



The City of Destin

Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267

ORDER # 96-02

**Final Development Order:
OLD SOUTH CENTER**

Type of Development:	Major Development
Acres:	4.83 acres, more or less
Zoning:	Business Tourism (BT)
Land Use Category:	Mixed Use (MU)
City Council Approval Date:	July 1, 1996
Square Feet of Approved use:	12,000 s.f. - commercial 39,054 s.f. - residential apartment
Owner:	SG Ventures
Property Address:	Emerald Coast Parkway
Property Legal Description:	N/A

Determinations:

1. A valid preliminary development order dated May 23, 1996, exists for Old South Center; and
2. All conditions of the preliminary development order (attached hereto as Exhibit 1) have been met by the applicant for Old South Center; and,
3. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval for the OLD SOUTH CENTER, Major 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 City Council approval on **July 1, 1996** (no later than June 30, 1997); and,

2. The concurrency status of Old South Center is identified in the attached Technical Review Committee Report dated June 20, 1996 and identified as Exhibit 2 here to.
3. The concurrency status of Old South Center is protected (for five years) through July 1, 2001, IF Old South Center commences development within the twelve month period following City Council approval on July 1, 1996; 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 Old South Center must be presented to the city for the Stormwater Management Facilities prior to the issuance of a building permit.
6. A valid Florida Department of Transportation (FDOT) drive connection permit for Old South Center must be presented to the city prior to the issuance of a building permit.
6. An executed and recorded Encroachment Agreement with Gulf Power must be provided to the City prior to the issuance of a building permit.

Kelly Carpenter
Kelly Carpenter, AICP
Community Development Director

July 9, 1996
DATE

cc: Permit Department
SG Ventures c/o Curtis Gwin

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The City of Destin



Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267

May 23, 1996

VIA FACSIMILE
AND U.S. MAIL

Mr. Curtis H. Gwin
Shoults, Gwin & Associates, Inc.
Post Office Box 1805
Destin, Florida 32540-1805

Re: Old South Center

Dear Mr. Gwin:

At the meeting of the Technical Review Committee on May 21, 1996, the following deficiencies and changes were noted to the plans for Old South Center. **These required revisions and issues must be addressed and the required information or changes submitted to the City not later than 2:00 p.m. on Friday, June 7, 1996, in order for your project to be reviewed by the Planning Commission:**

1. Water taps to be supervised by DWU. Notify Steve Schmitt, DWU Field Supervisor at least 48 hours prior to installation.
2. All water meters will be locked off until backflow assembly installations are completed. Reduced pressure assemblies are required on all taps and are to be installed at the water meter.
3. Water/sewer line crossings require water line to be encased or a maintained separation of at least 18".
4. Widen the entrance lane to 20' for Fire Lane.
5. Hydrants may need to be relocated.

May 23, 1996
TRC Meeting
Mr. Curtis Gwin
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6. Architectural Plans will determine if a sprinkler system is required.
7. Scaled architectural plans that illustrate the floor plans and the exterior elevations of both the office and apartment buildings must be submitted.

The City Engineer will provide his comments in an additional report.

If you need any further assistance, please do not hesitate to contact the Planning and Zoning Department.

Sincerely,



Shae Smart
Planning and Zoning Specialist

SS/hs

CC: John Lewis, Connelly & Wicker

TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT OLD SOUTH CENTER A MAJOR DEVELOPMENT EMERALD COAST PARKWAY JUNE 20, 1996

ISSUE

Request approval of Old South Center, a Major Development, consisting of two 2-story commercial office buildings with 6,000 s.f. each for a total of 12,000 s.f. and five 2-story residential apartment buildings containing 64 units with a total of 39,054 s.f. to be located on Emerald Coast Parkway to the east of Emerald Heights subdivision, Destin, Florida. Request is made by Curtis Gwin, agent for SG Ventures, owner of property. The property contains 4.83 acres, more or less.

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 these land use regulations.

COMPATIBILITY

North: Unincorporated area located in Okaloosa County consisting of a residential subdivision.

South: Gulf Power ROW and further south Destiny East PUD

West: Emerald Heights Subdivision

East: Vacant lot that has been the site of a previously approved development for Creel, Bryan and Gallagher/Stowell, Anton & Kraemer office building

GULF POWER

The proposed project abuts the Gulf Power Right of Way on the southern property line. A letter of approval from Gulf Power was received dated May 9, 1996. A copy of the executed and recorded Encroachment Agreement must be provided for the City prior to the issuance of a building permit.

