



City of Destin

June 5, 2001

Order No. 01-20

First Amended Final Development Order:

**“DESTIN BANK FINANCIAL CENTRE, 1st AMENDMENT”:
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT
(SP-01-15)**

Based upon the City's approval of this Development Order, on June 5, 2001, this document will serve as your First Amended Final Development Order, to include all of the provisions and conditions of the attached Technical Review Committee Report:

BACKGROUND / ISSUE:

- Applicant:** Reynolds, Smith, and Hills, 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-22-00-00-1302-0.
- Request:** Approval of a Minor Deviation to a previously approved Major Development (DO-00-49) identified as “Destin Bank Financial Centre, 1st Amendment.” The amendment consists of the following changes: A) Building Construction Type from Type II to Type V-1 hour; B) Number of stories reduced from proposed 4 (with basement) to proposed 3; C) FAR reduced from 0.33 to 0.29; D) Gross Building Area reduced from 33,528 gross square feet to 29,819 gross square feet; E) Gross Leasable Area reduced from 27,404 gross leasable square feet to proposed 24,004 gross leasable square feet; F) Required parking reduced from 124 spaces to 117 spaces; G) Provided parking reduced from 132 total spaces to proposed 130 total spaces.
- Parcel Size:** The subject property contains 2.34 acres more or less.
- Future Land Use:** Commercial (C)
- Zoning District:** Business Tourism (BT)
- Density:** N/A
- Intensity:** 0.10 Floor Area Ratio
- 1st Amended Application Date:** April 18, 2001
- 1st Amended Approved Site Plan Date:** June 5, 2001

DETERMINATIONS:

1. All the findings, conditions of approval, requirements, etc., of Final Development Order No. 00-49 are incorporated into the First Amended Final Development Order; and
2. This Development Order does not extend the overall concurrency status determined by the original Final Development Order (No. 00-49); and
3. All the findings of the Technical Review Committee report dated July 24, 2000, and amended on June 5, 2001 are incorporated herein.

CONDITIONS OF APPROVAL FOR THE "DESTIN BANK FINANCIAL CENTRE, 1ST AMENDMENT": A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-01-15):

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

1. Development and/or construction must commence within twelve (12) months of approval of the Amended Final Development Order, on June 5, 2001, (no later than June 5, 2002) and must be completed as shown on plans approved by the Technical Review Committee.

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 Centre, 1st Amendment" is protected for five (5) years through June 5, 2006. **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 any City Permit, 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 Building Permit, a construction crane registration form that has been approved by Okaloosa County Airport Authority, must be submitted.
6. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.
7. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
8. **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 approve the legal agreement.
9. **Prior to the issuance of a Certificate of Occupancy**, remove dumpster pad encroachments.
10. **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 operation and maintenance.
11. 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.

TECHNICAL REVIEW COMMITTEE REPORT

“DESTIN BANK FINANCIAL CENTRE, 1st AMENDMENT”: A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-01-15)

TRC Report: July 24, 2000, Amended June 5, 2001

ISSUE:

Applicant: Reynolds, Smith, and Hills, 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 Minor Deviation to a previously approved Major Development (DO-00-49) identified as “Destin Bank Financial Centre, 1st Amendment.” The amendment consists of the following changes: A) Building Construction Type from Type II to Type V-1 hour; B) Number of stories reduced from proposed 4 (with basement) to proposed 3; C) FAR reduced from 0.33 to 0.29; D) Gross Building Area reduced from 33,528 gross square feet to 29,819 gross square feet; E) Gross Leasable Area reduced from 27,404 gross leasable square feet to proposed 24, 004 gross leasable square feet; F) Required parking reduced from 124 spaces to 117 spaces; G) Provided parking reduced from 132 total spaces to proposed 130 total spaces.
Parcel Size: The subject property contains 2.34 acres more or less.
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: N/A
Intensity: 0.29 Floor Area Ratio
1st Amended Application Date: April 18, 2001
1st Amended Approved Site Plan Date: June 5, 2001

DISCUSSION/FINDINGS:

Reynolds, Smith, and Hills, Inc., on behalf of Destin Bank, Inc., requests approval to amend the development to show the following changes: A) Building Construction Type from Type II to Type V-1 hour; B) Number of stories reduced from proposed 4 (includes basement) to proposed 3 (without basement); C) FAR reduced from 0.33 to 0.29; D) Gross Building Area reduced from 33,528 gross square feet to 29,819 gross square feet; E) Gross Leasable Area reduced from 27,404 gross leasable square feet to proposed 24, 004 gross leasable square feet; F) Required parking reduced from 124 spaces to 117 spaces; G) Provided parking reduced from 132 total spaces to proposed 130 total spaces. 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 subject property contains 2.34 acres more or less.

COMPREHENSIVE PLAN/ZONING:

No change.

COMPATIBILITY:

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	C	BT	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;

No change.

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 proposed building’s dimension is substantially smaller in size to the buildings located to the south (Shores Shopping Center) and west (Downtown Destin Shopping Center) of the property. The proposed building’s dimensions are substantially larger in size than the Post Office building located to the northeast of the property.

