

No change.

**COMPATIBILITY:**

No change.

**DENSITY:**

No change.

**HEIGHT:**

The height of the restaurant building in question has decreased from 42' .8" to 20' .8" as indicated on the architectural drawings submitted as part of this amendment.

**FLOOR AREA RATIO:**

No change. The Floor Area Ratio remains at 0.17.

**RIGHT-OF-WAY DEDICATION:**

No change.

**CONCURRENCY MANAGEMENT:**

No change.

**TRAFFIC ANALYSIS:**

No change. The increase in square footage did not increase the PM Peak Hour directional trips generated by the restaurant use (see attachment "A").

**SUBDIVISION OR PUD - PLAT:**

The City Surveyor approved the plat in a letter dated October 26, 2000. The City Engineer approved the plat in a memo dated November 3, 2000. The Community Development Department has the following condition:

1. Prior to the issuance of a Certificate of Occupancy for the 7,495 sq. ft. restaurant, the plat will have to be recorded and the following will have to be provided to the City:
  - A) One (1) 24" x 36" copy of the recorded mylar plat, and
  - B) Three (3) 24" x 36" blueprint copies of the recorded plat, and
  - C) Two (2) 11" x 17" reduced copies of the recorded plat.

**AIRPORT PROTECTION:**

No change.

**SETBACKS:**

The proposed building (7,495 sq. ft. restaurant) meets and exceeds 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):**

No change.

**Lot4C (Retail & Restaurants):**

Refer to sheet 5 of 17 of the approved site plan for setback distances for the 7, 495 sq. ft. restaurant.

**Lot4D (Hotel):**

No change.

**WHITE SANDS ZONE:**

No change.

**SIGNS:**

No change.

**COX COMMUNICATIONS:**

No change.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated December 22, 2000.

**GULF POWER:**

No change.

**OKALOOSA GAS:**

No change.

**SPRINT:**

No change.

**UNIVERSALCOM:**

No change.

**WATER/SEWER PROVIDER:**

The Destin Water Users, Inc. approved the project in a letter dated January 3, 2001.

**UTILITIES:**

No change.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated January 2, 2001, and had the following condition:

1. Street lights are required on the Emerald Coast Parkway ROW per the City Land Development Code, Section 7.08.09 (3 total). If lighting cannot be installed during the project, a future infrastructure payment shall be required prior to a Certificate of Occupancy.

**INGRESS/EGRESS:**

No change.

**REFUSE COLLECTION:**

No change to the number of dumpster pads provided. Location of dumpster pads have changed. Please refer to sheet 5 of 17 of the approved site plan for exact location.

**SIDEWALKS:**

No change.

**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):

No change.

Lot4C (Retail & Restaurants):

374,129.9 sq. ft. of property x 18% = 67,343.3 sq. ft. required  
Site plan provides 18.3% = 68,357.9 sq. ft. provided

Lot4D (Hotel):

No change.

Tree Requirements:

No change.

**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 and 4C):

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

Retail (lot 4C):

1 space for every 200<sup>250</sup> 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:

Restaurant (lot 4A):

No change.

Retail and Restaurant (lot 4C):

52,200 sq. ft. shopping center building – No change; <sup>209</sup>  
6,177 sq. ft. restaurant – No change; and <sup>83</sup>  
7,495 sq. ft. restaurant / 1 space per 75 sq. ft. = 100 parking spaces (including 4 handicap spaces). Note: this represents an increase of two (2) parking spaces.

Hotel (lot 4D):

No change.

**TOTAL REQUIRED: 566 parking spaces, plus storage lane capacity for 15 motor vehicles (including 19 handicap spaces)**

**TOTAL PROVIDED: 586 parking spaces, plus storage lane capacity for 15 motor vehicles (including 19 handicap spaces)**

**LOADING SPACE (ZONE):**

No change to the number required. Location of the loading space has changed. Please refer to sheet 5 of 17 of the approved site plan for exact location.

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

No change.

**IMPACT FEES:**

**Park:** No change.

**Public Libraries:** No change.

**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):**

No change.

**Lot 4C (7,495 sq. ft. restaurant):**

$$(7,495 \text{ sq. ft.}) \times (\$246.04) = 1,844,069.80 / 1,000 = \underline{\$1,844.07^*}$$

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

Lot 4C (6,177 sq. ft. restaurant):

No change.

Lot 4C (retail):

No change.

Lot 4D (Hotel):

No change.

Total Police Impact Fees to be paid for "Crystal Beach Plaza – 4<sup>th</sup> Amendment": \$7,602.54\*

\* Note: this represents an increase of \$121.79 from the previous amount.

**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):

No change.

Lot 4B (restaurant):

$$(7,495 \text{ sq. ft.}) \times (\$5,125.00) = 38,411,875 / 1,000 = \underline{\$38,411.88^*}$$

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

Lot 4C (restaurant):

No change.

Lot 4C (retail):

No change.

Lot 4D (Hotel):

No change.

Total Road Impact Fees to be paid for "Crystal Beach Plaza – 4<sup>th</sup> Amendment": \$264,309.40\*

\* Note: this represents an increase of \$2,536.88 from the previous amount.

Parks: (Hotel only)	=	\$3,734.04
Public Library: (Hotel only)	=	\$0.00
Police Protection:	=	\$7,602.54
Roads:	=	\$264,309.40
<b>TOTAL:</b>	=	<b><u>\$275,645.98*</u></b>

\* Note: this represents an increase of \$2,658.67 from the previous amount.

**COMMENTS:**

**Public Input:**

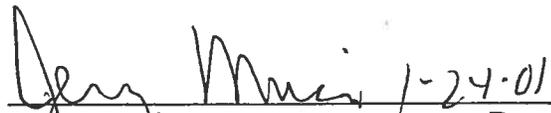
There have been no comments of support or opposition filed with Staff regarding this project.

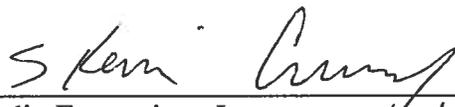
**Per Community Development Department:**

1. Prior to the issuance of a Certificate of Occupancy for the 7,495 sq. ft. restaurant, the plat will have to be recorded and the following will have to be provided to the City:
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**Per Engineering Department:**

1. Street lights are required on the Emerald Coast Parkway ROW per the City Land Development Code, Section 7.08.09 (3 total). If lighting cannot be installed during the project, a future infrastructure payment shall be required prior to a Certificate of Occupancy.

  
 \_\_\_\_\_  
 Jerry Mucci, Date  
 Community Development Director

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