



# City of Destin

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January 8, 2002

Order No. 02-01

**Final Development Order:**

**“COLONIAL BANK CENTRE”:  
A MAJOR DEVELOPMENT  
(SP-01-38)**

Based upon the City Council’s approval of this Development Order, on January 7, 2002, this document will serve as your 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:** Choctaw Engineering, Inc., on behalf of K & M of Northwest Florida, Inc.  
**Location:** The proposed project is generally located at the southwest corner of Emerald Coast Parkway and Crystal Beach Drive, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0000-0001-059A.  
**Request:** Approval of a Major Development identified as “Colonial Bank Centre.” The proposed project consists of a four (4) story 20,000 square foot Bank (7,500)/Office (12,500) building.  
**Parcel Size:** The property contains 1.45 acres more or less.  
**Future Land Use:** Low Intensity Urban (LIU)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable  
**Intensity:** Allowed: 1.07 Floor Area Ratio (FAR)  
Proposed: 0.32 Floor Area Ratio (FAR)  
**Application Date:** October 1, 2001  
**TRC Date:** October 17, 2001  
**Approved Site Plan Date:** November 30, 2001  
**Planning Commission Date:** December 20, 2001  
**City Council Date:** January 7, 2002

**DETERMINATIONS:**

1. A hearing was held by the Destin City Council on January 7, 2002, and the City Council approved the development by a vote of 7-0. Motion to approve the project as presented by staff, and documented in the TRC report, subject to all of the conditions identified within the report dated November 30, 2001 and amended on January 2, 2002; and
2. The Planning Commission considered the proposal on December 20, 2001, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and
3. All the findings of the Technical Review Committee Report dated November 30, 2001 and amended on January 2, 2002 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "COLONIAL BANK CENTRE," A MAJOR DEVELOPMENT (SP-01-38):**

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

Construction must commence within twelve (12) months of approval of the Final Development Order on January 7, 2002 (no later than January 7, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated November 30, 2001).

**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 "Colonial Bank Centre" is protected through January 7, 2007. **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 Amended 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. Prior to the issuance of the Development Order, 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 Clearing/Grading Permit, a clearing/grading plan must be submitted and approved by the Community Development Department.
6. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
7. Prior to obtaining a Building Permit, provide a copy of FDEP stormwater approval.

8. Prior to obtaining a Building Permit, provide a future sidewalk payment for the 5' wide concrete sidewalk within the right-of-way along Emerald Coast Parkway from the west property line to the Crystal Beach Drive edge of pavement.
9. Prior to the issuance of any Certificate of Occupancy, all applicable impact fees must be paid.
10. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
11. Prior to obtaining a Certificate of Occupancy, the stormwater management plan shall be acknowledged and signed by owner.
12. Prior to the issuance of a Certificate of Occupancy, the sidewalk along Crystal Beach Drive must be installed and accepted by the City.
13. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater management plan shall be resubmitted for review and approval.
14. 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 of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

## TECHNICAL REVIEW COMMITTEE REPORT

### "COLONIAL BANK CENTRE": A MAJOR DEVELOPMENT (SP-01-38)

TRC Report: November 30, 2001 and  
January 2, 2002

#### ISSUE:

**Applicant:** Choctaw Engineering, Inc., on behalf of K & M of Northwest Florida, Inc.  
**Location:** The proposed project is generally located at the southwest corner of Emerald Coast Parkway and Crystal Beach Drive, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0000-0001-059A.  
**Request:** Approval of a Major Development identified as "Colonial Bank Centre." The proposed project consists of a four (4) story 20,000 square foot Bank (7,500)/Office (12,500) building.  
**Parcel Size:** The property contains 1.45 acres more or less.  
**Future Land Use:** Low Intensity Urban (LIU)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable  
**Intensity:** Allowed: 1.07 Floor Area Ratio (FAR)  
Proposed: 0.32 Floor Area Ratio (FAR)  
**Application Date:** October 1, 2001  
**TRC Date:** October 17, 2001  
**Approved Site Plan Date:** November 30, 2001  
**Planning Commission Date:** December 20, 2001  
**City Council Date:** January 7, 2001

#### DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of K & M of Northwest Florida, Inc., is requesting approval of a Major Development identified as "Colonial Bank Centre." The proposed project consists of a four (4) story 20,000 square foot Bank (7,500)/Office (12,500) building. The proposed project is generally located at the southwest corner of Emerald Coast Parkway and Crystal Beach Drive, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0000-0001-059A. The property contains 1.45 acres more or less.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. Refer to Exhibit "C" for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, dated November 14, 2001, finding the proposed project compatible with the surrounding area.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, and Level of Service review. This project is not located within the Community Redevelopment Area.

#### COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Low Intensity Urban (LIU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the LIU Future Land Use designation and is a permitted principal use in the BT Zoning district.

**COMPATIBILITY:**

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and does meet the minimum requirements. Refer to Exhibit "C" for the complete Compatibility Analysis Report from the City's compatibility consultant, Mr. Les Solin, dated November 14, 2001, finding the proposed project compatible with the surrounding area.

**DENSITY:**

Not applicable.

**HEIGHT:**

The BT Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to Exhibit "C" for the complete Compatibility Analysis Report from Les Solin, dated November 14, 2001, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

**FLOOR AREA RATIO:**

The LIU Future Land Use designation has a maximum floor area ratio (FAR) of 1.07. The overall FAR for the entire project is 0.32, which is below the 1.07 allowed.

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required for this project.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

Potable Water:  X  Roadways  X  Solid Waste  X   
Recreation:  X  Sewer:  X  Drainage:  X

Please refer to the attached Exhibits "D" through "H" for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate 40 PM Peak Hour directional trips on Segment "C". Currently Segment "C" has 51 PM Peak Hour directional trips available. There will be 11 PM Peak Hour directional trips remaining for Segment "C." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**WHITE SANDS ZONE:**

The proposed project is not located within either of the White Sand Zones.

**AIRPORT PROTECTION:**

The subject site is not located within the airport protection 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.

**SETBACKS:**

The building meets and exceeds all of the required setbacks for the Business Tourism (BT) Zoning district. The BT Zoning district requires the following setbacks for a four story buildings: front - 10 feet, side – 20 feet, and rear - 25 feet. The setbacks provided for the proposed four story building are: front(s) – 77 & 56 feet, side – 49 feet, and rear - 117 feet.

**SIGNS:**

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated October 5, 2001.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated November 9, 2001.

**GULF POWER:**

Gulf Power approved the project in a letter dated October 17, 2001.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated October 17, 2001.

**SPRINT:**

Sprint approved the project in a letter dated October 8, 2001.

**NEWSOUTH COMMUNICATIONS:**

Newsouth Communications approved the project in a letter dated October 17, 2001.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated November 30, 2001.

### **UTILITIES:**

Underground utilities are required.

### **STORMWATER:**

The City Engineer approved the stormwater plan in a memorandum dated November 14, 2001, and had the following conditions:

1. Prior to obtaining a Building Permit, provide a future sidewalk payment for the 5' wide concrete sidewalk within the right-of-way along Emerald Coast Parkway from the west property line to the Crystal Beach Drive edge of pavement.
2. Prior to obtaining a Building Permit, provide a copy of FDEP stormwater approval.
3. Prior to obtaining a Certificate of Occupancy, the stormwater management plan shall be acknowledged and signed by owner.
4. Prior to the issuance of a Certificate of Occupancy, the sidewalk along Crystal Beach Drive must be installed and accepted by the City.
5. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater management plan shall be resubmitted for review and approval.

### **INGRESS/EGRESS:**

The ingress/egress points for the proposed development are provided by two (2) proposed access drives directly off the approved development project to the west and south of the subject property. All ingress/egress points (24 & 25 feet wide) meet the requirements of the Destin Land Development Code. The locations of the ingress/egress points are indicated on sheet 3 of 9 of the plans (See Exhibit "I").

### **REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. All proposed dumpster is screened with a six (6) foot tall wood fence and gate to provide 100% opacity. The location of the dumpster and its screening is indicated on sheet 3 of 9 of the plans (See Exhibit "I").

### **SIDEWALKS:**

A five (5) foot wide concrete sidewalk is required along the southern right-of-way Emerald Coast Parkway and the western right-of-way of Crystal Beach Drive. Prior to obtaining a Building Permit, provide a future sidewalk payment for the 5' wide concrete sidewalk within the right-of-way along Emerald Coast Parkway from the west property line to the Crystal Beach Drive edge of pavement. Prior to the issuance of a Certificate of Occupancy, the sidewalk along Crystal Beach Drive must be installed and accepted by the City. All sidewalks are indicated on sheet 3 of 9 of the plans (See Exhibit "I").

