

The City of Destin



4200 Two Trees Road Destin, Florida 32541 (904) 837-4242 FAX (904) 837-3267

April 15, 1997

ORDER # 97-15

Final Development Order: **JIM WELLBORN'S WHOLESALE OUTLET**

Background/Issue

Applicant: George R. C. Kingston, Owner; Jim Wellborn, agent
Property Location: South of Emerald Coast Highway right of way, East of Sunsail Plaza Commercial Subdivision
Request: Approval of a Minor Development for a 3,250 sq. ft. warehouse
Parcel Size: 0.49 acres, 21,230 sq. ft.
Land Use Designation: MU (Mixed Use)
Zoning District: BT (Business Tourism)
Density: N/A
Intensity: 0.15 FAR proposed, maximum allowed in the BT district is 1.07 FAR
Application Date: October 17, 1996
City Council Action: Not required for a minor development

Determinations:

1. All the findings of the Technical Review Committee report are incorporated into and made a part of this development order.

Conditions of Approval for the Jim Wellborn's Wholesale Outlet, a Minor Development:

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

1. Development must commence within twelve months of issuance of this Development Order on April 15, 1997 (no later than April 14, 1998); and,
2. The concurrency status of Jim Wellborn's Wholesale Outlet is identified in the attached Technical Review Committee Report dated April 7, 1997 and identified as Exhibit 1 here to.
3. The concurrency status of Jim Wellborn's Wholesale Outlet is protected for five years, through April 14, 2002, IF Jim Wellborn's Wholesale Outlet commences development within the twelve month period following issuance of this development order on April 15, 1997; and
4. City of Destin permits are required for the following activities on and off site:
 - a. disturbance to the city's rights of way;
 - b. pavement cuts

- c. construction of any kind
- d. clearing and grubbing

5. An approved, valid and current Department of Environmental Protection (DEP) permit for Jim Wellborn's Wholesale Outlet must be presented to the city for the Stormwater Management Facilities prior to the issuance of a building permit.
6. Requirements identified by the Technical Review Committee:

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ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Land Use Category is MU (Mixed Use). The proposed project is in compliance with the land use requirements.

COMPATIBILITY

North: Emerald Coast Parkway. To the north of the road is undeveloped property located in the county.
South: Undeveloped BT zoned property.
East: The remainder of the Destination Commercial Subdivision.
West: Sunsail Plaza Commercial PUD.

RIGHT OF WAY DEDICATION

There are no new right of way dedications required for this project.

CONCURRENCY MANAGEMENT

The following concurrency requirements have been met:

Potable Water	<u> X </u>	Roadways	<u> X </u>	Solid Waste	<u> N/A </u>
Recreation	<u> N/A </u>	Sewer	<u> X </u>	Drainage	<u> X </u>

TRAFFIC ANALYSIS

Staff conducted a traffic analysis. This study, using ITE code 815, Discount Store, provides 70.1 trips per 1000 gross square footage of building.

(3,250 sq. ft. / 1000 gsf.) X 70.1 = 227.82 = 228 trips.

These trips are all added to Emerald Coast Parkway.

Currently, Destin is using the Art-Plan as an interim traffic capacity model on Segment C of US Highway 98. This project will not degrade Segment C below the required LOS standards stipulated in the Destin Comprehensive Plan.

SUBDIVISION OR PUD - PLAT

A plat of the property is not required for this project.

STORMWATER

The Stormwater Maintenance and Management Plans were signed and sealed on March 25, 1997. The City Engineers has approved the plan.

AIRPORT PROTECTION

N/A

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), you 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.

SETBACKS

Based on the BT zoning district requirements, commercial uses of 2 or less stories in height have the following setbacks:

	<u>Required</u>	<u>Provided</u>
Front:	10'	45'
Side, East:	0'	25'
Side, West:	0'	9'
Rear:	0'	17'
Between Bldgs.	10'	N/A

BUILDING HEIGHTS

The building will not exceed 18 feet in height.

WHITE SANDS ZONE

This project does not lie within a White Sands Zone.

SIGNS

No signs are requested for this project. All future signage must comply with the City of Destin Code of Ordinances. There is an existing billboard easement on the north of this property.

WATER/SEWER

This project has been approved by Destin Water Users and water IS available.

FIRE DEPARTMENT REVIEW

The project has been reviewed and APPROVED by the Fire Department. Approval letter issued February 27, 1997.

UTILITIES

Existing utilities are not being modified.

GULF POWER

Gulf Power had no comments. Project will not encroach on Gulf Power Easement south of the project.

INGRESS/EGRESS

The applicant proposes access be provided to the project through a 24 foot wide two way drive off of US Highway 98, which is an existing road cut that preexisted the project. This contravenes the Development Order for Destination Subdivision. Normally, access to lots in this subdivision should be from the 24 foot wide access road on the north side of the parcels which has two access points to Emerald Coast Parkway.

SIDEWALKS

The applicant will have to bond for a future sidewalks along US Highway 98.

REFUSE COLLECTION

Refuse collection is provided by DUMPSTER SERVICE.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

21,230 s.f. of property X 18% = 3,821.4 s.f. required

Site plan provides 24.4% = 11,215 s.f. provided

TREES REQUIRED:

Reforestation 5 Perimeter 8 Parking Lot 4
(1 per 1/10 acre) (1 per 25')

Protected Trees on Site (12" to 23" diameter):	:	<u>None</u>
Preserved Trees on Site (24" or more diameter):	:	<u>None</u>
Credits for Protected/Preserved Trees	:	<u>0</u>
TOTAL TREES REQUIRED	:	<u>17</u>
TOTAL TREES PROVIDED	:	<u>17</u>

PARKING

The project meets or exceeds the parking requirements based on the following standards:

Wholesale = 1 per 1,000 sq. ft. X 3,250 sq. ft. = 3.25 = 3 spaces required
Total Spaces Required = 3

The applicant provides a total of 7 parking spaces, which includes 1 required handicap parking space.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit.

UNRESOLVED ISSUES

None.

Franklin T. Etheridge
Franklin T. Etheridge, Senior Planner
Acting Planning Director
Community Development Department

April 15, 1997
DATE

cc: Permit & Inspections Division
City Clerk
Public Works
Applicant

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TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT
JIM WELLBORNS'S WHOLESALE OUTLET WAREHOUSE
A MINOR DEVELOPMENT
APRIL 7, 1997

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