



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

July 19, 2004

Order No. 04-16

Final Development Order:

“EGLIN FEDERAL CREDIT UNION - DESTIN” A MAJOR DEVELOPMENT (SP-04-17)

Based upon the City Council's approval of this development order on June 21, 2004, 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: Design/Build Systems, Inc., on behalf of Eglin Federal Credit Union, is requesting approval of a Major Development identified as “Eglin Federal Credit Union – Destin.”

Request: The proposed development consists of a 6,567 sq. ft. commercial banking facility.

Location: The proposed development is located at the northeast corner of 98 Palms Boulevard and Main Street and is more specifically known as Property Appraiser's parcel I.D. number 00-2S-22-0000-0013-0220.

Address: 180 Main Street

Parcel Size: The total site area is 2.47 acres, more or less.

Future Land Use: Commercial (C)

Zoning District: Business Tourism (BT)

Density: Not applicable for non-residential development

Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: -0.13 (LDC methodology) or 0.061 (Common methodology)

Application Date: March 1, 2004

TRC Date: March 17, 2004

Approved Site Plan Date: May 19, 2004

City Council Date: June 21, 2004

DETERMINATIONS:

1. The Destin City Council held a public hearing on July 6, 2004. The Council voted unanimously, to approve the project as presented in the agenda package and subject to all applicable conditions identified within the Final Development Order and TRC report dated June 17, 2004, with all necessary changes and updates, and contingent upon payment of all outstanding fees prior to the issuance of the Development Order.
2. All the findings of the Technical Review Committee report dated June 17, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR "EGLIN FEDERAL CREDIT UNION - DESTIN" A MAJOR DEVELOPMENT (SP-04-17):

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

Construction must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on July 19, 2004 (no later than July 19, 2005), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for "Eglin Federal Credit Union – Destin" will be protected. However, the protected concurrency status 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 so that concurrency is not maintained under section 6.02.00.B.3 of the Destin Land Development Code, 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 (Note: Applicant must obtain the proper ROW permit(s) from the Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
 - 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 Certificate of Occupancy, all applicable impact fees must be paid.**
5. **Prior to the issuance of a Certificate of Occupancy, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The proposed future lighting does indicate the light will be shielded downward and away from adjacent properties in order to avoid excessive spill-over and illumination into the night sky. However, the source of all illumination should not be visible from off-site. If there should be any negative compatibility affects as a result of the outdoor, the owner will correct the affects to the City's satisfaction.**
6. **If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.**
7. **Prior to obtaining any City permit, a copy of the FDEP stormwater approval and NPDES Stormwater Construction Generic Permit approval shall be submitted to the City Engineer's Office and Community Development Department.**
8. **Prior to obtaining a Certificate of Occupancy, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. A sample plan can be obtained from the Community Development Department.**

TECHNICAL REVIEW COMMITTEE REPORT

**“EGLIN FEDERAL CREDIT UNION - DESTIN”
A MAJOR DEVELOPMENT
(SP-04-17)**

TRC Report: May 19, 2004

ISSUE:

Applicant: Design/Build Systems, Inc., on behalf of Eglin Federal Credit Union, is requesting approval of a Major Development identified as “Eglin Federal Credit Union – Destin.”

Request: The proposed development consists of a 6,567 sq. ft. commercial banking facility.

Location: The proposed development is located at the northeast corner of 98 Palms Boulevard and Main Street and is more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0013-0220. (Exhibit “A” for Location Map).

Address: 180 Main Street

Parcel Size: The total site area is 2.47 acres, more or less.

Future Land Use: Commercial (C)

Zoning District: Business Tourism (BT)

Density: Not applicable for non-residential development

Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: -0.13 (LDC methodology) or 0.061 (Common methodology)

Application Date: March 1, 2004

TRC Date: March 17, 2004

Approved Site Plan Date: May 19, 2004

City Council Date: June 21, 2004

DISCUSSION/FINDINGS:

Design/Build Systems, Inc., on behalf of Eglin Federal Credit Union, is requesting approval of a Major Development identified as “Eglin Federal Credit Union – Destin.” The proposed development consists of a 6,567 sq. ft. commercial banking facility (Exhibit B). The proposed development is located at the northeast corner of 98 Palms Boulevard and Main Street and is more specifically known as Property Appraiser’s parcel I.D. number 00-2S-22-0000-0013-0220. The total site area is 2.47 acres, more or less.

The proposed project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review that is detailed below under the “Compatibility” section of this TRC Report.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include a Compatibility review, Concurrency Management review, and a Level of Service review. This project is located within the City’s Town Center Community Redevelopment Agency District.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

COMPREHENSIVE PLAN/ZONING:

The property currently 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 within the BT zoning district.

