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The City of Destin

PLANNING & ZONING

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

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#488

December 31, 1997

Final Development Order:

ORDER #97-54 57

ARCON MEDICAL OFFICES: A MAJOR DEVELOPMENT

Based upon the City Council's approval of the Arcon Medical Offices at its meeting on December 15, 1997, this document will serve as your Final Development Order to include all the provisions of the attached Technical Review Committee Report and with the following conditions:

Background / Issue:

- Applicant:** Capstone Capital Corporation, Owner: John W. McRoberts, President and Chief Executive Officer, Andrew L. Kizer, Vice-president, Gerald R. Dunkle, Agent; Choctaw Engineering, Agent
- Property Location:** 36500 Emerald Coast Parkway
- Request:** Approval of a Major Development consisting off two, one story medical office buildings containing 11,200 s.f. each for a total of 22,400 s.f. and the creation of a three lot commercial subdivision.
- Parcel Size:** 2.34 acres to be developed (total site = 6.94 acres)
- Land Use Designation:** MU (Mixed Use)
- Zoning District:** BT (Business Tourism)
- Density:** N/A
- Intensity:** FAR = .13 (total site)
- Application Date:** October 9, 1997
- City Council Approval:** December 15, 1997

Determinations:

1. A hearing was held by the Destin City Council on December 15, 1997; and,
2. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval Arcon Medical Offices, a Major Development:

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

1. Development and/or construction must be completed as shown on the plans approved by the City Council on December 15, 1997.
2. Development must commence within twelve months of City Council approval on December 15, 1997 (no later than December 14, 1998) or this approved Development Order will expire and the project will have to be resubmitted for review.
3. The concurrency status of Arcon Medical Offices is identified in the attached Technical Review Committee Report dated October 13, 1997, and identified as Exhibit 1 hereto.
4. The concurrency status of Arcon Medical Offices is protected (for five years) through December 14, 2002, IF Arcon Medical Offices commences development within the twelve month period following City Council approval on December 15, 1997. Construction permits must be attained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.
5. Arcon Medical Offices must obtain City of Destin permits for the following activities on and off site (may require appropriate bonding):
 - a. disturbance to the city's rights of way;
 - b. pavement cuts
 - c. construction of any kind
 - d. clearing and grubbing
 - e. paving, grading, drainage, sidewalks
 - f. signage
 - g. installation of utilities
 - h. construction trailers
6. An approved, valid and current Department of Environmental Protection(DEP) permit for Arcon Medical Offices must be presented to the City for the Stormwater Management Facilities prior to the issuance of any building permit.
7. An approved, recorded, valid, and current Gulf Power Company Easement Encroachment Agreement for the entire 6.94 acre parcel must be presented to the City prior to the issuance of any building permit.
8. An approved, recorded, valid, and current "Cross Access and Stormwater Easement and Operations Agreement" for the entire 6.94 acre parcel must be presented to the City prior to the issuance of any building permit.

9. Three copies (3) of the original subdivision plat (mylar) must be presented to the City as prescribed by Florida Statutes 177.071 for City approval prior to the issuance of any building permits. Once City approval is given, the plat must be recorded within ten (10) days. After recording, three (3) copies of the recorded plat (24" x 36") shall be filed with the City. Also, Three (3) reduced, (11" x 17") copies of the recorded plat must be submitted to the City.
10. The required five foot wide sidewalk adjacent to the north boundary line and fronting on Emerald Coast Parkway, must be "bonded" prior to the issuance of any building permit.
11. Requirements identified by the following Technical Review Committee Report:

**TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT
ARCON MEDICAL OFFICES
A MAJOR DEVELOPMENT
OCTOBER 23, 1997**

ISSUE

Applicant: Capstone Capital Corporation, Owner: John W. McRoberts, President and Chief Executive Officer, Andrew L. Kizer, Vice-president, Gerald R. Dunkle, Agent; Choctaw Engineering, Agent

Property Location: 36500 Emerald Coast Parkway

Request: Approval of a Major Development consisting of two, one story medical office buildings containing 22,400 s.f. and the creation of a three lot commercial subdivision

Parcel Size: 2.34 acres to be developed (total site = 6.94 acres).

