



# CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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**March 28, 2006**

**Order No. 06-07**

**Final Development Order:**

**“SHIPS CHANDLER BOAT STORAGE”  
A MINOR DEVELOPMENT  
(SP-06-13)**

**Based upon the City's approval and issuance of this Development Order, on March 28, 2006, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.**

**BACKGROUND / ISSUE:**

**Applicant:** William Horne, P.E., on behalf of the Ships Chandler Marine Sales of Destin, Inc., is requesting approval of a Minor Development identified as “Ships Chandler Boat Storage.”

**Request:** The proposed development consists of boat storage as part of the inventory of the Ships Chandler retail boat sales.

**Location:** The proposed development is located at 205 Harbor Boulevard and is more specifically known by the Property Appraiser's Parcel I.D. number 00-2S-22-0310-000B-1150.

**Parcel Size:** The current site area is 0.29 acres, more or less.

**Future Land Use:** North Harbor Mixed Use (NHMU)

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

**Density:** N/A

**Intensity:** No buildings are proposed with this development

**Application Date:** March 3, 2006

**TRC Date:** March 15, 2006

**Approved Site Plan Date:** March 17, 2006

**DETERMINATIONS:**

1. All the findings of the Technical Review Committee report dated March 17, 2006 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "SHIPS CHANDLER BOAT STORAGE" A MINOR DEVELOPMENT (SP-06-13):**

1. Pursuant to the City of Destin Land Development Code:

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on March 28, 2006 (no later than March 28, 2007), and must be completed as shown on plans approved by the Technical Review Committee.

**WARNING: If the applicant/owner has not obtained a building permit(s) for construction of infrastructure and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated. (Article 2, Section 2.10.00)**

**NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, 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 No. 1 above, the concurrency capacity allocation status for "Ships Chandler Boat Storage" will be protected. However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:
  - A. Construction permit(s) in association with construction of infrastructure are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or
  - B. Construction of infrastructure activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order so that concurrency is not maintained under Article 6 of the Destin Land Development Code.

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 (Note: Applicant must obtain the proper ROW permit(s) from the Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
- 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.

**Conditions Per Community Development Department:** Refer to pages 10 and 11 of the attached TRC Report dated March 17, 2006.

**TECHNICAL REVIEW COMMITTEE REPORT**

**“SHIPS CHANDLER BOAT STORAGE”  
A MINOR DEVELOPMENT  
(SP-06-13)**

**TRC Report: March 17, 2006**

**ISSUE:**

**Applicant:** William Horne, P.E., on behalf of the Ships Chandler Marine Sales of Destin, Inc., is requesting approval of a Minor Development identified as “Ships Chandler Boat Storage.”

**Request:** The proposed development consists of boat storage as part of the inventory of the Ships Chandler retail boat sales.

**Location:** The proposed development is located at 205 Harbor Boulevard and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0310-000B-1150.

**Parcel Size:** The current site area is 0.29 acres, more or less.

**Future Land Use:** North Harbor Mixed Use (NHMU)

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

**Density:** N/A

**Intensity:** No buildings are proposed with this development

**Application Date:** March 3, 2006

**TRC Date:** March 15, 2006

**Approved Site Plan Date:** March 17, 2006

**DISCUSSION/FINDINGS:**

William Horne, P.E., on behalf of the Ships Chandler Marine Sales of Destin, Inc., is requesting approval of a Minor Development identified as “Ships Chandler Boat Storage.” The proposed development consists of boat storage as part of the inventory of the Ships Chandler retail boat sales. The proposed development is located at 205 Harbor Boulevard and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0310-000B-1150. The current site area is 0.29 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical review, Concurrency Management review, and a Level of Service review.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

**COMPREHENSIVE PLAN/ZONING:**

The property currently has a Future Land Use designation of North Harbor Mixed Use (NHMU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the North Harbor Mixed Use (NHMU) Future Land Use designation and is a permitted principal use within the Business Tourism (BT) Zoning District.

