



The City of Destin

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

August 20, 1992

Mr. Jay Odom
Crystal Beach Development Company
Post Office Box 1735
Destin, Florida 32540-1735

DO-92-07

RE: AMENDED DEVELOPMENT ORDER FOR "THE SHORES OF CRYSTAL BEACH"
ALSO KNOWN AS "CRYSTAL SHORES" - A 13-LOT SINGLE FAMILY DETACHED
PLANNED UNIT DEVELOPMENT AND MAJOR DEVELOPMENT LOCATED SOUTH OF OLD
HIGHWAY 98 BETWEEN CRYSTAL BEACH DRIVE AND HUTCHINSON STREET

Dear Mr. Odom:

This amended Development Order letter for the above referenced project will replace our Development Order letter dated August 10, 1992, in which we inadvertently listed the name of your project as "Crystal Shores" instead of "The Shores of Crystal Beach" as shown on the Plat, and located on the south side of Old Highway 98 between Crystal Beach Drive and Hutchinson Street, Destin, Florida.

Based upon the City Council's approval of the above referenced project at its meeting on August 3, 1992, this letter will serve as your Final Development Order to include all the provisions of the attached Staff Report and with the following conditions:

1. It will be necessary for you to post the appropriate security for infrastructure improvements or otherwise satisfy ordinance requirements for improvements prior to releasing the Mylar for recording. This must be done prior to August 2, 1993 or this approved Development Order will expire, the Mylar will not be released, and the project will have to be resubmitted for review. All infrastructure improvements must be complete prior to issuance of individual building permits on the lots.
2. As noted on the Mylar, a typical turn around area is to be provided for each lot to allow unit owners to enter the highway without backing into it.
3. The Department of Natural Resources Permit is required before the issuance of any building permits.
4. Ten (10) trees are required on each lot as noted on the Mylar.

Mr. Jay Odom
The Shores of Crystal Beach
August 20, 1992 - Page 2

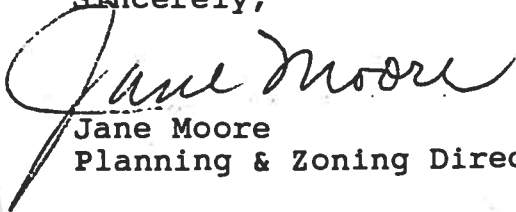
5. All of the requirements as outlined on the attached Staff Report.

6. If the development is initiated within a one-year period your concurrency status is protected for five years through August 2, 1997.

It would be helpful in the future if all paper work submitted correctly reflects the official name of the project.

Best of luck with this project. Let us know if we can be of any assistance to you.

Sincerely,



Jane Moore
Planning & Zoning Director

JM/jf
cc: Inspection Department



The City of Destin

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August 10, 1992

Mr. Jay Odom
Crystal Beach Development Company
Post Office Box 1735
Destin, Florida 32540-1735

Shore of Crystal Beach

RE: FINAL DEVELOPMENT ORDER FOR CRYSTAL SHORES - A 13-LOT SINGLE FAMILY DETACHED PLANNED UNIT DEVELOPMENT AND MAJOR DEVELOPMENT LOCATED SOUTH OF OLD HIGHWAY 98 BETWEEN CRYSTAL BEACH DRIVE AND HUTCHINSON STREET

Dear Mr. Odom:

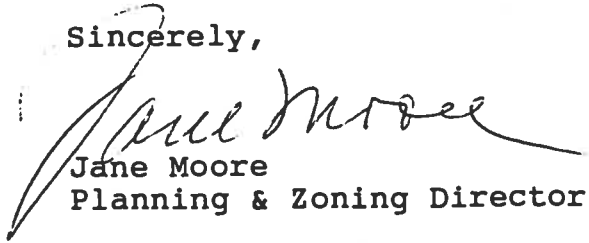
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2. As noted on the Mylar, a typical turn around area is to be provided for each lot to allow unit owners to enter the highway without backing into it.
3. The Department of Natural Resources Permit is required before the issuance of any building permits.
4. Ten (10) trees are required on each lot as noted on the Mylar.
5. All of the requirements as outlined on the attached Staff Report.
6. If the development is initiated within a one-year period your concurrency status is protected for five years through August 2, 1997.

