

D.O.



The City of Destin

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

ORDER # 96-07

Final Development Order: CBG/SAK OFFICE COMPLEX

Type of Development:	Major Development
Acres:	1.633 acres, more or less
Zoning:	Business Tourism (BT)
Land Use Category:	Mixed Use (MU)
City Council Approval Date:	September 3, 1996
Square Feet of Approved use:	12,000 s.f. commercial
Owner/Agent:	Steve Jay, co-trustee for CBG/SAK
Property Address:	Emerald Coast Parkway
Property Legal Description:	N/A

Determinations:

1. A valid preliminary development order dated July 22, 1996, exists for CBG/SAK Office Complex; and,
2. All conditions of the preliminary development order (attached hereto as Exhibit 1) have been met by the applicant for CBG/SAK Office Complex; and,
3. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval for the CBG/SAK OFFICE COMPLEX, a 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 September 3, 1996 (no later than September 2, 1997); and,

2. The concurrency status of CBG/SAK Office Complex is identified in the attached Technical Review Committee Report dated August 28, 1996 and identified as Exhibit 2 here to.
3. The concurrency status of CBG/SAK Office Complex is protected (for five years) through September 3, 2001), IF CBG/SAK Office Complex commences development within the twelve month period following City Council approval on September 3, 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 CBG/SAK Office Complex 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 CBG/SAK Office Complex must be presented to the city prior to the issuance of a building permit.
7. The approved mylar must be recorded and copies provided to the City prior to the issuance of the certificate of occupancy for either building.

Kelly Carpenter
Kelly Carpenter, AICP
Community Development Director

9/17/96
DATE

cc: Permit Department
CBG/SAK c/o Steve Jay
Connolly & Wicker Inc.

The City of Destin



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

July 22, 1996

VIA FACSIMILE
AND U.S. MAIL

Mr. John Lewis,
Connelly & Wicker, Inc.
Agent for CBG/SAK Office Complex
40888 Emerald Coast Parkway Ste. C
Destin, FL 32541

Re: CBG/SAK Office Complex, a Major Development

Dear Mr. Lewis:

At the meeting of the Technical Review Committee on July 16, 1996, the following deficiencies and changes were noted to the plans for CBG/SAK Office Complex. **The required revisions and issues must be addressed and the required information or changes submitted to the City not later than 2:00 p.m. Friday, August 2, 1996. Your project may be resubmitted to the TRC on August 6, 1996, if the amended plan you submit addresses all the TRC comments listed below:**

1. The minimum fire lane is 20'. The entrance must be modified to reflect the minimum width for a fire lane.
2. A fire hydrant must be added to the east entrance from Emerald Coast Parkway.
3. Manhole located east of the office complex must be moved south approximately 30' to 50'.
4. Valve to be placed on south side of most southerly hydrant. This line is to be used for future development.
5. The maximum width for a two-way entrance drive is 27'.

6. Landscaped islands must be a minimum of 10' X 10'.
7. One additional tree must be added to the landscaped island located southwest of the entrance drive.
8. Two 10' X 25' loading spaces must be shown on the site plan.
9. The dumpster must be screened from the residential neighborhood located to the west.
10. The shrubs used in the landscaped buffer must be a minimum of 6' high when planted.
11. The area on the site plan that is labeled vacant lot must be platted on a mylar and provided with the revised site plans.
12. Sidewalks must be provided on the site plan.
13. Adjust site plan to reduce size of landscaped islands east and south of structure on southerly end of site plan.
14. Allow for proper turning radius as discussed at meeting.

If you need any further assistance, please do not hesitate to contact my office.

