



## City of Destin

4200 Two Trees Road • Destin, Florida 32541  
Telephone (850) 837-4242 • Fax (850) 837-3267 • E-mail: cityhall@destin.net

September 25, 2000

Order No. 00-49

### Final Development Order:

### **“DESTIN BANK FINANCIAL CENTER”: A MAJOR DEVELOPMENT (SP-00-22)**

Based upon the City Council's approval of this Development Order, on September 18, 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 City Council:

#### BACKGROUND / ISSUE:

**Applicant:** Heery International, Inc., on behalf of Destin Bank, Inc.  
**Location:** The proposed project is generally located on the southeast corner of Main Street and 98 Palms Boulevard, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-00-00-00-1302-0.  
**Request:** Approval of a Major Development identified as “Destin Bank Financial Center.” The proposed project consists of a three (3) story bank / office building containing 33,528 square feet.  
**Parcel Size:** The subject property contains 2.34 acres more or less.  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable.  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.33 Floor Area Ratio  
**Application Date:** April 3, 2000  
**TRC Date:** April 19, 2000  
**Approved Site Plan Date:** July 24, 2000  
**Planning Commission Date:** August 17, 2000  
**City Council Date:** September 18, 2000

#### DETERMINATIONS:

1. A hearing was held by the Destin City Council on September 18, 2000, and the City Council approved the development by a vote of 7-0 with the conditions listed in the staff report; and

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

Library  
(850) 837-8572

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2. The Planning Commission considered the proposal on August 17, 2000 and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 5-0; and
3. All the findings of the Technical Review Committee report dated July 24, 2000 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "DESTIN BANK FINANCIAL CENTER", A MAJOR DEVELOPMENT (SP-00-22):**

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

Construction must commence within twelve (12) months of approval of the Final Development Order on September 18, 2000 (no later than September 18, 2001) and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated April 19, 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 "Destin Bank Financial Center" is protected through September 18, 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. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
  5. Prior to the issuance of any City Permit, all outstanding costs associated with this project that are owed to the City must be paid in full.
  6. Prior to obtaining any City Permits, provide a copy of FDEP stormwater permit.
  7. Prior to the issuance of a Clearing/Demolition Permit, a clearing/demolition plan must be submitted and approved by the Community Development Department.
  8. Prior to the issuance of a Building Permit, a construction crane registration form, that has been approved by Okaloosa County Airport Authority, must be submitted.
  9. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
  10. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
  11. Prior to the issuance of a Certificate of Occupancy, a legal agreement that meets the requirements of Article 8, Section 8.05.03.N.2 must be submitted to the Community Development Department. The City Attorney must review and approved the legal agreement.
  12. Prior to obtaining a Certificate of Occupancy (C.O.), remove dumpster pad encroachments.
  13. Prior to obtaining Certificate of Occupancy (C.O.), provide engineer's elevations certificate and flooding statement for the basement.
  14. Prior to obtaining a Certificate of Occupancy, submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade." Also, add some requirements for sump pump maintenance.

## TECHNICAL REVIEW COMMITTEE REPORT

### "DESTIN BANK FINANCIAL CENTER": A MAJOR DEVELOPMENT (SP-00-22)

TRC Report: July 24, 2000

#### ISSUE:

**Applicant:** Heery International, Inc., on behalf of Destin Bank, Inc.  
**Location:** The proposed project is generally located on the southeast corner of Main Street and 98 Palms Boulevard, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-00-00-00-1302-0.  
**Request:** Approval of a Major Development identified as "Destin Bank Financial Center." The proposed project consists of a three (3) story bank / office building containing 33,528 square feet.  
**Parcel Size:** The subject property contains 2.34 acres more or less.  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable.  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.33 Floor Area Ratio  
**Application Date:** April 3, 2000  
**TRC Date:** April 19, 2000  
**Approved Site Plan Date:** July 24, 2000  
**Planning Commission Date:** August 17, 2000  
**City Council Date (tentative):** September 18, 2000

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

Heery International, Inc., on behalf of Destin Bank, Inc., is requesting approval of a Major Development identified as "Destin Bank Financial Center." The proposed project consists of a three (3) story bank / office building containing 33,528 square feet. The proposed project is generally located on the southeast corner of Main Street and 98 Palms Boulevard, more specifically known as Property Appraiser's parcel I. D. number 00-2S-22-00-00-00-1302-0. The property contains 2.34 acres more or less.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 29 PM Peak Hour directional trips on Segment "A" and 40 PM Peak Hour directional trips on Segment "B" of U. S. Highway 98. Segment "A" currently has 45 PM Peak Hour directional trips available and Segment "B" currently has 363 PM Peak Hour directional trips available. There will be 16 PM Peak Hour directional trips remaining for Segment "A" and 323 PM Peak Hour directional trips remaining for Segment "B." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "C").