RIGHT OF WAY DEDICATION

N/A

FLOOR AREA RATIO (FAR) - COMMERCIAL AREA

Maximum Floor Area Ratio allowed is 1.07; FAR on this project is 0.18.

DENSITY PROPOSED - RESIDENTIAL AREA

The allowable density in the Mixed Use category is 19.9 units per acre. This project proposes 64 units on 3.34 acres for an average density of 19.16 units per acre.

BUILDING HEIGHT

COMMERCIAL:

The approximate mean building height provided is 23.6'. This is an allowable height in the zoning district. There is no maximum height in the Business Tourism District.

RESIDENTIAL:

The approximate mean building height provided is 22'. This is an allowable height in the zoning district. There is no maximum height in the Business Tourism District.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

Traffic Analysis

Traffic analysis was conducted by Connelly & Wicker, Inc., and the report is on file in the Planning and Zoning Department - 602 total new trips generated. The general office space generated 212.4 and the residential apartments generated 390.4.

MYLAR - SUBDIVISION OR PUD

N/A

STORMWATER

The Stormwater Management Plan for the site has been approved by the City Engineer. Approval letter issued on June 19, 1996. A DEP permit for Stormwater Management is required prior to the issuance of a building permit.

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), 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.

SETBACKS

	<u>Required</u>	<u>Provided</u>
Commercial Area:		
Front:	10'	10'
Side:	East- 5'	50'
	West- 5'	55'
Rear:	5'	85'
Between Bldgs.	10'	18' minimum
Residential Area:		
Front:	10'	10'
Side:	East- 5'	10'
	West- 5'	15'
Rear:	5'	117'
Between Bldgs.	10'	20' minimum

WHITE SANDS ZONE

This project does not lie within a White Sands Zones.

SIGNS

No signage is shown on the site plan. Any future signage must be permitted by the City of Destin and must comply with the City of Destin Sign Ordinance 245.

WATER/SEWER

Water and sewer are available through Destin Water Users.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department with the following conditions: 1) Widen the entrance lane to 20' Fire Lane; 2) Hydrant needs to be relocated; 3) Architectural plans will determine if a sprinkler system is required. Approval letter issued May 21, 1996.

**The site plan has been revised to reflect the fire department requirements.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access is provided to the project from one 27' driveway from Emerald Coast Parkway. Department of Transportation Connection Permit required.

SIDEWALKS

Sidewalks are required/provided.

REFUSE COLLECTION

Refuse collection is provided by dumpster pick-up as illustrated on the site plan.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

Commercial:

OPEN SPACE:

65,114.88 s.f. of property X 18% = 11,720.52 s.f. required

Site plan provides 25 % = 16,553 s.f. provided

TREES REQUIRED:

Reforestation 15 Perimeter 11 Parking Lot 15
(1 per acre) (1 per 25')

Protected Trees on Site (12" to 23" diameter): None
Preserved Trees on Site (24" or more diameter): None
Credits for Protected/Preserved Trees: 0
TOTAL TREES REQUIRED: 41
TOTAL TREES PROVIDED: 41

Residential:

OPEN SPACE:

145,354 s.f. of property X 18% = 26,163.9 s.f. required

Site plan provides 34 % = 49,647 s.f. provided

TREES REQUIRED:

Reforestation 33 Perimeter 0 Parking Lot 19
(1 per 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>52</u>
TOTAL TREES PROVIDED:	<u>52</u>

PARKING

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

Commercial:

Office Space = 1 sp/200 s.f. : 12,000 s.f./200 s.f. = 60 spaces required
60 spaces required/75 spaces provided including 3 handicapped spaces

Residential:

Apartment = 2.25 sp/unit : 64 * 2.25 = 144 spaces required
144 spaces required/149 spaces provided including 5 handicapped spaces

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.

GENERAL COMMENTS

There have been no objections filed with staff regarding this proposed development.

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A.O.



The City of Destin

Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267

July 9, 1996

Mr. Curtis Gwin, SG Ventures
c/o SG&A Associates, Inc.
P.O. Box 1805
Destin, FL 32540-1805

RE: Final Development Order for Old South Center, a Major Development
#96-02

Dear Mr. Gwin:

The Destin City Council approved Old South Center, a Major Development, at its meeting held on July 1, 1996. Please find attached Development Order 96-02 for Old South Center. The applicant must comply with all provisions of the Development Order and the Technical Review Committee Report.

If you have any questions or need any additional information about this Development Order, please contact my office at (904) 837-5686.

Sincerely,

Kelly Carpenter
Kelly Carpenter, AICP
Community Development Director

KC/ss