Sincerely,



Michael W. Chinn
City Planner

MWC:ss

cc: Steve Jay

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TECHNICAL REVIEW COMMITTEE REPORT

PLANNING AND ZONING DEPARTMENT CBG/SAK OFFICE COMPLEX A MAJOR DEVELOPMENT EMERALD COAST PARKWAY AUGUST 15, 1996 amended 8/28/96*

ISSUE

Applicant: Steve Jay, co-trustee, owner.
Property Location: Emerald Coast Parkway to the east of Old South Center and to the west of Tuscany, Destin, Florida.
Request: Approval of a Major Development for CBG/SAK Office Complex containing 2 two-story building with 6,000 s.f. for a total of 12,000 s.f.
Parcel Size: 1.633 acres, more or less
Land Use Designation: MU (Mixed Use)
Zoning District: BT (Business Tourism)
Density: FAR (0.19)
Application Date: July 2, 1996

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: A vacant lot created by the subdivision of this parcel, further south, the Gulf Power ROW and Destiny East PUD
West: Old South Center, previously approved Major Development not yet under construction
East: Tuscany, a PUD

*amended as follows: Analysis of compatibility: (1) relationship of the proposed development to surrounding development in terms of permitted uses, structures and activities : The office uses are compatible with the surrounding developed uses (a single family PUD). The remainder of the surrounding land is vacant; this parcel would thus, set a standard for the compatibility for the remaining undeveloped land around it. Immediately to the west of this parcel is an approved office complex, Old South Center, which is not yet built. (2) relationship to the surrounding uses in terms of building location, dimensions, height and FAR: the buildings in this site plan are oriented toward Highway 98. The houses in Tuscany back into the ten foot

buffer required of this office complex and are not oriented toward Highway 98. The office buildings are proposed at two stories in height. The FAR at 0.19 is, in fact, less building coverage than the adjacent single family. (Overall lot coverage, is greater due to the off street parking provided by the office building.) The footprint of 50 x 50 is about 30% larger than the adjacent residential. The single family neighborhood is allowed two story buildings and in fact contains some two story buildings. (3) The parking is different for the two types of uses; but they are not incompatible; there is no cross parking or access between these two uses. (4) The office complex will generate 281 additional trips on the system all of which will enter and exit from Highway 98. Cross traffic is not planned between the residential and the commercial. The plan does not show outdoor lighting. Noise is not allowed to exceed the thresholds set in the Code of Ordinances. (5) The two office buildings are not so placed or so massive as to impede the flow of air. The location of the office buildings with respect to the adjacent single family may cause an evening shadow to be cast on the single family residential. This is not a negative impact. The buildings on the office park site could be significantly shaded by buildings constructed to the west in the future. (6) The setbacks meet or exceed code and a 10 foot landscaped buffer (six foot high hedge at installation) has been provided adjacent to the single family development. There are no unresolved compatibility issues associated with this project.

RIGHT OF WAY DEDICATION

The plat submitted by the applicant provides a 35' access and utility easement for the southern parcel.

FLOOR AREA RATIO (FAR) - COMMERCIAL AREA

Maximum Floor Area Ratio allowed is 1.07; FAR on this project is 0.19.

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 - 281 total new trips generated.

MYLAR - SUBDIVISION OR PUD

Mylar has been provided by the applicant and reflects the subdivision of the parcel into two parcels. Parcel 1 contains 1.633 acres more or less and Parcel 2 contains 1.75 acres, more or less, including the 100' Gulf Power Right of Way.

STORMWATER

The Stormwater Management Plan for the site has been approved by the City

Engineer. Approval letter issued on August 8, 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>
Front:	10'	10'
Side:	East- 0'	10+'
	West- 0'	10+'
Rear:	0'	10+'
Between Bldgs.	10'	20'

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) One hydrant must be added at the entrance to the project.

**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 24' driveway from Emerald Coast Parkway.

Department of Transportation Connection Permit required prior to the issuance of a building permit.

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:

71,133.48 s.f. of property X 18% = 12,804. s.f. required

Site plan provides 27 % = 19,472 s.f. provided

TREES REQUIRED:

Reforestation 14 Perimeter 8 Parking Lot 14
(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: 36

TOTAL TREES PROVIDED: 36

PARKING

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

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

A DOT Driveway Connection 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.

STAFF COMMENTS

Staff has concerns with the location of the two loading spaces. There is only 18' between the end of the each loading space and the landscaped island. According to the City of Destin Land Development Code, 90 degree parking requires a 24' aisle. Staff has concerns about the ability of automobiles to maneuver within the area. These concerns were previously expressed during the Technical Review Committee Meeting.