



February 5, 1999

ORDER #99-05

Final Development Order:

WHITNEY BANK
A MAJOR DEVELOPMENT
(SP-98-56)

Based upon the City Council's approval of this Development Order, on January 25, 1999, 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: Gateway of Northwest Florida, Inc., Mr. Kruse; and Choctaw Engineering, Inc., agent
Owner: Gateway of Northwest Florida, Inc., Mr. Kruse
Property Location: Southwest corner of Emerald Coast Parkway and Crystal Beach Drive
Request: Approval of a Major Development identified as "Whitney Bank", consisting of a two-story building with six (6) drive-thru teller lanes, each floor is 3,644 sq.ft., for a total of 7,288 sq.ft.
Parcel Size: 23.87 acres, with only 1.5 acres +/- being developed.
Land Use Designation: LIU (Low Intensity Urban)
Zoning District: BT (Business Tourism)
Density: N/A
Intensity: FAR less than 1.07
Application Date: November 2, 1998
TRC Date: November 19, 1998
Approved Site Plan Date: December 10, 1998
Planning Commission Date: December 17, 1998
City Council Date: January 25, 1999

DETERMINATIONS:

1. A hearing was held by the Destin City Council on January 25, 1999, and approved the development by a unanimous vote; and

2. The Planning Commission considered the proposal on December 17, 1998, and recommended the City Council approve the proposed project as presented by staff. The motion passed by a 5-1 vote. Mr. Souders voted in opposition and Ms. Drowne was absent; and
3. All the findings of the Technical Review Committee report November 19, 1998, and amended January 21, 1999, are incorporated herein.

CONDITIONS OF APPROVAL FOR WHITNEY BANK: A MAJOR DEVELOPMENT

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 Development Order, on January 25, 1999, (no later than January 25, 2000) and must be completed as shown on plans approved by the Technical Review Committee.
2. The concurrency status of Whitney Bank is protected (for five years) through January 25, 2004, **IF condition Number 1 above is satisfied and should the developer stop building for a period exceeding one year from the date of the issuance of the last building permit, then all approvals become null and void for concurrency.** Construction permits must be obtained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.
3. **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.**
4. Whitney Bank must obtain City of Destin permits for the following activities on and off site:

(These may require appropriate bonding):
 - a. disturbance to the city's rights of way.
 - b. pavement cuts.
 - c. construction of any kind.
 - d. clearing and grubbing.
 - e. paving, grading, drainage, sidewalks.
 - f. signage.
 - g. installation of utilities.
 - h. construction trailers.
5. **Before the issuance of a building permit, the site plan shall be amended to include a deceleration lane for the right turn at the northernmost driveway on the site.**

6. **Before the issuance of a certificate of occupancy, the applicant shall provide an engineer's estimate for future sidewalk installation along U.S. Hwy 98.**
7. **Before the issuance of a certificate of occupancy, a "cash bond" for the required sidewalks must be received by the City Engineer and approved prior to obtaining a certificate of occupancy.**
8. **Before the issuance of a certificate of occupancy, the owner must sign and acknowledge the Operations and Maintenance plan.**
9. **Before the issuance of a certificate of occupancy, the landscape material shall be inspected by the Community Development Department to insure compliance with the Development Order.**
10. **Requirements identified by the Technical Review Committee:**

**TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT
WHITNEY BANK
A MAJOR DEVELOPMENT
November 19, 1998, *Amended on January 21, 1999***

ISSUE

Applicant:	Gateway of Northwest Florida, Inc., Mr. Kruse; and Choctaw Engineering, Inc., agent
Owner:	Gateway of Northwest Florida, Inc., Mr. Kruse
Property Location:	Southwest corner of Emerald Coast Parkway and Crystal Beach Drive
Request:	Approval of a Major Development identified as "Whitney Bank", consisting of a two-story building with six (6) drive-thru teller lanes, each floor is 3,644 sq.ft., for a total of 7,288 sq.ft.
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DISCUSSION:

Gateway of Northwest Florida, Inc., Mr. Craig Kruse request approval of a Major Development identified as "Whitney Bank", consisting of a two-story building with six drive thru tellers, each floor is 3,644 sq.ft., for a total of 7,288 sq.ft.. The project is classified as a Major Development per the Land Development Code, Article 2, Section(s) 2.05.01.A.1, 6, 7, & 11.