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. The total floor area ratio for this project is 0.29, which is below the 1.07 maximum.

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

The proposed project meets the parking requirements (125 reg. 5 h.c. / 112 reg. & 5 h.c. proposed/required), which is explained in detail in the parking section of this report. It also meets the requirements for access drives (24 feet provided) and service areas (the proposed dumpster is screened).

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

According to the traffic review conducted by the City's traffic consultant, the proposed development will generate 17 PM Peak Hour directional trips on Segment "A" and add 36 PM Peak Hour directional trips to Segment "B" of U. S. Highway 98. Segment "A" currently has 294 PM Peak Hour directional trips available and Segment "B" currently has 178 PM Peak Hour directional trips available. There will be 277 PM Peak Hour directional trips remaining for Segment "A" and 214 PM Peak Hour directional trips remaining for Segment "B."

A review of the traffic report, use of the proposed development, and the outdoor lighting plan, indicates that the proposed project will be compatible with the surrounding development. Outdoor lighting is proposed at this time and is indicated on sheet L1.5 of the originally approved site plan. Staff recommends approval of the lighting plan given the fact that the footcandle count is less than 1.0 average when measured at the property lines.

E) Alteration of light and air;

No change.

F) Setbacks and buffers.

The BT Zoning district requires the following setbacks: front – 10 feet, side - 0 feet, and rear - 0 feet. The proposed building will be 65 feet-7 inches from the front property line (north), 136 feet-8 inches from the side property line (east), 60 feet from the other front property line (west), and 118 feet-5 inches from the other side property line (south). The proposed building meets and exceeds all of the required setbacks for the Business Tourism (BT Zoning district).

The overall site plan meets the open space requirement (18% required / 30.34% 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 0.29, which is below the 1.07 maximum.

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:

According to the traffic review conducted by the City's traffic consultant, the proposed development will generate 17 PM Peak Hour directional trips on Segment "A" and add 36 PM Peak Hour directional trips to Segment "B" of U. S. Highway 98. Segment "A" currently has 294 PM Peak Hour directional trips available and Segment "B" currently has 178 PM Peak Hour directional trips available. There will be 277 PM Peak Hour directional trips remaining for Segment "A" and 214 PM Peak Hour directional trips remaining for Segment "B."

SUBDIVISION OR PUD - PLAT:

Not applicable.

AIRPORT PROTECTION:

No change.

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.

	Required	Buffers	Provided
Front (north):	10'	10' FP	65'-7" + 10' FP
Front (west):	10'	10' FP	60' + 10' FP
Side (east):	0'	5' CB	136'-8" + 5' CB
Side (south):	0'	5' CB	118'-5" + 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 western property lines. A five (5) foot Common Buffer is required along the eastern and southern property lines.

WHITE SANDS ZONE:

No change.

SIGNS:

No change.

COX COMMUNICATIONS:

Not applicable.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated May 7, 2001.

GULF POWER:

Not applicable.

OKALOOSA GAS:

Not applicable.

SPRINT:

Not applicable.

UNIVERSALCOM/NEWSOUTH:

Not applicable.

WATER/SEWER PROVIDER:

Not applicable.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved the stormwater plan in a memo dated June 5, 2001.

INGRESS/EGRESS:

No change.

SIDEWALKS:

No change.

REFUSE COLLECTION:

No change.

LANDSCAPE:

102,104 sq. ft. of property x 18 % = 18,378 sq. ft. required
Site plan provides 30.34 % = 31,099 sq. ft. provided

No changes to the Tree Requirements.

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:

23,224 sq. ft. bank building* / 1 space per 200 sq. ft. = 117 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:

780 sq. ft. Storage / 1 space per 1,000 sq. ft. = 1 parking space.

TOTAL REQUIRED: 117 parking spaces, plus storage lane capacity for 15 motor vehicles (including 5 handicap spaces)

TOTAL PROVIDED: 130 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):

No change.

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

$$(29,819 \text{ sq. ft.}) \times (\$24.88) = 741,896.72 / 1,000 = \underline{\$741.90}$$

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

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.

$$(9,856 \text{ sq. ft.}) \times (\$6,421.00) = 63,285,376 / 1,000 = \underline{\$63,285.38}$$

(sq. ft. of building) x (Bank: Drive-in per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(780 \text{ sq. ft.}) \times (\$214.00) = 166,920 / 1,000 = \underline{\$166.92}$$

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

$$(19,183 \text{ sq. ft.}) \times (\$822.00) = 15,768,426 / 1,000 = \underline{\$15,768.43}$$

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

Total Road Impact Fees to be paid for "Destin Bank Financial Center": \$79,220.73

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$823.45
Roads:	=	<u>\$79,220.73</u>
TOTAL:	=	<u>\$80,044.18</u>

OTHER FEES:

Not applicable.

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 Building Permit, a construction crane registration form that has been approved by Okaloosa County Airport Authority, must be submitted.
3. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.
4. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

