



## City of Destin

4200 Two Trees Road • Destin, Florida 32541  
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June 12, 2000

ORDER # 00-33

### Final Development Order:

**“CORNER SUITE”:  
A MINOR DEVELOPMENT  
(SP-00-18)**

Based upon the City's approval of this Development Order, on June 6, 2000, 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 Technical Review Committee:

### BACKGROUND / ISSUE:

**Applicant:** Regional Engineering, Inc., on behalf of John King  
**Location:** The proposed project is located at the southwest corner of Airport Road and Industrial Park Road.  
**Request:** Approval of a Minor Development identified as “Corner Suite.” The proposed project consists of a 7,200 square foot warehouse/office building.  
**Parcel Size:** The property contains .563 acres +/-.  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable.  
**Intensity:** 0.29 Floor Area Ratio  
**Application Date:** February 28, 2000  
**TRC Date:** March 15, 2000  
**Approved Site Plan Date:** June 6, 2000

### DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee report dated June 9, 2000 are incorporated herein.

Community Development ♦  
(850) 837-5686  
Fax: (850) 837-7949

Engineering ♦  
(850) 837-5694

Building Inspections ♦  
(850) 654-1119  
Fax: (850) 837-7949

Public Works  
(850) 837-6869

Community Center ♦  
(850) 654-5184  
Fax: (850) 654-8998

Library  
(850) 837-8572  
Fax: (850) 837-5248

**CONDITIONS OF APPROVAL FOR "CORNER SUITE": A MINOR DEVELOPMENT (SP-00-18):**

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

1. Construction must commence within twelve (12) months of approval of the Final Development Order on June 6, 2000 (no later than June 6, 2001) and must be completed as shown on plans approved by the Technical Review Committee (stamp dated June 6, 2000).

**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 "Corner Suite" is protected (for five years) through June 6, 2005. 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 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 a Demolition/Clearing Permit, a demolition/clearing plan must be reviewed and approved by the Community Development Department.

5. **Prior to the issuance of a Certificate of Occupancy**, the required landscaping must be inspected and approved by the Community Development Department.
6. **Prior to the issuance of a Certificate of Occupancy**, all required impact fees must be paid.
7. Findings and requirements identified by the Technical Review Committee:

## **TECHNICAL REVIEW COMMITTEE REPORT**

### **“CORNER SUITE”: A MINOR DEVELOPMENT (SP-00-18)**

**TRC Report: June 6, 2000**

#### **ISSUE:**

**Applicant:** Regional Engineering, Inc., on behalf of John King  
**Location:** The proposed project is located at the southwest corner of Airport Road and Industrial Park Road.  
**Request:** Approval of a Minor Development identified as “Corner Suite.” The proposed project consists of a 7,200 square foot warehouse/office building.  
**Parcel Size:** The property contains .563 acres +/-.  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable.  
**Intensity:** 0.29 Floor Area Ratio  
**Application Date:** February 28, 2000  
**TRC Date:** March 15, 2000  
**Approved Site Plan Date:** June 6, 2000

#### **DISCUSSION/FINDINGS:**

Regional Engineering, Inc., on behalf of John King, is requesting approval of a Minor Development identified as “Corner Suite”. The proposed project consists of a 7,200 square foot warehouse/office building. The proposed project is located at southwest corner of Airport Road and Industrial Park Road. The property contains .563 acres more or less.

#### **COMPREHENSIVE PLAN/ZONING:**

The property has a Future Land Use Designation of Commercial (C) and a Zoning Designation of Business Tourism (BT). The proposed use is consistent with these land use regulations.

**COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	LIU	RUS	Vacant
South:	IN	IP	Vacant/Single-Family Dwelling
East:	C	BT	Commercial
West:	C	BT	Commercial

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

**DENSITY:**

Not applicable.

**HEIGHT:**

The BT Zoning District does not have a maximum building height. The proposed height of the one-story building is twenty-five (25) feet +/- to the top of the roof's main ridge.

**FLOOR AREA RATIO:**

The project has a 0.29 Floor Area Ratio, which is less than the maximum of 1.07 allowed.

**RIGHT-OF-WAY DEDICATION:**

There is no right-of-way dedication involved with this project.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

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

**TRAFFIC ANALYSIS:**

The City of Destin Community Development Department performed a traffic analysis for the proposed project. The trips generated by this project affect U.S. Highway 98 and Airport Road. The proposed one-story warehouse/office building (7,200 sq. ft.) will not significantly impact Segment "A", "B", or "C" of U.S. Highway 98 with any PM Peak Hour Peak Directional Project Trips. The proposed project will not degrade the Level of Service (LOS) for Segment "B" of U.S. Highway 98. The remaining availability of PM Peak Hour Peak Direction Project Trips for Segment "B" of U.S. Highway 98 is 363 PM Peak Hour Directional Project Trips.

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**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 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:**

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (north):	10'	10' FP	64' including 10' FP
Front (east):	10'	10' FP	50' including 10' FP
Side (west):	0'	5' CB	5' including 5' CB
Side (south):	0'	5' CB	25' including 5' CB
Between Bldgs:	N/A	N/A	N/A

Note: 10' FP = 10' Front Perimeter Landscape Area and 5' CB = 5' Common Boundary Landscaped Area. A 5' Common Boundary Buffer is required along the western and southern property lines, and a 10' Front Perimeter Landscape Area is required along the northern and eastern property line.

