



City of Destin

March 12, 2003

Order No. 03-10

Final Development Order:

**“HIGH CALIBER SPORTING GOODS:”
A MINOR DEVELOPMENT
(SP-02-48)**

Based upon the City's approval of this Final Development Order, on February 25, 2003, this document will serve as the Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Chris Bushee, President, Tirico Realty Trust
Location: The proposed project will be located on Commercial Parcel “B” in the Emerald Heights subdivision. The Tax Parcel Identification number for this property is No. 00-2S-22-0310-000B-1050.
Request: Approval of a Minor Development identified as “High Caliber Sporting Goods.” The proposed project is a one-story retail sales and warehouse facility containing 1,664 square feet of retail space and 1,920 square feet of warehouse space.
Parcel Size: 0.33/14,514.91 square feet
Future Land Use: Mixed Use (MU)
Zoning District: Business Tourism (BT)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): 1.07
Provided FAR: 0.25
Application Date: September 30, 2002
TRC Date: October 16, 2002
Approved Site Plan Date: February 25, 2003

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report February 25, 2003, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE “HIGH CALIBER SPORTING GOODS”: A MINOR DEVELOPMENT (SP-02-48):

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 February 25, 2003 (no later than February 25, 2004), and must be completed as shown on plans approved by the Technical Review Committee (stamp dated February 25, 2003).

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 will become void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month deadline must 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 "High Caliber Sporting Goods" will be protected for five (5) years through February 25, 2008. **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 any City Permit**, provide a future sidewalk payment for Emerald Coast Parkway right-of-way frontage extending to the east edge of pavement of Trista Terrace Court.
6. **Prior to the issuance of any City Permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
7. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be re-submitted for review and approval.
8. Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval.
9. **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.
10. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

TECHNICAL REVIEW COMMITTEE REPORT

“HIGH CALIBER SPORTING GOODS:” A MINOR DEVELOPMENT (SP-02-48)

TRC Report: February 25, 2003

ISSUE:

Applicant: Chris Bushee, President, Tirico Realty Trust
Location: The proposed project will be located on Commercial Parcel “B” in the Emerald Heights subdivision. The Tax Parcel Identification number for this property is No. 00-2S-22-0310-000B-1050.
Request: Approval of a Minor Development identified as “High Caliber Sporting Goods.” The proposed project is a one-story retail sales and warehouse facility containing 1,664 square feet of retail space and 1,920 square feet of warehouse space.
Parcel Size: 0.33/14,514.91 square feet
Future Land Use: Mixed Use (MU)
Zoning District: Business Tourism (BT)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): 1.07
Provided FAR: 0.25
Application Date: September 30, 2002
TRC Date: October 16, 2002
Approved Site Plan Date: February 25, 2003

DISCUSSION/FINDINGS:

Chris Bushee, President of Tirico Realty Trust, is requesting approval of a Minor Development identified as “High Caliber Sporting Goods.” The proposed project consists of a one-story retail sales and warehouse facility containing 1,664 square feet of retail space and 1,920 square feet of warehouse space. The proposed project will be located Commercial Parcel “B” in the Emerald Heights subdivision. The Tax Parcel Identification number for this property is No. 00-2S-22-0310-000B-1050. The subject parcel contains 0.33/14,514.91 square feet, more or less.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Mixed Use (MU) and a Zoning Designation of Business Tourism (BT). The proposed use is consistent with these land use regulations.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review. Refer to the attached “Compatibility Analysis: High Caliber Sport Goods SP-02-48)” for the complete analysis, dated October 10, 2002, and revised on February 25, 2003, which finds the proposed project compatible with the surrounding area, provided the applicant complies with the recommendations/conditions as provided in the Compatibility Analysis. The following is a brief overview of the analysis.

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

The proposed construction is a commercial land use, which is a permitted principal use in both the Mixed Use (MU) Land Use Category and the Business Tourism (BT) Zoning District. The building meets

adopted building setback criteria, minimum lots, height, and floor area requirements of the Land Development Code.

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

The proposed building is located on the south side of Emerald Coast Parkway in the Emerald Height subdivision. The building is approximately 65 feet wide and 78 feet long and 22 feet high. The Floor Area Ratio (FAR) proposed for this project is 0.25. The Future Land Use Designation for this area is Mixed Use, which has an allowable FAR of 1.07. Therefore, the proposed project would be in compliance.