Staff has determined that the proposed request is compatible with the surrounding area. The existing uses of the surrounding properties are as follows:

North: Vacant  
South: Shopping Center  
East: Vacant  
West: Shopping Center & Post Office

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, Level of Service review, and the Vision 2000 Plan. This project is located within the Community Redevelopment Area and is consistent with the plan.

**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 the C Future Land Use designation and is a permitted principal use in the BT Zoning district.

**COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	C	*	Vacant
South:	C	RIA	Shopping Center
East:	C	BT	Vacant
West:	C & PL	BR	Shopping Center & Post Office

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

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

The proposed use is a permitted principal use in both the Commercial (C) Future Land Use designation and the Business Tourism (BT) Zoning district.

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

The proposed building's location and height (please refer to the setback and height sections of this report) are similar to the other commercial development in the area and are considered to be compatible.



The overall site plan meets the open space requirement (18% required / 30.2% provided). The following buffers are required: the standard five (5) foot common boundary landscape area on the eastern and southern property lines and the standard ten (10) foot front perimeter landscape area on the western and northern property lines.

Tree replacement, parking island, and reforestation requirements have been satisfied (refer to Landscape section of this report).

**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. The proposed height of the three (3) story bank / office building is fifty-four feet-six inches (54'-6") to the mean of the highest roof.

**FLOOR AREA RATIO:**

The total floor area ratio for this project is 0.33, which is below the 1.07 maximum.

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required.

**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 "C" through "G" for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 29 PM Peak Hour directional trips on Segment "A" and 40 PM Peak Hour directional trips on Segment "B" of U.S. Highway 98. Segment "A" currently has 45 PM Peak Hour directional trips available and Segment "B" currently has 363 PM Peak Hour directional trips available. There will be 16 PM Peak Hour directional trips remaining for Segment "A" and 323 PM Peak Hour directional trips remaining for Segment "B." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "C").

**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:**

The proposed building meets all of the required setbacks for the Business Tourism (BT) Zoning district. The BT Zoning district requires the following setbacks: front - 10 feet, side – 0 feet, and rear - 0 feet.

	<b>Required</b>	<b>Buffers</b>	<b>Provided</b>
Front (north):	10'	10' FP	65'.8" + 10' FP
Front (east):	10'	10' FP	57'.6" + 10' FP
Side (west):	0'	5' CB	136'.8" + 5' CB
Side (south):	0'	5' CB	98'.6" + 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Buffer is required along the northern and eastern property lines. A five (5) foot Common Buffer is required along the western and southern property lines.

**WHITE SANDS ZONE:**

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

**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 April 19, 2000, TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated May 12, 2000.

**GULF POWER:**

Gulf Power approved the project in a letter dated April 10, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated April 18, 2000.

**SPRINT:**

Sprint approved the project at the April 19, 2000, TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project in a letter dated April 19, 2000.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated May 11, 2000.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated July 24, 2000, and had the following conditions:

1. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
2. Prior to obtaining a Certificate of Occupancy (C.O.), remove dumpster pad encroachments.
3. Prior to obtaining any City Permits, provide a copy of FDEP stormwater permit.
4. Prior to obtaining Certificate of Occupancy (C.O.), provide engineer's elevations certificate and flooding statement for the basement.

5. Prior to obtaining a Certificate of Occupancy, submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade." Also, add some requirements for sump pump maintenance.

**INGRESS/EGRESS:**

The ingress/egress point for the proposed development is provided by two (2) twenty-four (24) foot driveways on 98 Palms Boulevard. No ingress/egress points are proposed off of Main Street. The ingress/egress points meet the requirements of the Destin Land Development Code.

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. The proposed dumpster is enclosed by an eight (8) foot tall masonry wall with gates. The location of the dumpster and its screening are indicated on sheet C-1 of the site plan.