**LANDSCAPE:**

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

**Open Space Requirement:**

63,128.19 sq. ft. of property x 18 % = 11,363.07 sq. ft. required  
Site plan provides 23 % = 14,679.83 sq. ft. provided

**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" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 1.45 x 10 = 127) Required on Site:	<u>15</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>15*</u>

\*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	15
Front Perimeter Trees (1 per 25') Required on Site:	22
Parking Lot Trees (1 per end row and landscape island) Required on Site:	19
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>
<b>TOTAL TREES REQUIRED:</b>	<b>56</b>
<b>TOTAL TREES PROVIDED:</b>	<b>56</b>

A five (5) foot Common Boundary Landscape Area is required along western and southern property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern and eastern property lines. 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. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. 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.

*Per code:*

Bank:

1 space per 200 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles.

Office:

1 space per 200 square feet of gross floor area.

*Per site plan:*

Bank:

7,500 sq. ft. bank building / 1 space per 200 sq. ft. = 37.5 parking spaces (including 2 handicap space).  
3 storage lanes / storage lane capacity of 5 motor vehicles = storage lane capacity for 15 motor vehicles.

Office:

12,500 sq. ft. bank building / 1 space per 200 sq. ft. = 62.5 parking spaces (including 2 handicap space).

**TOTAL REQUIRED: 100 parking spaces (including 4 handicap spaces)**

**TOTAL PROVIDED: 100 parking spaces (including 4 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 and Financial Institutions:

One (1) space for the first 75,000 sq. ft. of gross floor area or fraction thereof, and one (1) space for each additional 22,000 square feet.

*Per site plan:*

Office and Financial Institutions:

20,000 sq. ft. Office and Financial building sq. ft./ 1 per space for the first 75,000 sq. ft. = 1 loading space

**TOTAL REQUIRED: 1 loading space**  
**TOTAL PROVIDED: 1 loading space**

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

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been issued for this project and is on file.

**IMPACT FEES:**

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Office per 1,000 sq. ft. = \$24.56" category.

Office:

$$(20,000 \text{ sq. ft.}) \times (\$24.56) = 491,200 / 1,000 = \$491.20$$

$$(\text{sq. ft. of proposed office building}) \times (\text{Office per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Police Protection Impact Fees to be paid for "Colonial Bank Centre": \$491.20

Road: The road impact fees were calculated using the "Office < 100,00 sq. ft. (per 1,000 sq. ft.) = \$822.00" and "Bank: Drive-in. (per 1,000 sq. ft.) = \$6,421.00" fee amounts.

Office:

$$(12,500 \text{ sq. ft.}) \times (\$822.00) = 10,275,000 / 1,000 = \$10,275.00$$

$$(\text{sq. ft. of proposed Office space}) \times (\text{Office < 100,00 sq. ft per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Bank: Drive-in:

$$(7,500 \text{ sq. ft.}) \times (\$6,421.00) = 48,157,500 / 1,000 = \$48,157.50$$

$$(\text{sq. ft. of proposed Bank: Drive-in space}) \times (\text{Bank: Drive-in per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Road Impact Fees to be paid for "Colonial Bank Centre": \$58,432.50

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$491.20
Roads:	=	\$58,432.50
<b>TOTAL:</b>	=	<b><u>\$58,923.70</u></b>

**OTHER FEES:**

The fees listed below are based on the most recent information available and are required to be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	\$843.75	Planning Commission Advertising:	\$25.50
City Traffic Consultant:	\$350.57	City Council Advertising:	\$117.00
City Surveyor:	N/A		

**COMMENTS:**

**Public Input:**

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

**Per Community Development Department:**

1. Prior to the issuance of the Development Order, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. Prior to the issuance of a Clearing/Grading Permit, a clearing/grading plan must be submitted and approved by the Community Development Department.
3. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
4. Prior to the issuance of any Certificate of Occupancy, all applicable impact fees must be paid.
5. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
6. 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 of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

**Per Engineering Department:**

1. Prior to obtaining a Building Permit, provide a future sidewalk payment for the 5' wide concrete sidewalk within the right-of-way along Emerald Coast Parkway from the west property line to the Crystal Beach Drive edge of pavement.
2. Prior to obtaining a Building Permit, provide a copy of FDEP stormwater approval.
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