



# City of Destin

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**August 28, 2000**

**Order No. 00-46**

**3<sup>rd</sup> Amended Development Order:**

**“OLD SOUTH CENTER COMMERCIAL  
OFFICE COMPLEX PHASE II - 3<sup>RD</sup> AMENDMENT”:  
A MAJOR DEVIATION TO  
A PREVIOUSLY APPROVED  
MAJOR DEVELOPMENT  
(SP-00-21)**

**Based upon the City Council’s approval of this Development Order, on August 21, 2000, this document will serve as your 3<sup>rd</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 City Council:**

**BACKGROUND / ISSUE:**

**Applicant:** Curtis Gwin, on behalf of SG Ventures, Inc.  
**Location:** The proposed project is generally located at 36468 Emerald Coast Parkway, more specifically known as Property Appraiser’s parcel I. D. number 00-2S-22-0000-0059-0050.  
**Request:** Approval of a Commercial Plat and Major Deviation to a previously approved Major Development identified as “Old South Center Commercial Office Complex Phase II – 3<sup>rd</sup> Amendment.” The proposed project consists of a 6-lot commercial replat and the addition of landscape buffers along the new property lines of a previously approved Major Development identified as “Old South Center.”  
**Parcel Size:** 4.48 acres more or less.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** N/A  
**Intensity:** No change.  
**Application Date:** May 6, 1996  
**Third Amendment Application Date:** February 28, 2000  
**TRC Date:** May 21, 1996  
**Third Amendment TRC Date:** March 15, 2000  
**Approved Site Plan Date:** June 7, 1996  
**Third Amendment Approved Site Plan Date:** April 17, 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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**Planning Commission Date:** June 20, 1996  
**Third Amendment Planning Commission Date:** May 4, 2000  
**City Council Date:** July 1, 1996  
**Third Amendment City Council Date:** August 21, 2000

**DETERMINATIONS:**

1. All the findings of the Final Development Order No. 97-50 and Amended Final Development Order No. 00-01 are incorporated herein; and
2. This Development Order does not extend the overall concurrency status determined by the Original Development Order (No. 97-50); and
3. All the findings of the Technical Review Committee report dated September 25, 1997, amended on January 5, 2000, and amended on April 17, 2000; and
4. The Planning Commission considered the proposal on May 4, 2000 and recommended the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and
5. A hearing was held by the Destin City Council on August 21, 2000, and the City Council approved the development by a vote of 7-0 with a condition.

**CONDITIONS OF APPROVAL FOR "OLD SOUTH CENTER COMMERCIAL, OFFICE COMPLEX PHASE II - 3<sup>RD</sup> AMENDMENT" (SP-00-21):**

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 August 21, 2000 (no later than August 21, 2001) and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated April 17, 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 "Old South Center Commercial Office Complex, Phase II, -3<sup>rd</sup> Amendment" is protected through November 6, 2002 (per D.O. No. 97-50). **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. The plat will have to be recorded and the following will have to be provided to the City:
  - A. One (1) copy of the recorded mylar plat,
  - B. Three (3) blueprint copies of the recorded plat, and
  - C. Two (2) 11" x 17" reduced copies of the recorded plat.
5. Findings and requirements identified by the Technical Review Committee:

## TECHNICAL REVIEW COMMITTEE REPORT

### “OLD SOUTH CENTER COMMERCIAL OFFICE COMPLEX PHASE II - 3<sup>RD</sup> AMENDMENT”: A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-00-21)

TRC Report: June 20, 1996, and  
amended on April 17, 2000

#### ISSUE:

**Applicant:** Curtis Gwin, on behalf of SG Ventures, Inc.  
**Location:** The proposed project is generally located at 36468 Emerald Coast Parkway, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-0000-0059-0050.  
**Request:** Approval of a Commercial Plat and Major Deviation to a previously approved Major Development identified as “Old South Center Commercial Office Complex Phase II – 3<sup>rd</sup> Amendment.” The proposed project consists of a 6-lot commercial replat and the addition of landscape buffers along the new property lines of a previously approved Major Development identified as “Old South Center.”  
**Parcel Size:** 4.48 acres more or less.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** N/A  
**Intensity:** No change.  
**Application Date:** May 6, 1996  
**Third Amendment Application Date:** February 28, 2000  
**TRC Date:** May 21, 1996  
**Third Amendment TRC Date:** March 15, 2000  
**Approved Site Plan Date:** June 7, 1996  
**Third Amendment Approved Site Plan Date:** April 17, 2000  
**Planning Commission Date:** June 20, 1996  
**Third Amendment Planning Commission Date:** May 4, 2000  
**City Council Date:** July 1, 1996  
**Third Amendment City Council Date:** August 21, 2000

#### DISCUSSION/FINDINGS:

Curtis Gwin, on behalf of SG Ventures, Inc., is requesting approval of a Commercial Plat and Major Deviation to a previously approved Major Development identified as “Old South Center Commercial Office Complex Phase II – 3<sup>rd</sup> Amendment.” The proposed project consists of a 6-lot commercial replat of a previously approved Major Development identified as “Old South Center.” In addition, the applicant is requesting to modify a previously approved Major Development identified as “Old South Center” to add landscape buffers along the new property boundary lines. The

proposed project is generally located at 36468 Emerald Coast Parkway, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-0000-0059-0050. The property contains 4.48 acres more or less.