Land Use Designation: MU (Mixed Use)

Zoning District: BT (Business Tourism)

Density: N/A

Intensity: FAR = .13 (total site)

Application Date: October 9, 1997

DISCUSSION:

Request to approve Arcon Medical Offices, a Major Development, consisting of two, one-story medical office buildings containing 11,200 s.f. each, for a total of 22,400 s.f. The project will also consist of subdividing the 6.94 acre Arcon Crystal Beach Center for Healthcare site into a 3-lot commercial subdivision. The two "Arcon Medical Office" buildings will be constructed on lots 1 and 2. Lot 3, upon which the existing "Arcon medical clinic" is situated, will contain 4.6 acres more or less. Lots 1 and 2, will contain 1.36 and .98 acres, more or less, respectively. The property to be developed, Lots 1 and 2, is located directly north of the existing Arcon medical clinic, directly west of the Okaloosa / Walton County line, and directly south of Emerald Coast Parkway. The property being developed contains 2.34 total acres, more or less. The uses surrounding this project are the following: North: Emerald Coast Parkway, Okaloosa County jurisdiction, South: existing Arcon Crystal Beach Center for Healthcare "clinic" (lot 3 of proposed subdivision), East: Okaloosa / Walton County Line, Emerald Shores Subdivision (Walton County), West: Tuscany Planned Unit

Development. The Technical Review Committee reviewed the project on October 23, 1997, and approved the project with specific changes. These changes have been addressed by the applicant. The Planning Commission heard this item at their December 4, 1997, meeting and voted 4-1 to recommend approval.

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: BT Zoning, MU Land Use, Emerald Coast Parkway, Emerald Bay Subdivision in County Jurisdiction
South: BT Zoning, Arcon Medical Center
East: Okaloosa / Walton County Line, Emerald Shores single family home subdivision
West: BT Zoning, MU Land Use, Tuscany single family home planned unit development

The project, as required by Ordinance 152.23, has undergone a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

The subject property is located on the south side of Emerald Coast Parkway adjacent to the Walton County Line. The uses located within three hundred feet of the subject property have been identified above. The property is located in an area which is developed with single-family subdivisions and office/retail complexes which have single entrances onto Emerald Coast Parkway. The buildings located within the residential and commercial developments are one and two-stories in height.

A) Permitted uses, structures and activities allowed within the land use category;

The proposed use and activity of medical office buildings is a permitted use in the BT Zoning District and the MU Land Use Category. The project contains two, one-story office buildings which are to be located directly north of the existing Archon Crystal Beach Center for Healthcare. The addition of these medical offices was part of the original design of the property. The buildings and uses are compatible with the existing development pattern, the current zoning, and the existing future land use designation.

B) Building location, dimensions, height, and floor area ratio;

The building on lot 1 is located in the southwest corner of the lot adjacent to the main entrance drive fronting the eastern property line. The building on lot 2 is located in the northwest corner of the lot adjacent to the western property line facing the main entrance into the complex. The buildings which are 64' x 175' containing 11,200 square feet meet all setback requirements. The maximum height proposed is approximately 17'. There is no maximum allowable building height in the BT Zoning District. The floor area ratio for the entire Arcon property (lots 1, 2, & 3) is .13. This is below the 1.07 maximum allowed. Lot 1 has a FAR of .19. Lot 2 has an FAR of .26. Lot 3 has an FAR of .09. The buildings location, height and floor area ratio are similar to other developments in the area and are considered to be compatible.

C) Location and extent of parking, access drives and service areas;

The project is required to have 112 total parking spaces. 56 spaces are required at each office building including 3 handicapped spaces. 56 spaces are provided at each building as well as 3 handicapped spaces. The parking for each office building is located around the front and side of the buildings. Access to lots 1 and 2 will be provided from the existing Arcon Crystal Beach Center for Healthcare drive. This drive is a two-way divided drive connecting to Emerald Coast Parkway from the south. The property already has a deceleration lane on Emerald Coast Parkway for vehicles entering the property. The driveways for each parcel are aligned for easy access between the parcels and there are access routes which connect to the Arcon property to the south. The project provides for adequate loading and service areas at each office building.

D) Traffic generation, hours of operation, noise levels and outdoor lighting;

A traffic analysis dated October 9, 1997 was conducted for this project by Spence King, P.E., of Choctaw Engineering. This report indicates that 942 AADT trips will be generated by this project which converts to 23 AM Peak Hour/peak direction trips which impact Segment C of Highway 98. The City requires traffic to be calculated in PM peak hour directional trips. The Choctaw report used AM peak Hour/peak direction trips. Staff's analysis indicates that the actual number of trips generated by this project is 24 PM peak hour/peak direction trips. The trips generated by this project do not exceed the adopted LOS for Segment C of Highway 98.