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

According to the regulations in the City of Destin's Land Development Code, nine (9) parking spaces are required for this development. Nine parking spaces have been provided, including one (1) handicapped parking space.

The property meets the requirements for access by providing one 25-foot two-way driveway off Trista Terrace Court.

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 2 PM Peak Hour directional trips on Segment "C" of US Highway 98. Currently Segment "C" has 324 PM Peak Hour directional trips available. There will be 322 PM Peak Hour directional trips remaining for Segment "C." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

No adverse impacts related to noise or hours of operation have been identified. Lighting plans have not been submitted. The applicant has been notified that lighting plans must be approved by the City prior to the issuance of a Certificate of Occupancy.

E) Alteration of light and air;

The height of the proposed development (measured from the mean of the roofline) is only 22 feet, and there are adequate setbacks between properties. Therefore, this development will not alter the light or air of the surrounding properties.

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 10 feet from the first front property line (north) facing US Highway 98, 10 feet from the side property line (east) facing the Designer Lamp and Shade retail store, 10 feet from the second front property line (west) facing Trista Terrace Court and a vacant retail store, and 70 feet from the rear property line (south) adjacent to a single-family residential neighborhood. All measurements are taken from the closest point of the proposed building to the nearest property line. The proposed building meets all of the required setbacks for the Business Tourism (BT) zoning district.

The overall site plan meets the open space requirement (18% required / 48.4% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer along the northern property line, and the standard five (5) foot common boundary landscape buffer on the western, eastern, and northern property lines.

Tree replacement, parking island, and reforestation requirements have been satisfied. Because the proposed development is adjacent to a residential subdivision, additional screening and buffering is required along the southern property line. The proposed privacy fence along the southern property line shall be required to be eight (8) feet tall. In addition, four (4) deciduous canopy trees a minimum of twelve (12) feet tall at the time of planting are required to be planted along the southern property line adjacent to the inside of the fence. Likewise, lower story native trees a minimum of eight (8) feet tall at the time of planting are required to be planted adjacent to the inside of the fence. These lower story trees must be planted at ratio of three (3) lower story trees to every one (1) deciduous canopy tree.

DENSITY:

Not applicable.

HEIGHT:

The proposed addition is 22 feet high, which is within the height requirement in the BT Zoning District.

FLOOR AREA RATIO:

The Floor Area Ratio (FAR) for the proposed project is 0.25. The Future Land Use Designation for this property is Mixed Use, which has an allowable FAR of 1.07. Therefore, the proposed development meets FAR requirements.

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 2 PM Peak Hour directional trips on Segment "C" of US Highway 98. Currently Segment "C" has 324 PM Peak Hour directional trips available. There will be 322 PM Peak Hour directional trips remaining for Segment "C." 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 not located within the airport protection area.

SETBACKS:

The BT Zoning district requires the following setbacks: front - 10 feet, side - 0 feet, and rear - 0 feet. The proposed building will be 10 feet from the first front property line (north) facing US Highway 98, 10 feet from the side property line (east) facing the Designer Lamp and Shade retail store, 10 feet from the second front property line (west) facing Trista Terrace Court and a vacant retail store, and 70 feet from the rear

property line (south) adjacent to a single-family residential neighborhood. All measurements are taken from the closest point of the proposed building to the nearest property line. The proposed building meets all of the required setbacks for the Business Tourism (BT) zoning district.

WHITE SANDS ZONE:

The proposed project is located outside of both White Sands Zones.

SIGNS:

No signs have been proposed and approved 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 in a letter dated October 8, 2002.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated October 10, 2002.

GULF POWER:

Gulf Power approved the project in a letter dated October 10, 2002.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated October 16, 2002.

SPRINT:

Sprint approved the project in a letter October 7, 2002.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated February 14, 2003.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved with conditions the stormwater plan in a letter dated February 5, 2003.

INGRESS/EGRESS:

The property meets the requirements for access by providing one 25-foot two-way driveway off Trista Terrace Court.

SIDEWALKS:

A future sidewalk payment will be required prior to the issuance of any City Permit for the construction of a sidewalk from the Emerald Coast Parkway right-of-way frontage extending to the east edge of pavement of Trista Terrace Court.

