



# City of Destin

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May 15, 2000

**ORDER # 00-22**

## Final Development Order:

### **“EMERALD COAST CENTRE, 1<sup>ST</sup> ADDITION” A MAJOR DEVELOPMENT (SP-99-27)**

Based upon the City Council’s approval of this Development Order, on May 8, 2000, 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 City Council:

#### BACKGROUND / ISSUE:

**Applicant:** Choctaw Engineering, Inc., on behalf of Emerald Coast Centre, Ltd.  
**Location:** The proposed project is located at 14071 Emerald Coast Parkway, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0000-00001-A020.  
**Request:** Approval of a Major Development identified as “Emerald Coast Centre, 1<sup>st</sup> Addition.” The proposed project consists of adding 18,925 square feet of retail space to the shopping center and the construction of a 3,556 square feet freestanding restaurant located adjacent to Emerald Coast Parkway.  
**Parcel Size:** The property contains 13.22 acres more or less.  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business General (BG)  
**Density:** Not applicable  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.16 Floor Area Ratio  
**Application Date:** May 3, 1999  
**TRC Date:** May 19, 1999 (original application)  
**TRC Date:** January 19, 2000 (revised application)  
**Approved Site Plan Date:** August 11, 1999 (original application)  
**Approved Site Plan Date:** April 3, 2000 (revised application)  
**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  
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Public Works  
(850) 837-6869

Community Center ♦  
(850) 654-5184

Library  
(850) 837-8572

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**DETERMINATIONS:**

1. 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
2. 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
3. All the findings of the Technical Review Committee report dated April 3, 2000 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "EMERALD COAST CENTRE, 1<sup>ST</sup> ADDITION", A MAJOR DEVELOPMENT (SP-99-27):**

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 "Emerald Coast Centre, 1<sup>st</sup> Addition" is protected for five years (through May 8, 2005). 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 the issuance of a Building Permit**, if a lighting plan is proposed, it must be reviewed and approved by the Community Development Department.
5. **Prior to obtaining a Building Permit**, provide future sidewalk payment for 5' wide concrete sidewalk along Emerald Coast Parkway. (Engineer's cost estimate required. Payment is equal to 120% of cost.)
6. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
7. **Prior to obtaining a Certificate of Occupancy**, owner must acknowledge and sign the Operations and Maintenance Plan.
8. **Prior to the issuance of a Certificate of Occupancy**, all required impact fees must be paid.
9. If the applicant decides to sell the restaurant site, he will be required to submit and receive approval of a plat for the proposed subdivision. This subdivision will require, at a minimum, that the applicant submit an ingress/egress easement that must be approved by the City and in which the City will be made a party. Additionally, the site would have to meet all of the Land Development Code requirements in effect at that time (platting, common boundary landscape buffer, parking, open space requirements, etc...).
10. Findings and requirements identified by the Technical Review Committee:

## TECHNICAL REVIEW COMMITTEE REPORT

### "EMERALD COAST CENTRE, 1<sup>ST</sup> ADDITION" A MAJOR DEVELOPMENT (SP-99-27)

TRC Report: April 3, 2000

#### ISSUE:

**Applicant:** Choctaw Engineering, Inc., on behalf of Emerald Coast Centre, Ltd.  
**Location:** The proposed project is located at 14071 Emerald Coast Parkway, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-0000-00001-A020.  
**Request:** Approval of a Major Development identified as "Emerald Coast Centre, 1<sup>st</sup> Addition." The proposed project consists of adding 18,925 square feet of retail space to the shopping center and the construction of a 3,556 square feet freestanding restaurant located adjacent to Emerald Coast Parkway.  
**Parcel Size:** The property contains 13.22 acres more or less.  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business General (BG)  
**Density:** Not applicable  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.16 Floor Area Ratio  
**Application Date:** May 3, 1999  
**TRC Date:** May 19, 1999 (original application)  
**TRC Date:** January 19, 2000 (revised application)  
**Approved Site Plan Date:** August 11, 1999 (original application)  
**Approved Site Plan Date:** April 3, 2000 (revised application)  
**Planning Commission Date:** April 20, 2000  
**City Council Date:** May 8, 2000

#### DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of the Emerald Coast Centre, Ltd., is requesting approval of a Major Development identified as "Emerald Coast Centre, 1<sup>st</sup> Addition." The proposed project consists of adding 18,925 square feet of retail space to the shopping center and the construction of a 3,556 square feet freestanding restaurant located adjacent to Emerald Coast Parkway. The proposed project is located at 14071 Emerald Coast Parkway, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-0000-00001-A020. The property contains 13.22 acres more or less.