COMPATIBILITY:

The LDC requirements regulating compatibility are *“intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations”* [LDC, §7.09.01]. The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

1. Type of land use, zoning district, and land use category;
2. Building location, dimensions, height, and floor area ratio;
3. Location and extent of parking, access drives, and service areas;
4. Traffic generation, hours of operation, noise levels, and outdoor lighting;
5. Alteration of light and air; and
6. Setbacks and buffers.

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

1. **Type of Land Use, Zoning District, and Future Land Use Designation:**

The proposed land use will consist of a commercial banking facility. The property currently has a Future Land Use designation of Commercial (C) and a zoning designation of Business Tourism (BT). Again, the proposed use is consistent with the C Future Land Use designation and is a permitted principal use within the BT zoning district.

2. **Location of Structure, Dimensions, Height, and Floor Area Ratio:**

The 6,567 sq. ft. bank facility will be located 182.56 feet +/- from the western property line, 84.10 feet +/- from the southern property line, 52.34 feet +/- from the northern property line, and 133.46 feet from the eastern property line. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Commercial (C) and Light Industrial (IN)	Protected Industrial (IP)	Power Sub-station and Water Treatment Facility
South	Commercial (C)	Business Tourism (BT)	Commercial Bank Facility and Vacant
East	Commercial (C)	Business Tourism (BT)	Vacant
West	Commercial (C) and Public Lands (PL)	Business Tourism (BT)	Commercial Shopping Center, U.S. Postal facility, and Vacant

The location of the subject commercial banking facility and development is consistent with the C future land use map designation and the BT zoning district assigned to the site. The density of the project is detailed below. The structure within the proposed development is one story in height. Height is detailed below.

As described herein, the surrounding uses include other commercial uses such as shopping center(s), bank facility, a water treatment facility, and vacant undeveloped land. The proposed use is complimentary to the surrounding uses and consistent with the current future land use trend in the area, which is a mixture of commercial uses.

Density:

Not applicable for non-residential development.

Height:

The BT Zoning District does not have a maximum building height. Building height in this district is determined by a compatibility analysis and the ability to meet the setback requirements associated with the proposed number of stories. The proposed structure is approximately 23 feet from the ground slab to the mid point of the highest roof. The height of the proposed development is compatible and consistent with the character of buildings in the vicinity.

Floor Area Ratio:

The C Future Land Use Map designation has a maximum Floor Area Ratio (FAR) of 1.07. Proposed FAR: -0.13 (LDC defined methodology) or 0.061 (Common utilized methodology)

3. **Location and Extent of Parking, Access Drives, and Service Areas:**

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

4. **Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting:**

- a. **Traffic Generation:** This analysis does not address traffic generation. Please refer to the "Traffic Analysis" section below.
- b. **Hours of Operation:** The proposed hours of operation are intended to be consistent with the other commercial uses in the area.
- c. **Noise Levels:** No adverse noise impacts have been identified.
- d. **Outdoor Lighting:** The proposed future lighting does indicate the light will be shielded downward and away from adjacent properties in order to avoid excessive spill-over and illumination into the night sky. However, the source of all illumination should not be visible from off-site. If there should be any negative compatibility affects as a result of the outdoor, the owner will correct the affects to the City's satisfaction.

5. **Alteration of Light and Air:** The plan does not generate any adverse impacts to light and air

6. **Setbacks and Buffers:** The setbacks and buffers meet requirements for land use compatibility.

The site plan for the "Eglin Federal Credit Union - Destin" development complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.

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].

RIGHT-OF-WAY DEDICATION:

There are no proposed right-of-way dedications.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Solid Waste: **X**
Potable Water: **X**
Sanitary Sewer: **X**
Traffic: **X**
Stormwater Management: **X**

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

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager, and approved on May 17, 2004, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis (Exhibit "G").

SUBDIVISION OR PUD - PLAT:

Not applicable.

WHITE SANDS ZONE:

The project property is not located in either White Sand Zone I or II.

PHASING:

The proposed development will not be a phased development.

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 proposed buildings meet and exceed all of the required setbacks for the RIA Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (west):	10'	10' FP	182.56 including the 10' FP
Front (south):	10'	10' FP	84.10' including the 10' FP
Side (east):	0'	5' CB	133.46' including the 5' CB
Side (north):	0'	5' CB	52.34' including the 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard five (5) foot common boundary buffer along the eastern and northern property lines. The 10' FP is required along the western and southern property lines.

SIGNS:

No overall sign approval is part of this application. Any and all future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

UTILITIES:

Underground utilities/service (existing and proposed) are required.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated March 19, 2004

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated April 5, 2004

GULF POWER:

Gulf Power approved the project in a letter dated March 17, 2004

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated March 17, 2004

SPRINT:

Sprint approved the project in a letter dated March 9, 2004

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated March 16, 2004.