Another aspect of traffic generation to consider is how will the traffic generated impact ingress and egress onto Emerald Coast Parkway. The ingress and egress to the site will be through a joint use driveway connecting to Emerald Coast Parkway. This entrance has a deceleration lane and is aligned with an existing median break. This design will generate the least amount of impact onto Emerald Coast Parkway because all properties will utilize a single point of ingress and egress.

The hours of operation for the proposed Medical Offices will be 8 am to 6 pm, Monday through Friday. These hours are similar to other medical offices and the other office/retail complexes in the area. Additionally, these hours of operation are consistent with the periods of highest activity in the adjoining residential developments. Noise levels for these offices are also expected to be similar to the residential development, other medical offices and other office/retail developments in the area. The outdoor lighting will consist of 8 light poles, 4 on each lot, which will provide light for the parking lots. These downward focused light poles will be 24' tall at the highest point and will use high pressure sodium bulbs. The wattage for these fixtures ranges from 75 to 150 watts. The light fixtures are all located at least 50' away from the eastern and western property lines. Building lights will consist of "recessed down lights" at each entry door and low voltage up lights onto the building faces. Along the eastern and western property lines, a 10' vegetative buffer is required. This buffer consists of a minimum 6' high privacy fence and a tree planted every 25 linear feet along the boundaries. The required buffers should reduce the effects of the outdoor lighting on the adjoining residential properties.

A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that these items are compatible with the surrounding development.

E) Alteration of light and air;

The single story office buildings are generally oriented in a east/west direction and will not materially alter the light or flow of air around the proposed buildings or around the existing developments. The buildings are one story in height (17' tall), they contain 11,200 square feet each, and they have a FAR of 0.26 or less.

F) Setbacks and buffers.

The office buildings meet all setback and buffer requirements. The surrounding properties are primarily residential developments. A 10' vegetative buffer is required along the residential boundaries to the east and west. The site plan meets the open space and landscape requirements. Landscape buffers are required and provided on the eastern boundary of Lot 1 and the western boundary of Lot 2. A 100' Gulf Power Easement exists along the eastern boundary line of Lot 1 and the building is located west of easement. The building on Lot 2 is located 15 feet east of the western property line. The landscape buffers include the construction and maintenance of a 6' high (minimum) privacy fence along the eastern and western boundaries and must contain one tree per 25 linear feet of buffer (12 trees along the east boundary and 13 along the west boundary). The location of the building and the required buffers control the impact of the structures on the surrounding neighborhoods.

DENSITY

Not applicable.

HEIGHT

The proposed project contains two, one-story office buildings which have an approximate maximum height of 17' as measured to the peak of the roof. This is an allowable height in the BT Zoning District. There is no maximum allowable height in the BT Zoning District.

FLOOR AREA RATIO

The floor area ratio for the entire Arcon property (lots 1, 2, & 3) is .13. This is below the 1.07 maximum allowed. Lot 1 has a FAR of .19. Lot 2 has an FAR of .26. Lot 3 has an FAR of .09.

RIGHT OF WAY DEDICATION

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

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water X Roadways x Solid Waste X
Recreation N/A Sewer X Drainage X

TRAFFIC ANALYSIS

A traffic analysis dated October 9, 1997, was conducted for this project by Spence King, P.E., of Choctaw Engineering. This report indicates that 942 AADT trips will be generated by this project which converts to 23 AM Peak Hour / peak direction trips which impact Segment C of Highway 98. The City requires traffic to be calculated in PM peak hour directional trips. The Choctaw report used AM peak Hour / peak direction trips. Staff's analysis indicates that the actual number of trips generated by this project is 24 PM peak hour / peak direction trips. The trips generated by this project do not exceed the adopted LOS for Segment C of Highway 98.

SUBDIVISION OR PUD - PLAT

A MYLAR is required for this project. This project is subdividing an existing 6.94 acre parcel into 3 lots. Lots 1 and 2 will contain the proposed office buildings. Lot 3 will contain the presently existing Arcon Crystal Beach Center for Healthcare clinic. Lot 1 will contain 1.36 acres. Lot 2 will contain 0.98 acres. Lot 3 will contain 4.6 acres. This subdivision was part of the original plan for the overall Arcon Crystal Beach Center for Healthcare Development.

STORMWATER

The City Public Works Director has reviewed and approved this project in a letter dated December 4, 1997.

AIRPORT PROTECTION

Not applicable.