The proposed project that was presented to the Technical Review Committee (TRC) on May 19, 1999, consisted of 8,400 square feet of retail and 3,556 square feet of restaurant. Additionally, because of the limited number of trips available on Segment "C" of U. S. Highway 98 at that time, the applicant had proposed an ingress/egress drive being constructed on the property to the west, which would have linked the shopping center directly to Two Trees Road. This would have allowed travel from Two Trees Road to the shopping center via the proposed ingress/egress drive, without

having to travel on Emerald Coast Parkway (U. S. Highway 98), thereby reducing the number of trips the project would have added to Segment "C." However, the applicant decided to remove this improvement from the proposed project. Without this improvement, the project could not meet traffic concurrency and, therefore, according to the Comprehensive Plan Section 6.08 *Test for Concurrency* (See Exhibit "C"), could not move forward to the Planning Commission for review.

On December 13, 1999, the City Council approved the annual traffic report. This report indicated that 85 trips were added back on to Segment "C." This was due to the fact that some Development Orders had expired within the past year and, therefore, the trips that were reserved for those projects were now available for new projects to use. Subsequently, on January 3, 2000, the applicant submitted a revised application that, in addition to the previously proposed 8,400 square feet of retail and 3,556 square feet of restaurant, included 10,525 square feet of additional retail space.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate twenty-six (26) new PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 61 PM Peak Hour directional trips available and, with this project, there will be 35 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: Vacant (Okaloosa County)  
South: Emerald Coast Parkway, State Park, and Condominiums  
East: Retail  
West: Vacant

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

The Technical Review Committee reviewed the project on May 19, 1999, and the revised project on January 19, 2000, and approved the project with specific conditions and changes. These conditions and changes have been satisfied as of April 3, 2000.

#### **COMPREHENSIVE PLAN/ZONING:**

The property has a Future Land Use designation of Commercial (C) and a Zoning designation of Business General (BG). The proposed uses are consistent with the C Future Land Use designation and are permitted principal uses in the BG Zoning district.

#### **COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	*	*	Vacant
South:	MU & REC	BT & PL	Emerald Coast Parkway, State Park, Condominium
East:	C	BG	Retail / Bank
West:	C	BT	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 Commercial (C) Future Land Use designation and the Business General (BG) Zoning district.

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

The BG Zoning district requires the following setbacks: front - 10 feet, side - 0 feet, and rear - 0 feet. The proposed buildings will be 120 feet (restaurant) and 42.63 feet (end addition) from the side property line (west), 101 feet (restaurant) and 500 feet (end addition) from the front property line (south), 146 feet (rear addition) from the rear property line, and there will be no change from the other side property line (east). The proposed buildings meet and exceed all of the required setbacks for the Business General (BG) Zoning district.

The proposed buildings are compatible with the surrounding area. The end and rear additions are merely an extension of the existing shopping center building, while the restaurant building is proportional in size and style to the abutting bank.

The BG Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. The proposed height of the one (1) story restaurant building is 16.2 feet, the proposed height of the one (1) story shopping center end addition is 24 feet and the proposed height of the one (1) story shopping center rear addition is 25 feet. The total floor area ratio for this project is 0.16, which is below the 1.07 maximum.

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

The proposed project meets the parking requirements (Retail: 95 reg. 2 h. c. / Restaurant: 47 reg. & 2 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 twenty-six (26) new PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 61 PM Peak Hour directional trips available and, with this project, there will be 35 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").