REFUSE COLLECTION:

A dumpster will be located on the south side of the building.

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:

14,514sq. ft. of property x 18%	=	2,613 sq. ft. required
Site plan provides 48.4%	=	7,025 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 (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" or 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u><u>0</u></u>
Reforestation Trees (1 per every .10 of an acre: .33 x .10 = 3.3) Required on Site:	<u>4</u>
Total Reforestation Credits:	<u>0</u>
Total Reforestation Trees Required on Site:	<u><u>4</u></u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	4
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	11
Parking Lot Trees (1 per end row and landscape island) Required on Site:	4
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	4
TOTAL TREES REQUIRED:	<u><u>23</u></u>
TOTAL TREES PROVIDED:	<u><u>21</u></u>

A 5' Common Boundary Buffer is required along the eastern property line, and a 10' Front Perimeter Landscape Area is required along the northern and western property lines. A 10' Vegetative Buffer and eight (8) foot tall privacy fence is required along the southern property line that is adjacent to a residential neighborhood. Four (4) deciduous canopy trees a minimum of twelve (12) feet at the time of planting must be planted one per every 25 linear feet in the Vegetative Buffer area. In addition, lower story native shrubs a minimum of eight (8) feet tall at the time of planting must be placed in this area at a ratio of three shrubs per every deciduous canopy tree. 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.**

PHASING:

The applicant has proposed to construct the project in a single phase. Therefore, the construction plans do not contain a phasing plan.

PARKING:

The project meets or exceeds the parking requirements as follows:

Per code:

Retail Sales: 1 space for every 200 square feet of gross floor area.

Warehouse/Storage: 1 space for every 1000 square feet of storage area.

Per site plan:

Retail Sales: 1,464 square feet / 400 = 7 spaces

Warehouse/Storage: 2,120 square feet/1000= 2 spaces

TOTAL REQUIRED: 9 spaces

TOTAL PROVIDED: 9 spaces (includes 1 handicapped parking space)

LOADING SPACE (ZONE):

Per code:

Retail business and services: 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 or part thereof.

Per site plan:

Retail business and services: 1 loading space is shown (10 feet wide and 25 feet long with 15 foot clearance)

TOTAL REQUIRED: 1 loading space

TOTAL PROVIDED: 1 loading space

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

1. A Florida Department of Environmental Protection general notice permit (for stormwater).
2. A National Pollution Discharge Elimination System permit.

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 “Retail per 1,000 square feet” fee = \$47.59 under the “Non-residential –U.S. 98 Corridor” category.

$$(3,584 \text{ sq. ft.}) \times (\$47.59) = 170,562.56 / 1,000 = \$170.56$$

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

Total Police Protection Impact Fees to be paid for “High Caliber Sporting Goods”: *\$170.56*

Roads: The roads impact fees were calculated using the “Retail under 100,000 square feet = \$3,702.00 category.

$$(3,584 \text{ sq. ft.}) \times (\$3,702.00) = 13,267,968.00 / 1,000 = \$13,267.97$$

$$(\text{sq. ft. of proposed buildings}) \times (\text{retail under 100,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Roads Impact Fees to be paid for “High Caliber Sporting Goods”: *\$13,267.97*

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$170.56
<u>Roads:</u>	=	<u>\$13,267.97</u>
TOTAL:	=	<u>\$13,438.53</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 Traffic Consultant:	0
City Compatibility Consultant: \$506.25 - \$500.00 escrow =	\$6.25
Administrative Costs:	63.84
Planning Commission Advertising:	Not applicable.
<u>City Council Advertising:</u>	<u>Not applicable</u>
TOTAL :	\$70.09

COMMENTS/CONDITIONS:

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 installing any outdoor lighting**, the applicant must first submit plans for such outdoor lighting to the City for review and approval.

COMPATIBILITY ANALYSIS: HIGH CALIBER SPORTING GOODS, A MINOR DEVELOPMENT: SP-02-48

FOR CITY OF DESTIN, FL

PURPOSE OF THIS REPORT

High Caliber Sporting Goods proposes a one-story retail sales and warehouse building containing 1,464 square feet and a warehouse building containing 2,120 square feet on a 0.33 acre (14,514.91 square feet) site located at the southeast corner of the intersection of Emerald Parkway and Trista Terrace Court. This report addresses the compatibility of the proposed development with the surrounding area.