**WHITE SANDS ZONE:**

The proposed project is not located within either White Sand Zone 1 or 2.

**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 at the March 15, 2000. TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

Destin Fire Control District approved the project in a letter dated May 26, 2000.

**GULF POWER:**

Gulf Power approved the project in a letter dated March 15, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated March 15, 2000.

**SPRINT:**

Sprint approved the project at the March 15, 2000.TRC meeting.

**UNIVERSALCOM:**

UniversalCom approved the project at the March 15, 2000.TRC meeting.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated May 24, 2000.

**UTILITIES:**

All utilities are required to be underground.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated June 6, 2000.

**INGRESS/EGRESS:**

Access to the property is provided by one twenty-four (24) foot wide two-way drive onto East U.S. Highway 98.

**SIDEWALKS:**

Provide future sidewalk payment in full for the five (5) foot wide sidewalk that is required along the northern and eastern property line in the Airport Road and Industrial Park Road right-of-way.

**REFUSE COLLECTION:**

Refuse collection is provided by a dumpster as noted on the site plan.

**LANDSCAPE:**

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

Open Space Requirement:

24,485 sq. ft. of property x 18% = 4,407 sq. ft. required  
Site plan provides 32.9% = 8,446 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 (7 trees x 3 credits per tree):	21
Credits for Existing Trees (13" to 19" diameter) on Site (1 trees x 4 credits per tree):	4
Credits for Existing Trees (20" or 24" diameter) on Site (0 trees x 5 credits per tree):	<u>0</u>
<b>Total Reforestation Credits for Existing, Protected, or Preserved Trees:</b>	<b><u><u>25</u></u></b>
Reforestation Trees (1 per every .10 of an acre: .563 x 10 = 6) Required on Site:	<u>6</u>
Total Reforestation Credits for Trees Required on Site (25 – 6 = 19 remaining credits):	<u>19</u>
<b>Total Reforestation Trees Required on Site:</b>	<b><u><u>0</u></u></b>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	6
Perimeter Trees (1 per 25') Required on Site:	13
Parking Lot Trees (1 per end row and landscape island) Required on Site:	3
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
<b>TOTAL TREES REQUIRED:</b>	<b><u><u>22</u></u></b>
<b>TOTAL TREES PROVIDED:</b>	<b><u><u>45</u></u></b>

A five (5) foot Common Boundary Buffer is required along the western and southern property lines, and 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 (50) percent 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. 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 as follows:

Per code:

Office: 1 space is required for every 200 square feet of gross floor area.

Warehouse: 1 space is required for every 1,000 square feet of gross floor area.

Per site plan:

Office: 1,200 sq. ft. / 1 space per 200 sq. ft. = 6 spaces

Warehouse: 6,000 sq. ft. / 1 space per 1,000 sq. ft. = 6 spaces

**TOTAL REQUIRED: 12 spaces (includes 1 handicapped parking spaces)**

**TOTAL PROVIDED: 17 spaces (includes 1 handicapped parking spaces)**

**LOADING SPACE (ZONE):**

Per code:

Commercial: 1 loading space is required (10 feet wide and 25 feet long with 15 foot clearance) for the first 10,000 sq. ft. of gross floor area, and one space for each additional 20,000 sq. ft.

Per site plan:

Commercial: 7,200 sq. ft. of gross floor area = 1 loading space

**TOTAL REQUIRED: 1 loading space**

**TOTAL PROVIDED: 2 loading space**

Two 10' x 25' loading spaces are provided along the eastern side of the building.

**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 site 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. = \$24.88" fee amounts under the "Non-residential -Outside Corridor" category and "Industrial per 1,000 sq. ft. = \$5.87" fee amounts under the "Non-residential -Outside Corridor" category.

$$(1,200 \text{ sq. ft.}) \times (\$24.88) = \$29,856 / 1,000 = \underline{\$29.86}$$

(sq. ft. of building) x (Office per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(6,000 \text{ sq. ft.}) \times (\$5.87) = \$35,220 / 1,000 = \underline{\$35.22}$$

(sq. ft. of building) x (Industrial per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Police Impact Fees to be paid for "Corner Suite": \$65.08

**Road:** The road impact fees were calculated using the "Office < 100,000 sq. ft." (per 1,000 sq. ft.) = \$822.00 fee amounts and "Warehouse/Storage" (per 1,000 sq. ft.) = \$214.00 fee amounts.

$$(1,200 \text{ sq. ft.}) \times (\$822.00) = 986,400 / 1,000 = \underline{\$986.40}$$

(sq. ft. of building) x (Office < 100,000 sq. ft per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(6,000 \text{ sq. ft.}) \times (\$214.00) = 1,284,000 / 1,000 = \underline{\$1,284.00}$$

(sq. ft. of building) x (Warehouse/Storage per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Road Impact Fees to be paid for "Corner Suite": \$2,270.40

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$65.08
Roads:	=	<u>\$2,270.40</u>
<b>TOTAL:</b>		<b><u>\$2,335.48</u></b>

**COMMENTS:**

Citizens: There have been no comments of support or opposition filed regarding this project.

**UNRESOLVED ISSUES:**

None, other than the conditions as listed on pages 2 and 3 of this Development Order.

R. Ashley Grana                      6/12/00  
R. Ashley Grana,                      Date  
Current Planning Manager

John King                                      6-13-00  
John King                                      Date  
Owner