



City of Destin

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February 7, 2001

Order No. 01-04

Final Development Order:

“MOUNTAIN DRIVE OFFICE PARK”: A MINOR DEVELOPMENT (SP-00-60)

Based upon the City's approval of this Development Order, on January 29, 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 Technical Review Committee:

BACKGROUND / ISSUE:

Applicant: Mr. Michael Newell of Gulf Coast Engineering, on behalf of Tim and Lee Henderson of Hendco Construction Company, Inc.

Location: The proposed project is located at 216 Mountain Drive.

Request: Approval of a Minor Development identified as “Mountain Drive Office Park.” The proposed project consists of two (2) warehouse buildings with a combined area of 7,650 square feet.

Parcel Size: The subject property contains 0.46 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: 0.38 Floor Area Ratio

Application Date: October 27, 2000

TRC Date: November 15, 2000

Approved Site Plan Date: January 29, 2001

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee report dated January 29, 2001, 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 THE "MOUNTAIN DRIVE OFFICE PARK": A MINOR DEVELOPMENT (SP-00-60):

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 January 29, 2001 (no later than January 29, 2002), and must be completed as shown on plans approved by the Technical Review Committee (stamp dated January 29, 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 "Mountain Drive Office Park" is protected for five (5) years through January 29, 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 Clearing Permit**, a clearing plan must be submitted and approved by the Community Development Department.
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. If the applicant proposes outdoor lighting in the future, an outdoor lighting plan must be submitted to the Community Development Department for review and approval.
9. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater plan must be resubmitted for review and approval.

TECHNICAL REVIEW COMMITTEE REPORT

"MOUNTAIN DRIVE OFFICE PARK": A MINOR DEVELOPMENT (SP-00-60)

TRC Report: January 29, 2000

ISSUE:

Applicant: Mr. Michael Newell of Gulf Coast Engineering, on behalf of Tim and Lee Henderson of Hendco Construction Company, Inc.

Location: The proposed project is located at 216 Mountain Drive.

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Application Date: October 27, 2000

TRC Date: November 15, 2000

Approved Site Plan Date: January 29, 2001

DISCUSSION/FINDINGS:

Mr. Michael Newell of Gulf Coast Engineering, on behalf of Tim and Lee Henderson of Hendco Construction Company, Inc., is requesting approval of a Minor Development identified as "Mountain Drive Office Park." The proposed project consists of two (2) warehouse buildings with a combined area of 7,650 square feet. The proposed project is located at 216 Mountain Drive. The subject property contains 0.46 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:	Commercial	Business Tourism	Commercial
South:	Commercial	Business Tourism	Commercial
East:	Commercial	Business Tourism	Commercial
West:	Commercial	Business Tourism	Vacant and Commercial

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

The Mountain Drive corridor is a thoroughfare that encompasses a variety of commercial land uses within the City of Destin. The parcels surrounding this project reflect much of the same commercial land uses. The north parcel contains a large single-story office-building complex. To the south, the land uses are commercial properties ranging from a small restaurant to a motel. East of the project is a parcel with two commercial businesses. The first use is a personal watercraft repair/parts retailer within an existing metal structure and the second is a pest-control service located in a small wood-frame structure. Directly west of the proposed project is a partially vacant lot. However there are portions of the site housing boat parts, abandoned vehicles, and other miscellaneous debris. Directly adjacent to that parcel is a relatively medium to large single-story shopping strip.

The majority of the surrounding structures, in comparison to the proposed structure, are very similar to height, bulk, intensity, and scale. The impacts of the land use types, as it would apply to the land uses along Mountain Drive and those developments directly adjacent to this project would be minimal. This is due to the fact that the proposed development use is very similar to the present and future intent for this area of the City of Destin.

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 building to the top of the highest roof, as seen from the front elevation, is nineteen (19) feet, more or less.

FLOOR AREA RATIO:

The project has a 0.38 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:

According to the traffic review conducted by the City's traffic consultant, the proposed development will generate 8 PM Peak Hour directional trips on Segment "A" of U. S. Highway 98. Segment "A" currently has 370 PM Peak Hour directional trips available. There will be 362 PM Peak Hour directional trips remaining for Segment "A." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

SUBDIVISION OR PUD - PLAT:

Not applicable.

AIRPORT PROTECTION:

The subject site is 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:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (northern):	10'	10' FP	10' including 10' FP
Side (eastern):	None	5' CB	5'
Side (western):	None	5' CB	50' including 5' CB
Back (southern):	None	5' CB	10' CB
Between Bldgs:	10'	N/A	10'

Note: 10' FP = 10' Front Perimeter Landscape Area, 5' CB = 5' Common Boundary Buffer, and 10' VB = 10' Vegetative Buffer. A 5' Common Boundary Buffer is required along the western, eastern, and southern property line, a 10' Front Perimeter Landscape Area is required along the northern property line. There is a ten (10) foot distance separation between structures required by the Land Development Code.

WHITE SANDS ZONE:

The proposed project is located within White Sand Zone 2.

