



February 5, 1999

**ORDER #99-02**

**Final Development Order:**

**"EAST PASS MARINA-ADDITION #1":  
A MINOR DEVELOPMENT  
(SP #98-63)**

Based upon the City's approval of this Development Order, on February 5, 1999, this document will serve as your 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 Community Development Director:

**BACKGROUND / ISSUE:**

**Applicant:** East Pass Enterprises, Inc., C/O Mr. & Mrs. Jim Kennedy, owners, Florida Coastal Development Consulting, Inc., Mr. Ong-In Shin, agent.

**Property Location:** 288 East Hwy. 98

**Request:** Approval of a Minor Development identified as "East Pass Marina-Addition #1", to redevelop an existing site by replacing a 81 sq.ft. building with a 480 sq.ft. building and improving the existing harbor walk, parking lot, and landscape area.

**Parcel Size:** 0.764 acres

**Land Use Designation:** MU(Mix Use)

**Zoning District:** BT (Business Tourism)

**Density:** N/A (commercial use requested only)

**Intensity:** FAR = 0.023

**Application Date:** December 7, 1998

**TRC Date:** December 22, 1998 (revised plans reviewed 12-22-98, 1-12-99, 2-1-99, & 2-2-99)

**Approved Site Plan Date:** Signed and Sealed February 2, 1999 (stamped TRC approved February 3, 1999)

**DETERMINATIONS:**

1. All the findings of the Technical Review Committee report dated December 22, 1998, as amended February 3, 1999, are incorporated herein.

**CONDITIONS OF APPROVAL FOR "EAST PASS MARINA-ADDITION #1": A MINOR DEVELOPMENT (SP #98-63)**

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 Development Order on February 3, 1999 (no later than February 3, 2000) and must be completed as shown on plans approved by the Technical Review Committee (stamp dated 2-3-99).
2. The concurrency status of East Pass Marina-Addition #1 is protected (for five years) through February 3, 2004, **IF condition Number 1 above is satisfied 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.** Construction permits must be obtained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.
3. **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.**
4. East Pass Marina-Addition #1 must obtain City of Destin permits for the following activities on and off site (These 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.
  - h. construction trailers.
3. **Before the issuance of a certificate of occupancy, the landscape material shall be inspected by the Community Development Department to insure compliance with the Development Order.**
4. Requirements identified by the Technical Review Committee:

## TECHNICAL REVIEW COMMITTEE REPORT

### EAST PASS MARINA-ADDITION #1": A MINOR DEVELOPMENT (SP #98-63)

December 22, 1998, as amended February 3, 1999

#### ISSUE

**Applicant:** East Pass Enterprises, Inc., C/O Mr. & Mrs. Jim Kennedy, owner, Florida Coastal Development Consulting, Inc., Mr. Ong-In Shin, agent.

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#### DISCUSSION:

East Pass Enterprises, Inc., C/O Mr. & Mrs. Jim Kennedy, owner; and Florida Coastal Development Consulting, Inc., Mr. Ong-In Shin, agent; requests approval of a Minor Development identified as "East Pass Marina-Addition #1", to redevelop an existing site by replacing a 81 sq.ft. building with a 480 sq.ft. building and improving the existing harbor walk, parking lot, and landscape area.

The project is located at 288 East Hwy. 98 and fronting on the north side of the Destin Harbor. The property contains 0.764 acres.

The Technical Review Committee reviewed the project on December 22, 1998 (revised plans reviewed 12-22-98, 1-12-99, 2-1-99, & 2-2-99), and approved the project with specific changes. These changes have been addressed by the applicant on February 3, 1999

#### ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Land Use Category is MU(Mix Use). The proposed project complies with the Land Development Code and Future Land Use requirements.

#### COMPATIBILITY

The project, as required by Ordinance 151.13, has undergone a compatibility review and meets the minimum code requirements. There are no unresolved or outstanding compatibility issues associated with this project.

**DENSITY**

Not Applicable.

**HEIGHT**

The proposed project will redevelop an existing site by replacing a 81 sq.ft. building with a 480 sq.ft. building and improving the existing harbor walk, parking lot, and landscape area. Both the existing building and proposed building are single-story buildings. The proposed building height is allowable in the BT Zoning District.

**FLOOR AREA RATIO**

The floor area ratio for the proposed building is 0.023, which is below the 1.07 maximum allowed.

**RIGHT OF WAY DEDICATION**

Not Applicable.