**LAND USE TRANSITION & SPECIAL DESIGN CRITERIA:**

Comprehensive Plan: 2010 Policy 1-2.1.7 requires that *“All property designated for nonresidential use on the FLUM shall be developed and designed to ensure a smooth land use transition between the said nonresidentially designated property and any directly abutting low rise residential property, either existing or identified on the FLUM.”* The LDC requirements regulating “special design criteria” are *“...to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin.”* This section also states, *“These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.”* [LDC, §7.09.00].

Criteria for consideration to ensure smooth land use transition and special design include:

- Proximity of proposed nonresidential use to abutting low rise residential property
- Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio)
- Traffic generation
- Setbacks and buffers
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

**Proximity of proposed nonresidential use to abutting low rise residential property:**

The proposed development consists of boat storage as part of the inventory of the Ships Chandler retail boat sales. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	North Harbor Mixed Use (NHMU)	Business Tourism (BT)	North: Palmetto Place Shopping Plaza, Vacant Commercial
South	South Harbor Mixed Use (SHMU)	Business Tourism (BT)	South: Retail, Restaurant
East	North Harbor Mixed Use (NHMU)	Business Tourism (BT)	East: Hotel and Restaurant
West	North Harbor Mixed Use (NHMU)	Business Tourism (BT)	West: Gas Station/Convenience Store

As described herein, the surrounding uses include restaurants, retail, hotel, gas station and vacant commercial. The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

**Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio):**

**Massing (Width and Depth) and Height (Buildings):**

There is no building proposed with this development.

**Intensity (Floor Area Ratio - FAR):**

There is no building proposed with this development.

**Traffic Generation:**

Please refer to the "Traffic Analysis" section below.

**Setbacks and Buffers:**

There is no building proposed with this development.

**Mechanical equipment:**

**Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line facing a right-of-way. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.

**Outdoor storage and display:**

Storage and display for the use of boat storage is depicted on the approved site plan.

**Solid waste collection areas:**

A dumpster is not required for this development.

**Parking, loading, or accessway areas:**

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

**The site plan for "Ships Chandler Boat Storage" complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.00.**

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to further analysis if required pursuant to provisions of the Comprehensive Plan [Policy 1-2.1.7] and Land Development Code [LDC, §7.09].

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

- Solid Waste: X
- Potable Water: X
- Sanitary Sewer: X
- Traffic: X
- Stormwater Management: X

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's Transportation Consultant, and approved on March 10, 2006 the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis.

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**AIRPORT PROTECTION:**

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area. 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 the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

**WHITE SANDS ZONE:**

The project property is not located in a White Sand Zone area.

**SIGNS:**

No overall sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

**UTILITIES:**

Underground utilities/service (existing and proposed) are required.

**COX COMMUNICATIONS:**

Cox Communications did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

**DESTIN FIRE CONTROL DISTRICT:**

Destin Fire Control District did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

**GULF POWER:**

Gulf Power approved the project in a letter dated March 2, 2006.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated March 14, 2006.

**SPRINT:**

Sprint approved the project in a letter dated March 8, 2006.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated March 17, 2006, and had the following conditions:

1. All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. The Engineer of Record shall furnish field verified and scaled "as-built" plans including all utility infrastructures to Destin Water Users, Inc. prior to issuance of Certificate of Occupancy by the City of Destin.

**STORMWATER:**

The City approved the stormwater management plan on March 17, 2006, and had the following **stormwater** related condition:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.
2. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
3. **Prior to obtaining any city permit**, a copy of the FDEP Stormwater Documentation & NPDES (if applicable) approval shall be forwarded to the City Engineer's office.
4. **Prior to obtaining any City permit:** The Stormwater Maintenance Plan shall be acknowledged and signed by the owner.
5. **Prior to obtaining any city permit**, an original signed and sealed Stormwater Concurrence Certificate shall be forwarded to the City Engineer's office.



6. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management".

**INGRESS/EGRESS:**

There is one proposed ingress/egress accessway attributed to this development. The accessway is approximately 25' wide.

**PARKING:**

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

*Per code:*

Boat Storage: 1 space per 4 stored boats.

*Per site plan:*

Parking Required: 2 spaces  
 Parking Provided: 2 spaces

**LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of the Land Development Code.

**REFUSE COLLECTION:**

There is no proposed dumpster location with this development.

**SIDEWALKS:**

A 5-foot wide concrete sidewalk exists along Harbor Boulevard.