This application is classified as a Major Development due to the fact that it will create more than three (3) lots.

Staff has determined that the proposed request is compatible with the surrounding area. The existing uses of the surrounding properties are as follows:

North: Emerald Coast Parkway  
South: Single-Family Residential  
East: Office  
West: Single-Family Residential

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

The Technical Review Committee (TRC) reviewed the project on March 15, 2000, and approved the project with specific conditions and changes. The conditions given to the applicant during the TRC meeting have been satisfied.

**COMPREHENSIVE PLAN/ZONING:**

No change to this section by the proposed amendment.

**COMPATIBILITY:**

No change to this section by the proposed amendment.

**DENSITY:**

Not applicable.

**HEIGHT:**

No change to this section by the proposed amendment.

**FLOOR AREA RATIO:**

No change to this section by the proposed amendment.

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required.

**CONCURRENCY MANAGEMENT:**

No change to this section by the proposed amendment.

**TRAFFIC ANALYSIS:**

No change to this section by the proposed amendment.

**SUBDIVISION OR PUD - PLAT:**

The City Surveyor approved the plat in a letter dated April 4, 2000. The City Engineer approved the plat in a memo dated April 10, 2000. The Community Development Department has the following condition:

1. The plat will have to be recorded and the following will have to be provided to the City:
  - A. One (1) copy of the recorded mylar plat,
  - B. Three (3) blueprint copies of the recorded plat, and
  - C. Two (2) 11" x 17" reduced copies of the recorded plat.

**AIRPORT PROTECTION:**

No change to this section by the proposed amendment.

**SETBACKS:**

The BT Zoning district requires the following setbacks: front - 10 feet, side – 0 feet, and rear – 0 feet.

Lot 1A:

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (north):	10'	10' FPLA	43' + 10' FPLA
Side (east):	0'	5' CB	44' + 5' CB
Side (west):	0'	10' VB	56'+ 10' VB
Rear (south):	0'	5' CB	79' + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A five (5) foot Common Buffer is required along all new property lines.

Lot 3:

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Side (north):	0'	5' CB	29' + 5' CB
Side (east):	0'	5' CB	41' + 5' CB
Side (west):	0'	5' CB	6'+ 5' CB
Side (south):	0'	5' CB	78' + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A five (5) foot Common Buffer is required along all new property lines.

Lot 4:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	0'	5' CB	29' + 5' CB
Side (east):	0'	5' CB	12' + 5' CB
Side (west):	0'	10' VB	19' + 10' VB
Side (south):	0'	5' CB	190' + 5' CB
Between Bldgs.:	10'	N/A	N/A

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

Lot 5:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Side (north):	0'	5' CB	58' + 5' CB
Side (east):	0'	5' CB	34' + 5' CB
Side (west):	0'	5' CB	6' + 5' CB
Side (south):	0'	5' CB	106' + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A five (5) foot Common Buffer is required along all new property lines.

Lot 6:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Side (north):	0'	5' CB	58' + 5' CB
Side (east):	0'	5' CB	41' + 5' CB
Side (west):	0'	5' CB	6' + 5' CB
Side (south):	0'	5' CB	106' + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A five (5) foot Common Buffer is required along all new property lines.

Lot 7:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	0'	5' CB	58' + 5' CB
Side (east):	0'	5' CB	9' + 5' CB
Side (west):	0'	10' VB	19'+ 10' VB
Side (south):	0'	5' CB	106' + 5' CB
Between Bldgs.:	10'	N/A	N/A

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

**WHITE SANDS ZONE:**

No change to this section by the proposed amendment.

**SIGNS:**

No change to this section by the proposed amendment.

**COX COMMUNICATIONS:**

Cox Communications approved the project at the March 15, 2000, TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

Destin Fire Control District approved the project in a letter dated March 15, 2000.

**GULF POWER:**

Gulf Power approved the project in a letter dated March 15, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated March 15, 2000.

**SPRINT:**

Sprint approved the project at the March 15, 2000, TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project at the March 15, 2000, TRC meeting.



**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated March 20, 2000.

**UTILITIES:**

No change to this section by the proposed amendment.

**STORMWATER:**

The City Engineer approved the replat in a letter dated April 10, 2000.

**INGRESS/EGRESS:**

Ingress/egress for all lots is provided by a private access easement as indicated on the face of the plat.

**SIDEWALKS:**

No change to this section by the proposed amendment.

**REFUSE COLLECTION:**

No change to this section by the proposed amendment.