Staff has determined that the proposed request is compatible to the surrounding area. The proposed site will generate fifteen (15) new PM/PK hour trip for the site effecting Segment "C". This project has been reviewed and approved for concurrency purposes, on December 1, 1998, by the City's traffic consultant.

The proposed request is consistent with the Comprehensive Plan, Land Development Code, including the Compatibility review, Concurrency Management review, and LOS review.

The Technical Review Committee reviewed the project on November 19, 1998, and approved the project with specific conditions and changes. These conditions and changes **have been** addressed by the applicant as of December 10, 1998.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) with a Land Use Category of LIU (Low Intensity Urban). The proposed project complies with the City's Land Use Requirements.

COMPATIBILITY

North: County Zoning: Emerald Coast Parkway
South: BT Zoning: vacant, Gulf power easement, single-family home
East: BT Zoning: commercial, offices, bank
West: BT Zoning: vacant, commercial, retail

The project, as required by 7.09.00 of the Land Development Code (LDC), has undergone a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

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

The proposed use and activity of a bank/office is a permitted use in the LIU Future Land Use Category as well as the BT Zoning District. The project contains a two-story building with six (6) drive-thru teller lanes, each floor is 3,644 sq.ft., for a total of 7,288 sq.ft. The building and use is compatible with the existing development pattern, the current zoning, and the existing future land use designation.

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

The proposed two-story building will be located 84' from the eastern, 81' from the northern, and 65' from the western boundary of the limits of development, and 140' from the southern boundary of the limits of development. The limits of development and the proposed building meet all setback requirements and landscape buffer requirements. The building location, height, and floor area ratio comply the requirements of the LDC, and is less intensive than other developments in the area.

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

The proposed development has accesses off of Crystal Beach Drive via two (2) driveways. The northern access is 24' wide, with two-way directional; and the southern access is 27' wide, with two-way directional. There will be a total of 40 parking spaces, including two (2) handicap spaces, which exceed the requirement by four (4) spaces. Additionally, there will be one (1) loading space, as required by the LDC.

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

A traffic analysis, dated October 28, 1998, was conducted by J.E. Dorman and Associates. This report was reviewed and not approved by the City's traffic consultant, however, the City's traffic consultant did determine that the end result of not lowering the LOS for Segment "C" was achieved and supported. The City's traffic consultant further stated that fifteen (15) Peak Hour trips will impact Segment "C" of Highway 98. The City's consultant also stated that the trips generated by this project do not exceed the adopted LOS for Segment "C".

A review of the traffic generated, the hours of operation, the anticipated noise levels, and the proposed lighting plan indicates that the proposed project is compatible with the surrounding development.

E) Alteration of light and air;

The current land use is vacant, therefore, there will be an alteration of light and air. However, the City does not require specific tests for shadowing and lighting. The applicant is proposing 24' tall post lighting for the parking area with a maximum of 400 watt light bulbs. Each light fixture will be directional and the lighting distribution plan reflects a minimum impact on abutting parcels.

F) Setbacks and buffers.

The site plan meets the open space and landscape requirements. The landscape requirements include a five (5) ft. common boundary, and a ten (10) ft. frontage boundary along both Emerald Coast Parkway and Crystal Beach Drive. All structures exceed the required setbacks. The location of the building and the required buffers minimize the impact of the structures on the surrounding parcels.

DENSITY

N/A

HEIGHT

The proposed project contains a two-story building which has an approximate mean height of 34'+/- as measured to the mean of the roof, and 41' to the peak of the roof. This is an allowable height in the BT Zoning District. There is no maximum allowable height in the BT Zoning District.

FLOOR AREA RATIO

The floor area ratio for the building is below the 1.07 maximum allowed.

RIGHT-OF-WAY DEDICATION

There is no right-of-way dedication required, however, the subject site does require that a sidewalk be installed within the right-of-way, as depicted on the site plan, along Crystal Beach Drive, and a sidewalk shall be bonded for that portion along Emerald Coast Parkway.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water X Roadways X Solid Waste X
Recreation X Sewer X Drainage X

TRAFFIC ANALYSIS

A traffic analysis, dated October 28, 1998, was conducted by J.E. Dorman and Associates. This report was reviewed and not approved by the City's traffic consultant, however, the City's traffic consultant did determine that the end result of not lowering the LOS for Segment "C" was achieved and supported. The City's traffic consultant further stated that fifteen (15) Peak Hour trips will impact Segment "C" of Highway 98. The City's consultant also stated that the trips generated by this project do not exceed the adopted LOS for Segment "C".