**OPEN SPACE/LANDSCAPE:**

**Open Space Requirements:**

Development Area (Total Area): 12,480sq. ft. (0.29 acres, more or less)  
 Required 25% Open Space: 3,120 sq. ft.  
 Provided Open Space: 10,580 sq. ft (84%)

**Landscape Requirements:**

**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 (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" or 24" diameter) on Site (1 tree x 5 credits per tree):	0
<b>Total Reforestation Credits for Existing, Protected, or Preserved Trees:</b>	<u><u>0</u></u>

Reforestation Trees (1 per every .10 of an acre: 0.29 x 10 = 3) Required on Site:	<u>3</u>
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Total Reforestation Credits:	0
<b>Total Reforestation Trees Required on Site:</b>	<u>3</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	3
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	2
Parking Lot Trees (1 per end row and landscape island) Required on Site:	1
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Conditional Compatibility Vegetation	0
<b>TOTAL TREES REQUIRED:</b>	<u>6</u>
<b>TOTAL TREES PROVIDED:</b>	<u>6</u>

A ten (10) foot Front Perimeter Landscape Area is required along the southern property line. 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 per the approved landscape plan has been inspected and approved by the Community Development Department.**

**IMPACT FEES:**

Not applicable.

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (March 22, 2006). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	<b>Paid</b>
Re-Review Fees (Stormwater Man.)	<b>Paid</b>
Administrative Costs:	<b>Paid</b>
City Council Advertising:	N/A
<b>TOTAL (as of 3/22/06) =</b>	<b>Paid</b>

**COMMENTS/CONDITIONS:**

**Public Input:**

No public comments have been presented to staff at the time of this report.

**Per Community Development Department:**

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

2. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
3. **Prior to obtaining any city permit,** a copy of the FDEP Stormwater Documentation & NPDES (if applicable) approval shall be forwarded to the City Engineer's office.
4. **Prior to obtaining any City Permit:** The Stormwater Maintenance Plan shall be acknowledged and signed by the owner.
5. **Prior to obtaining any city permit,** an original signed and sealed Stormwater Concurrency Certificate shall be forwarded to the City Engineer's office.
6. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management".
  1. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque.
  2. **Prior to the issuance of a Certificate of Occupancy,** the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan which shall be submitted prior to the issuance of any city permit, must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
  3. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.
  4. **Prior to the issuance of any City Permit,** all outstanding costs associated with this project that are owed to the City must be paid in full.
  5. **Prior to the issuance of a Certificate of Occupancy/Completion,** all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
  6. **Condition prior to the release of the Business License Request:** The approved site work must be permitted, completed and inspected.
  7. **Condition:** All required trees shall be 10-feet in height and have a two and one-half caliper at the time of planting per Section 12.04.05.E. of the LDC. Please ensure that that all required trees meet these planting requirements.

Gerald F. Mucci 3-28-06  
Gerald F. Mucci, AICP Date  
Community Development Director

Peter Wright 3/31/06  
Peter Wright Date  
Officer/Director  
Ships Chandler Marine Sales of Destin, Inc.



# CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



www.cityofdestin.com

## COMMUNITY DEVELOPMENT

Voice 850.837.4242 Fax 850.650.0693

kgallander@cityofdestin.com

December 21, 2009

Mr. Peter Wright  
646 Harbor Blvd.  
Destin, FL 32541

**Subject: Ship's Chandler Boat Storage – Final Development Order No. 06-07 Special Economic Condition Extension Request**

Dear Mr. Wright:

This letter is in response to your correspondence I received on December 16, 2009. As required, your request for an extension to Final Development Order No. 06-07 was received prior to January 1, 2010. Based on meeting this criterion and by adhering to the criteria of the extension as stated in Article 2, Section 2.21.01.D, the extension is granted until December 31, 2011 from the date of your written correspondence (December 15, 2009). This extension vests the final development order and enables the holder of the orders to delay commencement or continuance of construction, if necessary, until December 31, 2011.

Please do not hesitate to call me if you have any further questions or concerns.

Sincerely,

Kenrick S. Gallander, AICP  
Community Development Director

KSG/

cc: File: Letter Log  
Planning Manager, Ashley Grana - File: SP-06-13