**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 1A:

<u>65,185</u> sq. ft. of property x 18 %	= 11,733 sq. ft. required
Site plan provides <u>27.0</u> %	= 17,607 sq. ft. provided

Lot 3:

<u>30,642</u> sq. ft. of property x 18 %	= 5,516 sq. ft. required
Site plan provides <u>26.3</u> %	= 8,050 sq. ft. provided

Lot 4:

<u>23,426</u> sq. ft. of property x 18 %	= 4,217 sq. ft. required
Site plan provides <u>43.1</u> %	= 10,102 sq. ft. provided

Lot 5:

28,164 sq. ft. of property x 18 % = 5,070 sq. ft. required  
Site plan provides 44.7 % = 12,585 sq. ft. provided

Lot 6:

14,635 sq. ft. of property x 18 % = 2,634 sq. ft. required  
Site plan provides 36.2 % = 5,300 sq. ft. provided

Lot 7:

33,272 sq. ft. of property x 18 % = 5,988 sq. ft. required  
Site plan provides 59.4 % = 19,776 sq. ft. provided

A five (5) foot Common Boundary Buffer is required along all new property lines for all lots. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) 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 (3) 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:**

Office (Lots 1A, 3, & 4):

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

Warehouse/storage (Lots 5, 6, & 7):

1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing.

Per site plan:

Lot 1A:

12,000 sq. ft. Office building / 1 space per 200 sq. ft. = 60 parking spaces (including 3 handicap spaces).

Lot 3:

5,404 sq. ft. Office building / 1 space per 200 sq. ft. = 27 parking spaces (including 2 handicap spaces).

Lot 4:

3,406 sq. ft. Office building / 1 space per 200 sq. ft. = 17 parking spaces (including 1 handicap space).

Lot 5:

500 sq. ft. Office building / 1 space per 200 sq. ft. = 2.5 parking spaces.  
2,500 sq. ft. warehouse/storage / 1 space for every 1,000 sq. ft. = 2.5 parking spaces.  
Total of 5 parking spaces (including 1 handicap space).

Lot 6:

500 sq. ft. Office building / 1 space per 200 sq. ft. = 2.5 parking spaces.  
2,500 sq. ft. warehouse/storage / 1 space for every 1,000 sq. ft. = 2.5 parking spaces.  
Total of 5 parking spaces (including 1 handicap space).

Lot 7:

1,850 sq. ft. Office building / 1 space per 200 sq. ft. = 10 parking spaces (including 1 handicap space).  
1,150 sq. ft. warehouse/storage / 1 space for every 1,000 sq. ft. = 2 parking spaces.

**TOTAL REQUIRED: 98 parking spaces (including 9 handicap spaces)**  
**TOTAL PROVIDED: 135 parking spaces (including 9 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:

Office:

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.

Industrial (storage):

One (1) space for every 10,000 square feet of gross floor area.

Per site plan:

Lot 1A:

12,000 sq. ft. office / 1 space per first 75,000 sq. ft. and 1 space for each additional 25,000 sq. ft. = 1 loading space.

Lot 3:

5,404 sq. ft. office / 1 space per first 75,000 sq. ft. and 1 space for each additional 25,000 sq. ft. = 1 loading space.

Lot 4:

3,406 sq. ft. office / 1 space per first 75,000 sq. ft. and 1 space for each additional 25,000 sq. ft. = 1 loading space.

Lot 5:

500 sq. ft. office / 1 space per first 75,000 sq. ft. and 1 space for each additional 25,000 sq. ft. = 1 loading space.

2,500 sq. ft. warehouse / 1 space for every 10,000 square feet = 1 loading space.

Lot 6:

500 sq. ft. office / 1 space per first 75,000 sq. ft. and 1 space for each additional 25,000 sq. ft. = 1 loading space.

2,500 sq. ft. warehouse / 1 space for every 10,000 square feet = 1 loading space.

Lot 7:

1,850 sq. ft. office / 1 space per first 75,000 sq. ft. and 1 space for each additional 25,000 sq. ft. = 1 loading space.

1,150 sq. ft. warehouse / 1 space for every 10,000 square feet = 1 loading space.

**TOTAL REQUIRED: 9 loading spaces**

**TOTAL PROVIDED: 9 loading spaces**

**IMPACT FEES:**

No change to this section by the proposed amendment. Impact fees will be required prior to the issuance of a Certificate of Occupancy.

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

No change to this section by the proposed amendment.

**COMMENTS:**

**Public Input:**

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

**Per Community Development Department:**


1. The plat will have to be recorded and the following will have to be provided to the City:
  - A. One (1) copy of the recorded mylar plat,
  - B. Three (3) blueprint copies of the recorded plat, and
  - C. Two (2) 11" x 17" reduced copies of the recorded plat.


**Per Engineering Department:**

None

**CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION:**

None

 8-28-00  
Date  
Jerry Mucci  
Community Development Director

 9.19.00  
Date  
SG Ventures Company,  
Owner  
Curtis Gwin,  
President