Mr. Jay Odom
Crystal Shores
8-10-92 - Page 2

Best of luck with this project. Let us know if we can be of any assistance to you.

Sincerely,



Jane Moore
Planning & Zoning Director

JM/jf
Attachment
cc: Inspection Department

X.2.6.

REPORT AND RECOMMENDATION

TO: Destin City Council
FROM: Planning Commission *KNIB*
SUBJ.: Crystal Shores, a Planned Unit Development and Major Development, located south of Scenic Highway 98
DATE: August 3, 1992

BACKGROUND

Request for approval for a 13-lot single family-detached Planned Unit Development and Major Development. The request is made by Mr. Jay Odom, agent for the Henderson Family Trust--W. C. Merrill, Jr., Managing Partner. The property is located south of Scenic Highway 98 between Crystal Beach Drive and Hutchison Street and contains 9.57 acres more or less.

DISCUSSION

The Planning Commission held a Public Hearing on this project July 16, 1992. Concern was raised about the continual eroding of the view of the Gulf of Mexico along this drive and Mrs. Moore advised that David Meeks, DNR, has assured that their agency enforces with 60-40 rule even on single family residential structures located seaward of the CCCL. This is the maximum side setbacks that would be required and is in excess of the City's required side setbacks. The developer has also dedicated to the City two public beach accessways on the property (east and west end).

Mr. Odom agreed to include in his development plan a requirement that each lot provide a vehicle turn around to help insure that vehicles will not be backing into the right-of-way.

STAFF NOTE: The developer has provided the City with evidence that the vehicle turn around area is included on the Mylar.

RECOMMENDATION

Based on a vote of 5-0, the Planning Commission recommends approval of Crystal Shores, a Planned Unit Development and a Major Development. Mrs. Blue abstained from voting declaring a conflict of interest since the developer has contributed money to her political campaign and one of his employees, Cliff Cohen, is her campaign chairman. In considering the project as a Major Development, the Planning Commission adopted the Staff Report as its Findings of Fact, and recommended that the City Clerk retain the Mylar until ordinance compliance for infrastructure are met.

REPORT AND RECOMMENDATION
Crystal Shores
Page Two
August 3, 1992

SUGGESTION MOTION

Move that we approve Crystal Shores, a Planned Unit Development and a Major Development and that the City Clerk retain the Mylar until ordinance compliance for infrastructure are met.

Reviewed and Approved By:	Initial	Date
City Manager	<u>PC</u>	<u>7.29.92</u>
Planning & Zoning Director	<u>AM</u>	<u>7.29.92</u>
Public Works Director	<u>DOB</u>	<u>7.29.92</u>

STAFF REPORT

PLANNING AND ZONING DEPARTMENT

~~CRYSTAL SHORES~~

The Shores of Crystal Beach

A PLANNED UNIT DEVELOPMENT AND A MAJOR DEVELOPMENT

SCENIC HIGHWAY 98

JULY 16, 1992

*aw
4/17/93*

ISSUE

Request for approval for a 13-lot single family-detached Planned Unit Development and Major Development. The request is made by Mr. Jay Odom, agent for the Henderson Family Trust--W. C. Merrill, Jr., Managing Partner. The property is located south of Scenic Highway 98 between Crystal Beach Drive and Hutchison Street and contains 9.57 acres more or less.

ZONING/COMPREHENSIVE PLAN

The property is zoned Business Tourism (BT) and the Land Use Category under the Comprehensive Plan is Mixed Use. Planned Unit Developments are allowed within these categories.

CONCURRENCY

Concurrency requirements met:

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

MYLAR - SUBDIVISIONS/PUDs

The mylar has been received and is being reviewed by the City Attorney.

STORMWATER

The Stormwater Management Plan for the project has been reviewed and approved by the City Engineer. The project engineer has certified that the project qualified for swale exemption in accordance with DER regulations. (letter in file)

UTILITIES-- Underground utilities are required.