SIGNS:

No signs have been proposed and approved with this project, even though signage has been portrayed on the elevation plans. 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:

Destin Fire Control District approved the project in a letter dated November 13, 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/NEWSOUTH:

UniversalCom/NewSouth approved the project in a letter dated November 15, 2000.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated December 15, 2000.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved the stormwater plan in a memo dated January 29, 2001.

INGRESS/EGRESS:

Access to the property is provided by one twenty-four (24) foot wide two-way drive onto Mountain Drive.

SIDEWALKS:

A section of five (5) foot sidewalk must be installed along the property adjacent to Mountain Drive.

REFUSE COLLECTION:

Refuse collection is provided by curbside removal as stated on the approved 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 Requirements:

20,000 sq. ft. of property x 18%	=	<u>3,600</u> sq. ft. required
Site plan provides 22.6%	=	<u>4,520</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 (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (3 trees x 4 credits per tree):	12
Credits for Existing Trees (20" or 24" diameter) on Site (0 trees x 5 credits per tree):	<u>0</u>
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u><u>12</u></u>

Reforestation Trees (1 per every .10 of an acre: 0.46 x 10 = 5) Required on Site:	<u>5</u>
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Total Reforestation Credits (12 - 5 = 7 remaining credits or 0 required trees):	<u>0</u>
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Total Reforestation Trees Required on Site:	<u><u>0</u></u>
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Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0
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Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
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Perimeter Trees (1 per 25') Required on Site:	4
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Parking Lot Trees (1 per end row and landscape island) Required on Site:	3
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Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
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TOTAL TREES REQUIRED:	<u><u>7</u></u>
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TOTAL TREES PROVIDED:	<u><u>7</u></u>
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A 5' Common Boundary Buffer is required along the western, eastern, and southern property lines, a 10' Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary Buffer 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:

Warehouse/storage: 1 space for every 1,000 square feet of gross floor area.

Per site plan:

Warehouse/storage: 7,650 square feet / 1,000 = 8 spaces

TOTAL REQUIRED: 8 spaces (includes 1 handicap parking space)

TOTAL PROVIDED: 16 spaces (includes 1 handicap parking space)

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: 1 loading space is required (10 feet wide and 25 feet long with 15 foot clearance) for 7,650 sq. ft. of gross floor area.

TOTAL REQUIRED: 1 loading space

TOTAL PROVIDED: 6 loading spaces adjacent to each warehouse unit

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:

Parks: Not applicable.

Public Library: Not applicable.

Police Protection: The police protection impact fees were calculated using the "Industrial per 1,000 sq. ft. = \$5.87" fee amounts under the "Non-residential – Outside Corridor" category, which becomes applicable since the use within the "Non-residential – U.S. 98 Corridor" category is not specified.

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

$$(7,650 \text{ sq. ft.}) \times (\$5.87) = \$44,905.50 / 1,000 = \underline{\$44.91}$$

Subtotal Police Impact Fees to be paid for "Mountain Drive Office Park": \$44.91

Road: The road impact fees were calculated using the "Warehouse/Storage per 1,000 sq. ft. = \$214.00" fee amount.

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

$$(7,650 \text{ sq. ft.}) \times (\$214.00) = \$1,637,100 / 1,000 = \underline{\$1,637.10}$$

Subtotal Road Impact Fees to be paid for "~~Russ & Cindy's Office Building~~": \$1,637.10
"MOUNTAIN DRIVE OFFICE PARK"

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$44.91
Roads:	=	\$1,637.10
TOTAL:		<u>\$1,682.01</u>

OTHER FEES:

The fees listed below are based on the most recent information available and are required to be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Expert: Not utilized Planning Commission Advertising: Not applicable
City Traffic Consultant: \$140.58 (paid) City Council Advertising: Not applicable
City Surveyor: Not utilized

COMMENTS:

Public Input:

There have been no comments of support or opposition filed with Staff regarding this project.

Per Community Development Department:

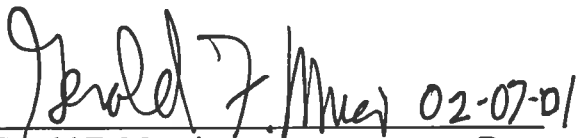
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Per Engineering Department:

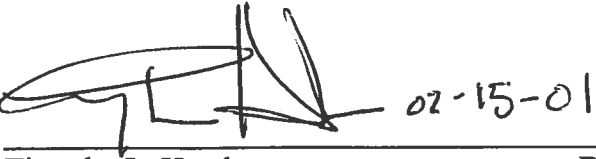
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UNRESOLVED ISSUES:

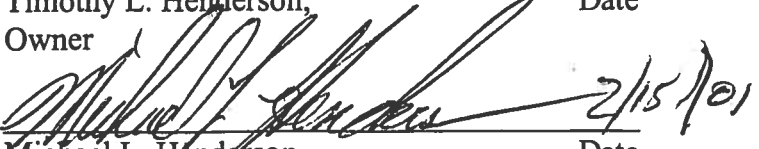
None, other than the conditions as listed on pages 2 and 3 of this Development Order.



Gerald F. Mucci, Date
Community Development Director



Timothy L. Henderson, Date
Owner



Michael L. Henderson, Date
Owner