The report: 1) identifies the compatibility requirements of the City of Destin that are contained in the City's Land Development Code (LDC, §7.09) and Comprehensive Plan; 2) analyzes whether the proposed development complies with those requirements; and 3) provides an opinion regarding the compatibility of the proposed development.

Aside from addressing the compatibility issue, this report does not address issues regarding the consistency of the proposed improvements with any other provisions of the City Comprehensive Plan or the LDC.

DEFINITION OF "COMPATIBILITY" AND REQUISITE CONSIDERATIONS

In land use planning, "*compatibility*" means the extent to which a use(s) or development is capable of existing in harmony with other uses situated in its immediate vicinity. In the City's LDC as well as in Rule 9J-5, FAC, *compatibility* is defined as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." The City's Comprehensive Plan also includes this definition but elaborates more broad-based concerns that are consistent with accepted planning principles and practices.

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:

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

DESCRIPTION OF SURROUNDING AREA

The land uses immediately adjacent to the proposed development are denoted in the table below:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Unincorporated Co.	Unincorporated. Co.	Emerald Lakes subdivision and commercial
South	MU	BT	Single-family residential
East	MU	BT	Designer Lamp and Shade
West	MU	BT	Vacant and Carpet and Tile Store

ANALYSIS OF COMPATIBILITY

A. **Type of Land Use, Zoning District, and Land Use Category.** The following table sets forth the existing City land use policies adopted for the subject property:

CHARACTERISTICS OF SUBJECT SITE			
FUTURE LAND USE	ZONING	EXISTING LAND USE	PROPOSED LAND USE
MU	BT	Vacant	Retail sales and warehouse

Land Use. The proposed retail commercial and storage activity in the one-story building are allowed and are consistent with the Mixed Use (MU) Comprehensive Plan Future Land Use Plan designation [i.e., Comprehensive Plan Policy 7.A.4.6 (h)] provided the intensity of the uses comply with the height, area, and bulk restrictions of the Land Development Code (LDC) [Section 7.12.02, LDC]. Retail commercial and storage land uses are permitted within the BT zoning district [Section 7.12.01(I)(1)(a), LDC]. The proposed retail land uses are consistent with the Comprehensive Plan provided compatibility criteria are met assuming the application does not include a firing range of any type.

The remainder of the report will address land use compatibility criteria pursuant to criteria stated in Comprehensive Plan Policy 7.A.4.6 (p) and Section 7.09.00 (.01-.03). This compatibility analysis is intended to evaluate whether the proposed development is compatible with the neighboring properties. If the development is determined to be incompatible, then the analysis will identify anticipated adverse impacts that render the proposed development incompatible with neighboring properties.

B. Building Location, Dimensions, Height, and Floor Area Ratio.

The one-story building elevations are compatible with structures in the vicinity. However, as stated above the commercial activities and operations associated with the building are significantly more intense than the single family residential development immediately abutting to the south. The site plan places all parking, waste disposal and pick-up, and drainage retention on the south side of the structure adjacent to the single family homes. Although the site is a heavily wooded pine scrub area, the site plan requires the clearing of vegetation that could serve as a partial buffer.

The retention area includes berms as required to retain the design high water. However, the top berm elevation is insufficient to provide the required opaque screening and buffering. Pursuant to Sections 7.09.03 and 7.10.00(D), in order to mitigate the adverse impacts associated with the noise from internal traffic circulation and delivery/service vehicles, and vehicle headlight illumination, the applicant should be required to install an eight (8) foot tall decorative privacy fence or wall together with a landscaped buffer strip, at least ten feet wide. The vegetative buffer should include two staggered rows along the north property line consisting of the following:

- Four (4) deciduous canopy trees, at least twelve feet tall, for every one-hundred (100) linear feet adjacent to the inside of the fence; plus
- Lower story native trees [such as *myrica cerifera* (Wax Myrtle)] at least 8 feet tall at time of planting. The lower story plant material must be planted at a ratio of 3 such lower story Wax Myrtle trees, or equivalent, for every one deciduous canopy tree. The Wax Myrtle trees, or equivalent, must be planted so as to fill the separation area between the deciduous canopy trees. All trees must meet Florida No. 1 nursery standards. Palms must be avoided in favor of deciduous tree that are more effective in visually screening commercial operations and more effectively buffer noise generated by service vehicles.