WATER/SEWER

Water is available through Destin Water Users. Sewer is through Sun States Utilities. Both companies have filed concurrency reports stating capacity is available.

INGRESS\EGRESS

Access to the project is from Scenic Highway 98. Staff would have preferred that the project have an internal driveway off Highway 98 to access the individual units. However, because the CCCL was re-located so close to the highway in this area it did not appear feasible that DNR would encourage additional asphalt within the site. As a compromise, the developer has included a typical turn around area for each site which would allow each unit owner to enter the highway without backing into it. It is staff's recommendation that this be a part of the approved development.

SIGNS

The developer has not requested any special signage.

SIDEWALKS

Sidewalks are required and are shown on the site plan.

WHITE SANDS ZONE

The project lies within:

- (1) Zone #1 X which required all white fill material.

AIRPORT PROTECTION - not applicable

SETBACKS

The drawings submitted indicated a typical side setback of 7 1/2 ft. which would allow for 15' between buildings. However, DNR is enforcing its 40-60% ratio which would allow for a building footprint of approximately 41.5 to 42. feet. Limiting the footprint to 42' will increase the distance between buildings substantially. The typical front setback far exceeds the 20' required.

LANDSCAPE

The site plan exceeds the City requirements as follows:

OPEN SPACE:

<u>417,081 s.f. (9.57 acres)</u>	X 18%	= <u>75,074.5 s.f. required</u>
Site plan provides	<u>23.5</u> %	= <u>98,920.0 s.f. provided</u>

TREES REQUIRED:

Reforestation <u>96</u>	Perimeter <u>36</u>	Parking Lot <u>n/a</u>
(10 per acre)	(1 tree 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>none</u>
TOTAL TREES REQUIRED	:	<u>132</u>
TOTAL TREES PROVIDED	:	<u>**</u>

**applicant had misfigured trees/open space requirement. The above represents minimum requirement to be met.

BUFFER ZONE REQUIRED none PROVIDED none

PARKING

Parking will be provided for each unit individually.

TOTAL SPACES REQUIRED: 2 per unit

REFUSE COLLECTION

Refuse collection is handled by curbside pickup.

FIRE DEPARTMENT REVIEW

The Project has been reviewed and approved by the Fire Department. The additional fire hydrant is included on the revised drawings submitted following the TRC meeting.

ENVIRONMENTAL ISSUES

The building area of this projects lies entirely between the New CCCL and the Old CCCL. All construction is landward, however, of the Old CCCL and the V-zone shown on the certified survey. All but approximately 150' of the property lies within the Coastal Barrier Zone. Because flood insurance is not available within the Coastal Barrier Zone -- but is required by lending institutions--the applicant has requested a site specific designation for the parcel from FEMA. He is requesting a redesignation of the flood zone from AE/VE to X/VE based on engineering data regarding site elevations. The project, as submitted, meets City standard once a DNR permit is received. The redesignation of the flood zone is a mechanism the developer needs for financing.

STATE\FEDERAL PERMITS REQUIRED:

DNR yes COE no DER no EPA no OTHERS no

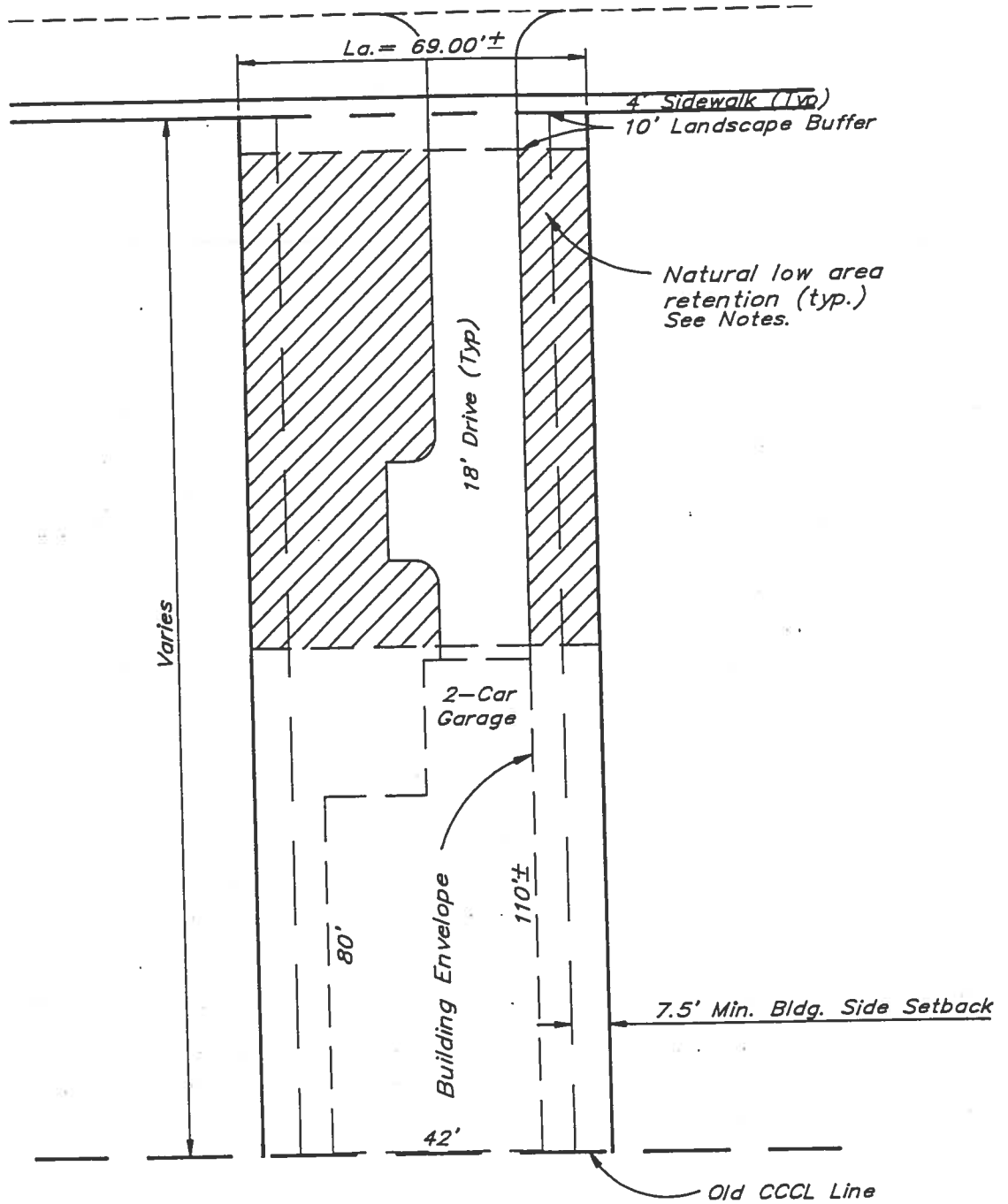
BEACHFRONT PROPERTY

There are two five (5) foot beach accesses on the property--one on each side of the property-- which are perpetual easements to the City of Destin for dune crosswalks which were deeded to the City by the developer. These have been surveyed in preparation of possible funding for the improvements by the TDC. The City has agreed to maintain the dune crosswalks once constructed. This furthers provisions included in the Comprehensive Plan regarding public access to the beach.

GENERAL COMMENTS

There have been no objections filed with the staff regarding this project.

OLD HIGHWAY 98



NOTE:

1. It is the intent of the layout shown hereon to utilize the natural, meandering low areas for retention.
2. Each lot shall provide a minimum of 1,360 cubic feet of stormwater retention after completion.
3. A detailed plot plan indicating finished grading shall be submitted and approved prior to building construction to ensure compliance with this plan.
4. The typical building envelope shown hereon may vary larger or smaller as long as all city of Destin landscaping and stormwater are met.

7/6/92 JF

TYPICAL LOT SCHEMATIC