**CONCURRENCY MANAGEMENT**

Concurrency requirements met:

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

**TRAFFIC ANALYSIS**

A Traffic analysis was conducted for this project by staff, which indicates that the addition of 399 sq.ft. of office use would result in a total of 17.7 AADT trips generated by this project. These trips convert to >1 PM Peak Hour/peak direction trips. The trips generated by this project do not effect any portion of US Hwy 98, due to the diminimus amount additional trips (which do not take into account of capture trips). This project does not lower the LOS of traffic on these roads.

**SUBDIVISION OR PUD - PLAT**

Not Applicable.

**AIRPORT PROTECTION**

This property is not located within the Airport Protection Zones as defined within the City’s Land Development Code. 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.

**SIGNS**

No signs are approved with this Development Order. Future signage must meet requirements of the Land Development Code, Appendix “A”.

**SIDEWALKS**

No right-of-way sidewalks are required. The project does propose the improvement of the existing Harbor walk sidewalk, as indicated on the plans.

**SETBACKS**

<b><u>Project</u></b>	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front	20'	n/a (internal lot)	14.5' (internal lot)
Rear (Harbor)	0'	0'	7.4'
Sides	0'	5' CB	5' CB where applicable
Between Bldgs:	10'	N/A	90' +/-

**WHITE SANDS ZONE**

The project lies within:

Zone #1  X  Zone #2 \_\_\_\_\_ Neither \_\_\_\_\_, therefore, all fill material must meet the White Sand Zone Ordinance.

**WATER/SEWER**

Destin Water User's Inc. approved the project January 12, 1999.

**FIRE DEPARTMENT REVIEW**

The Fire Department approved the project December 22, 1998.

**OKALOOSA GAS**

Okaloosa Gas approved the project at the December 22, 1998, TRC meeting.

**UNIVERSAL COM**

Universal Com approved the project at the December 22, 1998, TRC meeting.

**SPRINT**

Sprint approved the project at the December 22, 1998, TRC meeting.

**UTILITIES**

Underground utilities are required

**STORMWATER**

The City Engineer approved the project in a memorandum dated February 1, 1999 This memo is on file with the Community Development Department.

**INGRESS/EGRESS**

Access to the property is provided by a private easement drive connecting to Hwy. 98. No new access drives or connections are requested. (Note: site is existing improved lot.)

**REFUSE COLLECTION**

Trash collection is provided by dumpster service. The dumpster location is shown on the site plan.

**LANDSCAPE**

This project meets the landscape requirements, as follows:

**OPEN SPACE:**

32,641 sq.ft. of property x 18% =

REQUIRED= 5,875s.f. (18%)

PROVIDED= 7,242s.f. (22.1%)

**TREES REQUIRED:**

Reforestation: 7    Perimeter: 0    Parking Lot: 7    Buffers:    

Protected Trees on Site (12" to 23" diameter):                    0

Preserved Trees on Site (24" or more diameter):                    0

Protected Trees being removed:    0

Preserved Trees being removed:    0

Credit for saved trees:    0

**TOTAL TREES REQUIRED:**    14

**TOTAL TREES PROVIDED:**    17

**WARNING:** A Certificate of Occupancy shall not be issued until landscaping requirements have been met.

**PARKING**

Parking for the project is based on the following calculations:

Office = 1 space per 200 square feet of gross floor area

Concessions = 1 space per 75 square feet of gross floor area

Marina= existing, no change of use

**Redeveloped Building 1:**    Office = 240 s.f. / 200 s.f. = 1 spaces

Concessions = 240 s.f. / 75 = 3 spaces

**Existing Building # 2:**    Office = 259 s.f. / 200 s.f. = 1 spaces

= 5 spaces

**Existing Marina:**                    33 slips = 33 spaces

**TOTAL REQUIRED = 38 spaces including 2 handicapped**

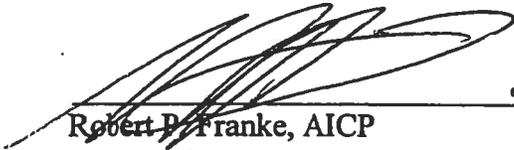
**TOTAL PROVIDED = 39spaces including 2 handicapped**

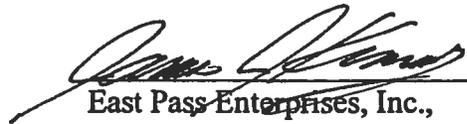
**COMMENTS**

There have been no public comments filed with Staff regarding this project.

**UNRESOLVED ISSUES**

NONE

  
Robert P. Franke, AICP  
Community Development Director  
2/5/99  
Date

  
East Pass Enterprises, Inc.,  
c/o Mr. Jim Kennedy,  
Owner  
2/5/99  
Date

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