



City of Destin

March 21, 2001

Order No. 01-06

Final Development Order:

"EMERALD COAST BUSINESS PARK": A MAJOR DEVELOPMENT (SP-00-63)

Based upon the City Council's approval of this Development Order, on March 19, 2001, 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:** Connelly and Wicker, Inc., on behalf of Emerald Coast Development Group, L.L.C.
Location: The proposed project is generally located to the east of the intersection of Sea Hills Drive and Benning Drive, more specifically known as Property Appraiser's I. D. number 00-2S-22-0310-000H-H083.
Request: Approval of a Commercial Townhome Plat and Major Development identified as "Emerald Coast Business Park." The proposed project consists of twelve (12) units of warehouse/office within two (2) one-story buildings (24,070 sq. ft. total).
Parcel Size: The property contains 1.14 acres +/-.
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not Applicable
Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: 0.48 Floor Area Ratio
Application Date: October 30, 2000
TRC Date: November 15, 2000
Approved Site Plan Date: January 2, 2001
Planning Commission Date: January 18, 2001
City Council Date: March 19, 2001

DETERMINATIONS:

1. A hearing was held by the Destin City Council on March 19, 2001, and the City Council approved the development by a vote of 6-1. The approval included the conditions listed in the staff report, with the exception of condition number 6 of the compatibility analysis; and

2. The Planning Commission considered the proposal on January 18, 2001, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 3-1; and
3. All the findings of the Technical Review Committee report dated January 16, 2001, are incorporated herein.

CONDITIONS OF APPROVAL FOR "EMERALD COAST BUSINESS PARK," A MAJOR DEVELOPMENT (SP-00-63):

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 March 19, 2001 (no later than March 19, 2002), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated January 2, 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 "Emerald Coast Business Park" is protected through March 19, 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 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. 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 conditions of approval contained in the Compatibility Analysis must be incorporated into the plans with the exception of condition number 6 of the compatibility analysis.
 6. 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.
 7. Prior to the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
 8. Prior to obtaining a Building Permit, submit design of retaining wall.
 9. Prior to obtaining a Building Permit, provide a copy of FDEP stormwater permit.
 10. 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).
 11. Prior to the issuance of a Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:
 - A. One (1) copy of the recorded mylar plat (24" x 36") & recorded Declaration of Covenants, Conditions, and Restrictions of Emerald Coast Business Center,
 - B. Three (3) 24" x 36" blueprint copies of the recorded plat, and
 - C. Two (2) 11" x 17" reduced copies of the recorded plat.
 12. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
 13. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.

TECHNICAL REVIEW COMMITTEE REPORT

"EMERALD COAST BUSINESS PARK": A MAJOR DEVELOPMENT (SP-00-63)

TRC Report: January 2, 2001

ISSUE:

Applicant: Connelly and Wicker, Inc., on behalf of Emerald Coast Development Group, L.L.C.
Location: The proposed project is generally located to the east of the intersection of Sea Hills Drive and Benning Drive, more specifically known as Property Appraiser's I. D. number 00-2S-22-0310-000H-H083.
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Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not Applicable
Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: 0.48 Floor Area Ratio
Application Date: October 30, 2000
TRC Date: November 15, 2000
Approved Site Plan Date: January 2, 2001
Planning Commission Date: January 18, 2001
City Council Date: March 19, 2001

DISCUSSION/FINDINGS:

Connelly & Wicker, Inc., on behalf of Emerald Coast Development Group, L.L.C., is requesting approval of a Commercial Townhome Plat and Major Development identified as "Emerald Coast Business Park." The proposed project consists of twelve (12) units of warehouse/office within two (2) one-story buildings (24,070 sq. ft. total). The proposed project is generally located to the east of the intersection of Benning Drive and Sea Hills Drive, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0310-000H-H083. The property contains 1.14 acres more or less.

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, the proposed development will generate seven (7) PM Peak Hour directional trips on Segment "A" of U. S. Highway 98. Segment "A" currently has 304 PM Peak Hour directional trips available and, with this project, there will be 297 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "E").

The Community Development Director has determined that the proposed request is compatible with the surrounding area, provided certain conditions are met (See Exhibit "C").

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 or the Destin Harbor Area Master 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 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 Report from the Community Development Director, dated January 12, 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 the Community Development Director, dated January 12, 2001, which describes the height and finds the proposed project compatible with the surrounding area.

FLOOR AREA RATIO:

The total floor area ratio for this project is 0.48, 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 "E" through "I" for approved Concurrency Evaluation Certificates.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, the proposed development will generate seven (7) PM Peak Hour directional trips on Segment "A" of U. S. Highway 98. Segment "A" currently has 304 PM Peak Hour directional trips available and, with this project, there will be 297 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "E").

SUBDIVISION OR PUD - PLAT:

The City Surveyor approved the plat in a letter dated January 12, 2001. The City Engineer approved the plat in a memo dated January 12, 2001.