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

Lot 1: EAST BUILDING

	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front (north)	10'	65'	10' FPLA
Side: East	0'	125'	10' VB
Side: West	0'	12'	5' CB
Rear: (south)	0'	10'	5' CB
Between Bldgs:	N/A	N/A	N/A

Lot 2: WEST BUILDING

	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front:	10'	10'	10' FPLA
Side: East	0'	75'	5' CB
Side: West	0'	15'	10' VB
Rear:	0'	85'	5' CB
Between Bldgs:	N/A	N/A	N/A

NOTE: A 10' vegetative buffer is required along the eastern boundary of lot 1 and the western boundary of lot 2. Also a Gulf Power easement runs along the eastern boundary of lot 1.

WHITE SANDS ZONE

This project DOES NOT lie within a White Sand Zone.

SIGNS

No signs are requested for this project. All future signage must comply with the City of Destin Sign Ordinance #245. The applicant has indicated, as shown on plans, that the existing billboard and support structure is to be removed. Staff recommends removal of the billboard structure before the issuance of any building permit.

WATER/SEWER

DWU approved the project in a letter dated October 23, 1997.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project in a letter dated October 23, 1997, with the following condition:

- 1) Electrical outside disconnect required.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

The overall Arcon Crystal Beach Center for Healthcare site (existing and proposed offices) will use the existing driveway which connects from the south onto Emerald Coast Parkway. This drive is a two-way, divided drive. Each proposed office building will have one two-way driveway which connects to the existing driveway. Lot 1 will also have a second two-way drive which connects from the south of lot 1 into the existing Arcon parking lot. A recorded cross-access agreement will be required prior to the issuance of any building permits for this project.

SIDEWALKS

5' wide sidewalks are required along Emerald Coast Parkway and must be bonded before issuance of any building permit. Internal sidewalks are provided to allow for pedestrian circulation between the existing Arcon "clinic" and the proposed medical offices.

REFUSE COLLECTION

Trash collection is provided by dumpster service. Dumpsters are shown on the site plan and are provided for each lot / office building.

LANDSCAPE

This project meets the landscape requirements as follows:

Lot 1: EAST BUILDING:

OPEN SPACE: 59,241.6 s.f. of property x 18% = **10, 664 s.f. REQUIRED**

23, 832 s.f. PROVIDED

TREES REQUIRED:

Reforestation: 14 Perimeter: 10 Parking Lot: 17 Buffers: 12

TOTAL TREES REQUIRED FOR LOT 1: 53

TOTAL TREES PROVIDED FOR LOT 1: 53

Lot 2: WEST BUILDING:

OPEN SPACE: 42,688 s.f. of property x 18% = 7,694 s.f. **REQUIRED**
17,173 s.f. **PROVIDED**

TREES REQUIRED:

Reforestation: 10 Perimeter: 7 Parking Lot: 11 Buffers: 13

TOTAL TREES REQUIRED FOR LOT 2: 41

TOTAL TREES PROVIDED FOR LOT 2: 41

TOTAL TREES REQUIRED: 53 for lot 1
41 for lot 2
Total site = 94 trees

TOTAL TREES PROVIDE: 94 trees

Lot 3: Existing Arcon clinic:

OPEN SPACE: 200,376 s.f. of property x 18% = 36,068 s.f. **REQUIRED**
42,624 s.f. **PROVIDED**

Note: A vegetative buffer is required along the eastern boundary of lot 1 and the western boundary of lot 2. This buffer includes the construction and maintenance of a 6' high privacy fence and planting of one tree per 25 linear feet of buffer.

PARKING

Parking for the project is based off the following calculations:

Office: 1 parking space / 200 s.f.

Lot 1 - EAST BUILDING: 11,200 s.f. / 200 s.f.= 56 spaces required
56 spaces provided

Lot 2 - WEST BUILDING: 11,200 s.f. / 200 s.f.= 56 spaces required
56 spaces provided

TOTAL REQUIRED = 56 spaces at each building including 3 handicapped spaces

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

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

COMMENTS

There have been no comments filed with Staff regarding this project.

ITEMS REQUIRED BEFORE ISSUANCE OF A BUILDING PERMIT

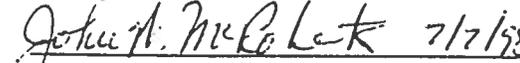
- 1) Executed Gulf Power Easement Encroachment Agreement for the entire 6.94 acres.
- 2) Executed cross access and stormwater easement and operations agreement for entire 6.94 acres.
- 3) Approved and recorded subdivision plat (mylar).

UNRESOLVED ISSUES

None.



Robert P. Franke, AICP 3-12-98
Acting Community Development Director DATE



John W. McRoberts, 7/7/98
President and Chief Executive Officer DATE

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