A review of the traffic generated, elevation plans, and architectural plans, in relation to lot sizes and use, indicates that the proposed project will be compatible with the surrounding development. No outdoor lighting plan is proposed at this time. If a lighting plan is proposed at a later date, staff recommends as a condition it be approved by the Community Development Department prior to the issuance of a building permit.

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

The proposed one-story buildings will not alter the light or air of the surrounding properties.

**F) Setbacks and buffers.**

The BG Zoning district requires the following setbacks: front - 10 feet, side – 0 feet, and rear - 0 feet. The proposed buildings will be 120 feet (restaurant) and 42.63 feet (end addition) from the side property line (west), 101 feet (restaurant) and 500 feet (end addition) from the front property line (south), 146 feet (rear addition) from the rear property line, and there will be no change from the other side property line (east). The proposed buildings meet and exceed all of the required setbacks for the Business General (BG) Zoning district.

The overall site plan meets the open space requirements (18% required / 18.2% provided). The following buffers are required: the standard five (5) foot common boundary landscape area on the west property line and the standard ten (10) foot front perimeter landscape area on the south property line.

Vegetation and reforestation requirements have been satisfied (refer to Landscape section of this report).

Parking islands and required tree requirements have been satisfied for the end addition and the restaurant (refer to Landscape section of this report). The applicant is proposing to not bring into compliance three (3) landscape islands that Staff believed were necessary to bring that portion of the nonconforming parking lot area up to code (for the rear addition). Instead, the applicant is proposing to take the number of trees that were proposed to be placed within the landscaped islands (six) and placed them to the north side of the retail buildings.

**DENSITY:**

Not applicable.

**HEIGHT:**

The BG Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. The proposed height of the one (1) story restaurant building is 16.2 feet, the proposed height of the one (1) story shopping center end addition is 24 feet and the proposed height of the one (1) story shopping center rear addition is 25 feet.

**FLOOR AREA RATIO:**

The total floor area ratio for this project is 0.16, which is below the 1.07 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 twenty-six (26) new PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 61 PM Peak Hour directional trips available and, with this project, there will be 35 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:**

Not applicable. However, the applicant has indicated that the proposed restaurant site is currently part of the overall project and is owned by the applicant. Additionally, the applicant has indicated that the restaurant site is to be leased and not sold. If the applicant decides to sell the restaurant site, he will be required to submit and receive approval of a plat for the proposed subdivision. This subdivision will require, at a minimum, that the applicant submit an ingress/egress easement that must be approved by the City and in which the City will be made a party. Additionally, the site would have to meet all of the Land Development Code requirements in effect at that time (platting, common boundary landscape buffer, parking, open space requirements, etc...).

**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 General (BG) Zoning District. The BG Zoning district requires the following setbacks: front - 10 feet, side - 0 feet, and rear - 0 feet.

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (south): FPLA	10'	10' FPLA	103' (Restaurant) / 516' (2-unit add.) + 10'
Side (east):	N/A	5' CB	N/A' + 5' CB
Side (west):	0'	5' CB	120' (Restaurant) / 52' (2-unit add.) + 5' CB
Rear (north):	10'	5' CB	700' (Restaurant) / 188' (2-unit add.) + 5' CB
Between Bldgs.:	10'	N/A	378' (Restaurant & 2-unit addition)

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

**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 January 19, 2000, TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated March 23, 2000.

**GULF POWER:**

Gulf Power approved the project at the January 19, 2000, TRC meeting.

**OKALOOSA GAS:**

Okaloosa Gas approved the project at the January 19, 2000, TRC meeting.

**SPRINT:**

Sprint approved the project at the January 19, 2000, TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project at the January 19, 2000, TRC meeting.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated February 7, 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 conditions:

1. Prior to obtaining a Building Permit, provide future sidewalk payment for 5' wide concrete sidewalk along Emerald Coast Parkway. (Engineer's cost estimate required. Payment is equal to 120% of cost.)
2. Prior to obtaining a Certificate of Occupancy, owner must acknowledge and sign the Operations and Maintenance Plan.