STORMWATER:

Jones Edmunds and Associates, as the City Engineer, approved the stormwater management plan on April 9, 2004, and had the following **stormwater** related conditions:

1. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.
2. **Prior to obtaining any City Permit,** a copy of the FDEP stormwater approval and NPDES Stormwater Construction Generic Permit approval shall be submitted to the City Engineer's Office and Community Development Department.
3. **Prior to obtaining a Certificate of Occupancy,** the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. A sample plan can be obtained from the Community Development Department.

INGRESS/EGRESS:

A 24' +/- wide two-way ingress/egress access is proposed along the southern property line connecting to 98 Palms Boulevard. An additional 15' wide egress only access point is proposed at the northwest corner of the property connecting onto Main Street.

PARKING:

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Bank, saving and loan, and financial institutions: 1 space for every 200 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage land capacity of 5 motor vehicles.

Per site plan:

6,567 sq. ft. / 200 = 33 parking spaces

TOTAL REQUIRED: 33 parking spaces

TOTAL PROVIDED: 93 parking spaces (includes 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 are as follows:

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

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. Dumpster shall be enclosed by a 6' gated opaque enclosure.

SIDEWALKS:

A 5' wide sidewalk is required adjacent to the western property line within the Main Street right-of-way and adjacent to the southern property line within the 98 Palms Boulevard right-of-way. Pedestrian connectivity is effectively provided throughout the development.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 107,803.4 sq. ft. (2.47 acres, more or less)
Required 18% Open Space: 19,405 sq. ft.
Provided Open Space: 47,897.9 sq. ft. (44.4%)

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 (6 trees x 3 credits per tree):	18
Credits for Existing Trees (13" to 19" diameter) on Site (1 trees x 4 credits per tree):	4
Credits for Existing Trees (20" to 24" diameter) on Site (1 trees x 5 credits per tree):	5
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>27</u>
Reforestation Trees (1 per every .10 of an acre: 2.47 x 10 = 25 Required on Site):	<u>25</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>0</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:	0
Front Perimeter Trees (1 per 25') Required on Site:	27
Parking Lot Trees (1 per end row and landscape island) Required on Site:	16
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: (Includes additional vegetation per Compatibility Analysis)	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>4</u>
TOTAL TREES REQUIRED:	47
TOTAL TREES PROVIDED:	47

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (north and east). A ten (10) foot Front Perimeter Landscape Area is required along the western and southern 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. If required, the ten (10) foot Front Perimeter Landscape Buffer shall be calculated as one (1) tree per twenty-five (25) linear feet of buffer. Unless otherwise noted, 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 per the approved landscape plan has been inspected and approved by the Community Development Department.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the development and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Parks: Not applicable

Public Library: Not applicable

Police Protection: The police protection impact fees were calculated using the "Outside Corridor Office per 1,000 sq. ft. = \$24.88."

Office:

$$6,567 \text{ sq. ft.} \times \$24.88/1,000 = \$163.39$$

Road: The road impact fees were calculated using the "Bank/saving: drive-in = \$11,100.00 per 1,000 sq. ft."

Bank/saving: drive-in:

$$6,567 \text{ sq. ft.} \times \$11,100.00/1,000 = \$72,893.70$$

Totals:

Parks:	=	N/A
Public Library:	=	N/A
Police Protection:	=	\$163.39
Roads:	=	\$72,893.70
TOTAL:	=	\$73,057.09

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (March 23, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Stormwater Man.)	Paid
Administrative Costs:	Paid
City Council Advertising:	TBD
TOTAL (as of 03/23/04) =	\$0.00 (Subject to change)

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office for stamp received and then forwarded to the Community Development Department.

COMMENTS/CONDITIONS:

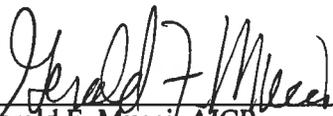
Public Input:

No public comment in opposition to or support of the project has been presented to staff at the time of this report.

Per Community Development Department:

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
2. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

3. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The proposed future lighting does indicate the light will be shielded downward and away from adjacent properties in order to avoid excessive spill-over and illumination into the night sky. However, the source of all illumination should not be visible from off-site. If there should be any negative compatibility affects as a result of the outdoor, the owner will correct the affects to the City's satisfaction.
4. 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 stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.
5. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered to be non-compliant and a revised stormwater plan shall be re-submitted for review and approval.
6. **Prior to obtaining any City permit**, a copy of the FDEP stormwater approval and NPDES Stormwater Construction Generic Permit approval shall be submitted to the City Engineer's Office and Community Development Department.
7. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. A sample plan can be obtained from the Community Development Department.


Gerald F. Mucci, AICP 7-19-04
Community Development Director Date


Eglin Federal Credit Union 7/20/04
Owner Date
John R. Appleton,
President