A review of the traffic generated, the hours of operation, the anticipated noise levels, and the proposed lighting plan indicates that the proposed project is compatible with the surrounding development.

SUBDIVISION OR PUD - PLAT

Not applicable with this project. However, future development of the undeveloped portion of the project may necessitate a 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 place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front (North & East):	10'	81' & 84'	10' FPLA
Rear: (none-corner lot)	0'	n/a	n/a
Sides (West & South):	0'	100'+/-'	5' common boundary
Between Bldgs.:	10'	n/a	n/a

NOTE: The landscape buffers, 5' common boundary, and front perimeter boundary area must meet Code.

WHITE SANDS ZONE

The project is **not** located within White Sand Zone I or II.

SIGNS

No signs are requested for this project. All future signage must comply with the Land Development Code, Appendix "A".

WATER/SEWER

Destin Water User's Inc. approved the project December 7, 1998.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project in a letter dated November 19, 1998.

OKALOOSA GAS

Okaloosa Gas approved the project at the November 19, 1998, TRC meeting.

UNIVERSAL COM

Universal Com approved the project at the November 19, 1998, TRC meeting.

SPRINT

Sprint approved the project at the November 19, 1998, TRC meeting.

UTILITIES

Underground utilities are required.

STORMWATER

The City Engineer approved the project in a memorandum dated December 4, 1998, with 4 conditions (these conditions are identified under the Section "Conditions" on page 8 of 8). This memo is on file with the Community Development Department.

INGRESS/EGRESS

The subject site accesses off of Crystal Beach Drive via two (2) driveways. The northern access is 24' wide with two-way directional, and the southern access is 27' wide with two-way directional.

SIDEWALKS

A 5' wide sidewalk is required along both Emerald Coast Parkway and Crystal Beach Drive. Prior to the issuance of a certificate of occupancy, the required sidewalks must be either installed or bonded. If any existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer.

REFUSE COLLECTION

Trash collection is provided by dumpster service. The dumpster location is shown on the site plan.

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE: 67,925sq.ft. of construction area x 18% = **11,363 sq.ft. REQUIRED**
26,811 sq.ft. PROVIDED
= 39% open space provided

TREES REQUIRED:

Reforestation: 15 Perimeter: 22 Parking Lot: 12
Buffers: 0 Replacement of protected trees: 0

Protected Trees on Site (12" to 23" diameter): 0
Preserved Trees on Site (24" or more diameter): 0
Protected Trees being removed: 0
Preserved Trees being removed: 0
Protected Trees located in footprint: 0

Preserved Trees located in footprint:	<u>0</u>
Reforestation Credit for saved trees:	<u>0</u>
TOTAL TREES REQUIRED:	<u>49</u>
TOTAL TREES PROVIDED:	<u>49</u>

PARKING

Parking for the project is based on the following calculations:

Per code:

Bank: 1 space per 200 sq.ft. of building, and 5 car storage lane for each drive thru teller.
 7,288/200 Total = 36

TOTAL REQUIRED = 36 spaces including 2 handicapped
TOTAL PROVIDED = 40 spaces including 2 handicapped

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit. (Received November 16, 1998)


COMMENTS

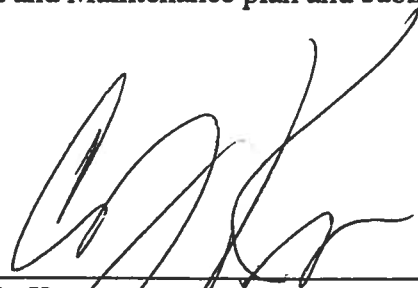
There have been no comments of support or opposition filed with Staff regarding this project.

Conditions:

Per the City Engineer:

1. Existing condition survey shall be signed, sealed, and dated.
2. Engineering drawings shall be signed, sealed, and dated.
3. Bond for sidewalk along U.S. Hwy 98 prior to obtaining a certificate of occupancy.
4. Owner must sign and acknowledge the Operations and Maintenance plan and submit prior to obtaining a certificate of occupancy.

 2/8/99
 Robert P. Franke, AICP Date
 Community Development Director

 _____
 Mr. Kruse Date
 c/o Gateway of Northwest Florida, Inc.,
 Owner

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