**INGRESS/EGRESS:**

The ingress/egress points for the proposed restaurant and shopping center additions are provided by the existing access drive off of Emerald Coast Parkway. Both ingress/egress points meet the requirements of the Destin Land Development Code. Additionally, a driveway connection permit for the right-turn lane (access point) into the restaurant parking lot from Emerald Coast Parkway was submitted to the Florida Department of Transportation (FDOT) for review. This right turn lane (access point) was denied during the preliminary review stage by FDOT and was later withdrawn by the applicant.

**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 along the northern right-of-way of Emerald Coast Parkway. Payment for the future five (5) foot wide concrete sidewalk along Emerald Coast Parkway, must be provided prior to obtaining a building permit. An Engineer's cost estimate is required and payment must be equal to 120% of the construction cost.

**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:**

570,754.99 sq. ft. of property x 18% = 102,735.89 sq. ft. required  
Site plan provides 18.1% = 103,356.82 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 (8 trees x 3 credits per tree):	24
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>24</u>
Total Reforestation Credits for Trees Required on Site:	24
Reforestation Trees (1 per every .10 of an acre: 1.60 x 10 = 16) Required on Site:	<u>16</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>0*</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:	0
Front Perimeter Trees (1 per 25') Required on Site:	8
Parking Lot Trees (1 per end row and landscape island) Required on Site:	25
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
<b>TOTAL TREES REQUIRED:</b>	<u>33</u>
<b>TOTAL TREES PROVIDED:</b>	<u>38</u>

A five (5) foot Common Boundary Buffer is required along the western property line, and a ten (10) foot Front Perimeter Landscape Area is required along the southern property line. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty (50) 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 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:

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

Retail:

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

Bank:

1 space per 200 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles.

Per site plan:

Restaurant:

3,556 sq. ft. restaurant building (including 2 handicap spaces) / 1 space per 75 sq. ft. = 47 parking spaces (including 2 handicap spaces).

Retail:

69,629 sq. ft. (existing)  
18,925 sq. ft. (proposed)  
88,554 sq. ft. (total)

88,554 sq. ft. shopping center building / 1 space per 200 sq. ft. = 443 parking spaces (including 9 handicap spaces).

Bank:

2,908 sq. ft. bank building / 1 space per 200 sq. ft. = 15 parking spaces (including 1 handicap space).

3 storage lanes / storage lane capacity of 5 motor vehicles = storage lane capacity for 15 motor vehicles.

**TOTAL REQUIRED: 505 parking spaces, plus storage lane capacity for 15 motor vehicles (including 12 handicap spaces)**

**TOTAL PROVIDED: 526 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:*

Restaurant:

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.

Bank:

One (1) space for the first 75,000 square feet of gross floor area or fraction thereof, and one (1) space for each additional 25,000 square feet.

*Per site plan:*

Restaurant:

3,556 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:

69,629 sq. ft. (existing)  
18,925 sq. ft. (proposed)  
88,554 sq. ft. (total)

88,554 sq. ft. shopping center building / 1 space per first 10,000 sq. ft. and 1 space for each additional 20,000 sq. ft. = 5 loading spaces.

Bank:

2,908 sq. ft. bank building / 1 space per first 75,000 sq. ft. = 1 loading space.

**TOTAL REQUIRED: 7 loading spaces**

**TOTAL PROVIDED: 7 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.

**IMPACT FEES:**

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

**Police Protection:** The police protection impact fees were calculated using the “Retail per 1,000 sq. ft. = \$47.59” and “Eating/Drinking per 1,000 sq. ft. = \$246.04” fee amounts under the “Non-residential –U.S. 98 Corridor” category.

$$(18,925 \text{ sq. ft.}) \times (\$47.59) = 900,640.75 / 1,000 = \underline{\$900.64}$$

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

$$(3,556 \text{ sq. ft.}) \times (\$246.04) = 874,918.24 / 1,000 = \underline{\$874.91}$$

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

Total Police Impact Fees to be paid for “Emerald Coast Centre – 1<sup>st</sup> Addition”: \$1,775.55