**SIDEWALKS:**

A new five (5) foot wide sidewalk is required along the eastern right-of-way of Main Street. An existing five (5) foot wide sidewalk is located along the southern right-of-way of 98 Palms Boulevard.

**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:**

<u>102,104</u> sq. ft. of property x 18 %	=	18,378 sq. ft. required
Site plan provides <u>30.2</u> %	=	<u>30,839</u> 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 (2 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (4 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (6 trees x 5 credits per tree):	<u>0</u>
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: 2.48 x 10 = 20) Required on Site:	<u>23</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u><u>23*</u></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:	23
Front Perimeter Trees (1 per 25') Required on Site:	28
Parking Lot Trees (1 per end row and landscape island) Required on Site:	24
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:	3
	-
<b>TOTAL TREES REQUIRED:</b>	<b>78</b>
<b>TOTAL TREES PROVIDED:</b>	<b>90</b>

A five (5) foot Common Boundary Buffer is required along the eastern and southern property lines, and a ten (10) foot Front Perimeter Landscape Buffer is required along the western and northern 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 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 the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

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.

**Warehouse/Storage:**

1 space per 1,000 square feet of gross floor area.

Per site plan:

Bank:

23,722 sq. ft. bank building\* / 1 space per 200 sq. ft. = 119 parking spaces (including 5 handicap spaces).

3 storage lanes / storage lane capacity of 5 motor vehicles = storage lane capacity for 15 motor vehicles.

Warehouse/Storage:

3,632 sq. ft. Storage / 1 space per 1,000 sq. ft. = 4 parking spaces.

**TOTAL REQUIRED: 123 parking spaces, plus storage lane capacity for 15 motor vehicles (including 5 handicap spaces)**

**TOTAL PROVIDED: 132 parking spaces, plus storage lane capacity for 15 motor vehicles (including 5 handicap spaces)**

\* Note: In accordance with Article 8, Section 8.05.03.0 of the Land Development Code, the applicant has provided sufficient documentation and Planning and Zoning Director has reviewed and approved their request for a reduction in required number of parking spaces based on low percentage of leasable space.

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:

Bank:

One (1) space for the first 75,000 square feet of gross floor area or fraction thereof, and one (1) space for each additional 25,000 square feet.

Per site plan:

Bank:

33,528 sq. ft. bank building / 1 space per first 75,000 sq. ft. = 1 loading space.

**TOTAL REQUIRED: 1 loading spaces**

**TOTAL PROVIDED: 1 loading spaces**

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

1. A Florida Department of Environmental Protection general notice permit (for stormwater).

**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 amount under the "Non-residential - Outside U.S. 98 Corridor" category.

$$(33,528 \text{ sq. ft.}) \times (\$24.88) = 834,176.64 / 1,000 = \underline{\$834.18}$$

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

Total Police Protection Impact Fees to be paid for "Destin Bank Financial Center": \$823.45

**Road:** The road impact fees were calculated using the "Bank: Drive-in (per 1,000 sq. ft.) = \$6,421.00", the "Office under 100,000 sq. ft. (per 1,000 sq. ft.) = \$822.00" and using the "Warehouse/Storage (per 1,000 sq. ft.) = \$214.00" fees.

$$(9,825 \text{ sq. ft.}) \times (\$6,421.00) = 63,362,428 / 1,000 = \underline{\$63,362.43}$$

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

$$(4,207 \text{ sq. ft.}) \times (\$214.00) = 900,298 / 1,000 = \underline{\$900.30}$$

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

$$(19,496 \text{ sq. ft.}) \times (\$822.00) = 16,025,712 / 1,000 = \underline{\$16,025.71}$$

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

Total Road Impact Fees to be paid for "Destin Bank Financial Center": \$80,288.44

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$834.18
Roads:	=	\$80,288.44
<b>TOTAL:</b>	=	<b><u>\$81,122.62</u></b>

*Void*

## 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 any City Permit, 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/Demolition Permit, a clearing/demolition 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, that has been approved by Okaloosa County Airport Authority, must be submitted.
4. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
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### Per Engineering Department:

1. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
2. Prior to obtaining a Certificate of Occupancy (C.O.), remove dumpster pad encroachments.
3. Prior to obtaining any City Permits, provide a copy of FDEP stormwater permit.
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