The proposed building contains a total of 3,584 square feet and has a floor area ratio (FAR) of 0.25 [3,584 square feet of building area ÷ 14,514.91 square feet. of land area = 0.25 FAR]. The 0.25 FAR is consistent with the FARs within the immediate vicinity.

C. Location and Extent of Parking, Access Drives, and Service Areas.

1. **Parking and Access.** The site is provided adequate accessibility via Trista Terrace Court. This review does not evaluate the parking requirements. However, a screen and buffer should be required to mitigate the impact of headlight illumination projected toward residences to the south.
2. **Service Areas.** The review does not evaluate the adequacy of the dumpster site location. Hours of service vehicle deliveries should be curtailed during 9PM-7AM in order to avoid adverse impacts to adjacent residential properties to the south.

D. Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting.

1. **Traffic Generation.** This analysis does not address traffic generation or the impact of additional traffic on the roadway system.
2. **Hours of Operation and Noise Levels.** The store hours should be curtailed during 9PM-7AM in order not to adversely impact adjacent residential facilities to the south.
3. **Outdoor Lighting.** No lighting is proposed as proposed as part of the site plan. Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval. The plans must provide specifications for the proposed outdoor lighting, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill over and illumination into the night sky. The source of all illumination should not be visible from off-site.

- E. **Alteration of Light and Air.** The plan as presented does not restrict access to light and air.
- F. **Setbacks and Buffers.** Aside from the additional rear yard buffer needed to appropriately buffer and screen commercial buildings and noise impacts from single-family homes to the south.

OPINION. The site plan does not currently comply with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and Sections 7.09.03 and 7.10.00(D). If the site plan is revised to incorporate the below stated requirements, the adverse impacts may be mitigated, subject to compliance with code requirements not addressed in this compatibility analysis:

1. ***Type of Land Use, Zoning District, and Land Use Category.***

Retail and storage within the confines of the building are uses consistent with the Comprehensive Plan and LDC provided compatibility criteria are met.

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

a. ***Install Required Landscaped Buffer.*** Pursuant to Sections 7.09.03 and 7.10.00(D), in order to mitigate existing and future land use incompatibility generated by noise from internal traffic circulation and delivery/service vehicles, and vehicle headlight illumination, the applicant should be required to install an eight (8) foot tall decorative privacy fence or wall together with a landscaped buffer strip, at least ten feet wide. The vegetative buffer should include two staggered rows along the north property line consisting of the following:

- Four (4) deciduous canopy trees, at least twelve feet tall, for every one-hundred (100) linear feet adjacent to the inside of the fence; plus
- Lower story native trees [such as *myrica cerifera* (Wax Myrtle)] at least 8 feet tall at time of planting. The lower story plant material must be planted at a ratio of 3 such lower story Wax Myrtle trees, or equivalent, for every one deciduous canopy tree. The Wax Myrtle trees, or equivalent, must be planted so as to fill the separation area between the deciduous canopy trees. All trees must meet Florida No. 1 nursery standards. Palms must be avoided in favor of deciduous tree that are more effective in visually screening commercial operations and more effectively buffer noise generated by service vehicles.

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

The City Engineer shall evaluate parking, access drives, and service areas.

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

- a. ***Traffic Generation.*** This analysis does not address traffic generation or the impact of additional traffic on the roadway system.
- b. ***Noise Levels and Hours of Operation.*** The service deliveries should be curtailed during 9PM-7AM in order not to adversely impact adjacent residential facilities to the south.

- c. **Outdoor Lighting.** No lighting is proposed as proposed as part of the amended site plan. Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval. The plans must provide specifications for the proposed outdoor lighting, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill over and illumination into the night sky. The source of all illumination should not be visible from off-site.

- e. **Setbacks and Buffers.** Aside from the additional rear yard buffer needed to appropriately buffer and screen commercial buildings and noise impacts from single-family homes south of the site, the plan accommodates required setbacks and buffers.

Summary. In my professional opinion, the plan does not comply with the criteria for compatibility review contained in the City of Destin Comprehensive Plan and the Land Development Code. However, the adverse impacts can be mitigated subject to compliance with the above conditions and compliance with other applicable codes not addressed in the compatibility analysis. Any future 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].