**Road:** The road impact fees were calculated using the “Retail < 100,000 sq. ft. (per 1,000 sq. ft.) = \$2,142.00” and “Restaurant: Drive-thru (per 1,000 sq. ft.) = \$7,490.00” fee amounts.

$$(18,925 \text{ sq. ft.}) \times (\$2,142.00) = 40,537,350 / 1,000 = \underline{\$40,537.35}$$

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

$$(3,556 \text{ sq. ft.}) \times (\$7,490.00) = 26,634,440 / 1,000 = \underline{\$26,634.44}$$

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

Total Road Impact Fees to be paid for “Emerald Coast Centre – 1<sup>st</sup> Addition”: \$67,171.79

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection (for retail):	=	\$900.64
Police Protection (for restaurant):	=	\$874.91
Roads (for retail):	=	\$40,573.35
<u>Roads (for restaurant):</u>	=	<u>\$26,634.44</u>
<b>TOTAL:</b>		<b><u>\$68,947.34</u></b>

**COMMENTS:**

**Public Input:**

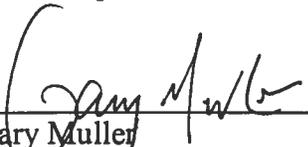
There have been no comments of support or opposition filed with Staff regarding this project.

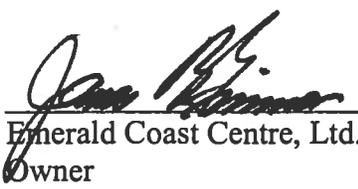
**Per Community Development Department:**

1. Prior to the issuance of a Building Permit, if a lighting plan is proposed, it must be reviewed and approved by the Community Development Department.
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 shall be paid.
4. If the applicant decides to sell the restaurant site, he will be required to submit and receive approval of a plat for the proposed subdivision. This subdivision will require, at a minimum, that the applicant submit an ingress/egress easement that must be approved by the City and in which the City will be made a party. Additionally, the site would have to meet all of the Land Development Code requirements in effect at that time (platting, common boundary landscape buffer, parking, open space requirements, etc...).

**Per Engineering Department:**

1. Prior to obtaining a Building Permit, provide future sidewalk payment for 5' wide concrete sidewalk along Emerald Coast Parkway. (Engineer's cost estimate required. Payment is equal to 120% of cost.)
2. Prior to obtaining a Certificate of Occupancy, owner must acknowledge and sign the Operations and Maintenance Plan.

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

  
 Emerald Coast Centre, Ltd. \_\_\_\_\_ Date  
 Owner  
 James B. Grimmer  
 Partner



# City of Destin

## Office of Community Development

City Hall  
4200 Two Trees Road  
Destin, Florida 32541

Voice – (850) 837-4242, ext.: 140  
Fax – (850) 837-7949  
agrana@cityofdestin.com

May 17, 2001

Choctaw Engineering, Inc.  
Attn.: Ms. Robyn Gaston, P.E.  
112 Truxton Avenue  
Fort Walton Beach, Florida 32547

**RE: Development Order Extension Request for SP-99-27 Emerald Coast Centre, 1<sup>st</sup>  
Addition, a Major Development**

Dear Ms. Gaston,

The City Council, at its May 14, 2001 meeting, approved your request for the extension of the Development Order (DO-00-22) for the above-mentioned project. This is the **only** extension you will receive to the initial twelve (12) month period to obtain construction permits for this project. You now have until May 8, 2002 to obtain construction permits, which are in accordance with the approved development order, for this project. It is also important to note that this extension **does not** extend the five (5) year deadline (May 8, 2005) for completing the project. All other provisions of Development Order No. 00-22 remain in full force. **Please keep a copy of this letter with your original Development Order for this project.**

If I can be of any further assistance, please contact me at 837-4242.

Sincerely,

Gerald F. Mucci, AICP  
Community Development Director

GFM/rag

cc: Engineering Department  
Building Department  
File: SP-99-27  
File: Letter Log  
✓ File: 2000 DO Log