Prior to the issuance of a Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City:

1. One (1) copy of the recorded mylar plat & recorded Declaration of Covenants, Conditions, and Restrictions of Emerald Coast Business Center,
2. Three (3) blueprints of the recorded plat, and
3. Two (2) 11" x 17" reduced copies of the recorded plat.

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 placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS:

The BT Zoning district does not require setbacks for single-story buildings. However, landscape buffers are required for the proposed project, which are listed as follows:

	Required	Buffers	Provided
Side (north):	0'	5' CB	5' +/- including a 5' CB
Front (west):	10'	10' FP	20' +/- including 10' FP
Side (south):	0'	5' CB	5' +/- including 5' CB
Rear (east):	0'	10' VB	12' +/- including 10' VB
Between Bldgs.:	10'	N/A	73' +/-

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 Area is required along the western property line. A five (5) foot Common Boundary Landscape Area is required along the northern and southern property lines. Additionally, a ten (10) foot Vegetative Buffer Area is required along a portion of the eastern property line.

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 November 15, 2000, TRC meeting.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated December 4, 2000.

GULF POWER:

Gulf Power approved the project in a letter dated November 14, 2000.

OKALOOSA GAS:

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

SPRINT:

Sprint approved the project in a letter dated November 13, 2000.

UNIVERSALCOM:

Universal Com approved the project at the November 15, 2000, TRC meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated November 14, 2000.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated November 30, 2000, and had the following conditions:

1. Prior to obtaining a Building Permit, submit design of retaining wall.
2. Prior to obtaining a Building Permit, provide a copy of FDEP stormwater permit.
3. 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.

INGRESS/EGRESS:

The ingress/egress point for the proposed development is provided by a proposed twenty-four (24) foot wide driveway off of Benning Drive. The ingress/egress point does not exceed 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 a six (6) foot tall wood fence with a gate (100 % opacity). The location of the dumpster and its screening is indicated on sheet 2 of 6 of the plans.

SIDEWALKS:

A new five (5) foot wide sidewalk is required in two (2) separate areas along a portion of the eastern right-of-way of Benning Drive. A five (5) foot wide sidewalk currently exists along a portion of the eastern right-of-way of Benning Drive. The new sidewalk sections are only required in the areas where existing asphalt driveway apron are proposed to be removed.

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>49,754</u> sq. ft. of property x 18 %	= 8,956 sq. ft. required
Site plan provides <u>20.9</u> %	= <u>10,428 sq. ft.</u> 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: 1.14 x 10 = 12) Required on Site:	<u>12</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>12*</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:	12
Front Perimeter Trees (1 per 25') Required on Site:	8
Parking Lot Trees (1 per end row and landscape island) Required on Site:	6
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	9
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	35
TOTAL TREES PROVIDED:	35

A ten (10) foot Front Perimeter Landscape Area is required along the western property line. A five (5) foot Common Boundary Landscape Area is required along the northern and southern property lines. Additionally, a ten (10) foot Vegetative Buffer Area is required along a portion of the eastern property line. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. 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 Vegetative Buffer Area shall be designed not less than six (6) feet in height to form a continuous opaque screen adjacent to the common lot line. 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:

Warehouse/Storage:

- 1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft.; and
- 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft.; and
- 1 space for every 4,000 sq. ft. of gross floor area in excess of 40,000 sq. ft. square feet.

Per site plan:

Warehouse/Storage:

1 space per 1,000 sq. ft. for the first 20,000 sq. ft.	= 20
1 space per 2,000 sq. ft. for the second 20,000 sq. ft.	= 2
1 space per 4,000 sq. ft. in excess of 40,000 sq. ft.	= 0
total required parking spaces (including 1 handicap space)	<u>22</u>

TOTAL REQUIRED: 22 parking spaces (including 1 handicap spaces)

TOTAL PROVIDED: 38 parking spaces (including 1 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:

Industrial (Warehouse/Storage):

one (1) space for every 10,000 sq. ft. of gross floor area.

Per site plan:

Industrial (Warehouse/Storage):

24,070 sq. ft. / 10,000 sq. ft. = 2

TOTAL REQUIRED: 2 loading spaces

TOTAL PROVIDED: 2 loading spaces

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

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

CONDITIONS:

Per Community Development Department:

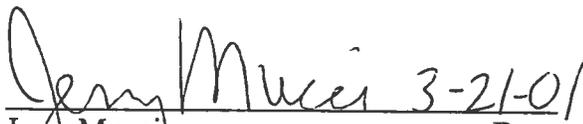
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Per Engineering Department:

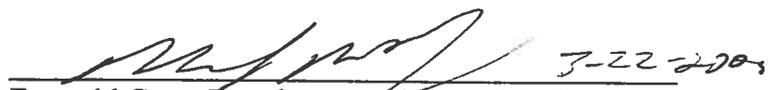
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CONDITIONS PRIOR TO BEING ADVERTISED FOR CITY COUNCIL:

None.



Jerry Mucci, Date 3-21-01
Community Development Director



Emerald Coast Development Group, L.L.C. Date 3-22-2003
Owner
Mike Buckingham,
Managing Member