



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

October 18, 2005

Order No. 04-23

Final Development Order:

"R. CALHOUN DEVELOPMENT" **A MINOR DEVELOPMENT** **(SP-04-12)**

Based upon the City's approval of this Development Order, on October 18, 2005, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Emerald Coast Associates, Inc., on behalf of Randy Calhoun, is requesting approval of a Minor Development identified as "R. Calhoun Development."

Request: The proposed development consists of a 4,000 square foot concrete storage slab.

Location: The proposed development is located on Gulfstarr Drive, Lot 16 Sunsail Plaza, and is more specifically known as Property Appraiser's parcel I.D. number 00-2S-22-2380-0000-0160.

Parcel Size: The total site area is .39 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Allowed: 19.9 dwelling units per acre
Proposed: 0 dwelling units

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.24 FAR

Application Date: February 2, 2004

TRC Date: February 18, 2004

Approved Site Plan Date: July 27, 2004

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated July 29, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR "R. CALHOUN" A MINOR DEVELOPMENT (SP-04-12):

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 October 18, 2005 (no later than October 18, 2006), 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 "R. Calhoun Development" 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.

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.

Conditions Per Community Development Department:

1. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
2. You will be required to put fencing and/or vegetative buffering on the south side of property in which you are requesting to develop.
3. You will be required to maintain an 8-foot tall privacy fence with a gate around the concrete storage slab.
4. **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.
5. 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.
6. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
7. **Prior to obtaining any city permit,** a copy of the FDEP Stormwater approvals shall be forwarded to the City Engineer's office.
8. **Prior to obtaining a Certificate of Occupancy:** The Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including as a minimum a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s) and shall keep all inlets and exfiltration pipes clean and unobstructed.

TECHNICAL REVIEW COMMITTEE REPORT

"R. CALHOUN DEVELOPMENT" A MINOR DEVELOPMENT (SP-04-12)

TRC Report: July 29, 2004

ISSUE:

Applicant: Emerald Coast Associates, Inc., on behalf of Randy Calhoun, is requesting approval of a Minor Development identified as "R. Calhoun Development."

Request: The proposed development consists of a 4,000 square foot concrete storage slab.

Location: The proposed development is located on Gulfstarr Drive, Lot 16 Sunsail Plaza, and is more specifically known as Property Appraiser's parcel I.D. number 00-2S-22-2380-0000-0160.

Parcel Size: The total site area is .39 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Allowed: 19.9 dwelling units per acre
Proposed: 0 dwelling units

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.24 FAR

Application Date: February 2, 2004

TRC Date: February 18, 2004

Approved Site Plan Date: July 27, 2004

DISCUSSION/FINDINGS:

Emerald Coast Associates, Inc., on behalf of Randy Calhoun, is requesting approval of a Minor Development identified as "R. Calhoun Development." The proposed development consists of a 4,000 square foot concrete slab. The proposed development is located on Gulfstarr Drive, Lot 16 Sunsail Plaza, and is more specifically known as Property Appraiser's parcel I.D. number 00-2S-22-2380-0000-0160. The total site area is .39 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.

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 Mixed Use (MU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the MU 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 4,000 square foot concrete storage slab. The property currently has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the MU 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 proposed development consists of a 4,000 sq. foot concrete storage slab and parking. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Mixed Use	Business Tourism (BT)	North: Commercial (Sunsail Plaza Subdivision)
South	Mixed Use	Business Tourism (BT)	South: Single-family dwellings (Sunsail Subdivision)
East	Mixed Use	Business Tourism (BT)	East: Commercial (Sunsail Plaza Subdivision)
West	Mixed Use	Business Tourism (BT)	West: Commercial (Sunsail Plaza Subdivision)

As described herein, the surrounding uses include commercial and single family residential. The proposed use (concrete slab storage) is consistent with the surrounding

uses, which are mainly commercial in nature. The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

Density:

Allowed: 19.9 dwelling units per acre

Proposed: 0 dwelling units

Floor Area Ratio:

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 0.23, which is also below 1.07 and is calculated as follows:

Total square feet of existing and proposed buildings / square feet of subject parcel = FAR

$$4,000 \text{ sq. ft.} / 17,032 \text{ sq. ft.} = 0.23\text{FAR}$$

Height:

Building height in this district is determined by compatibility and whether the proposed structures are three stories or more, which require increased setbacks. Since the structure is an at grade slab and is not three stories or more in height, no increased setbacks are required.

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:** No adverse impacts are anticipated that require restriction on hours of operation.
- c. **Noise Levels:** No adverse noise impacts have been identified.
- d. **Outdoor Lighting:** All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, 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.

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 “R. Calhoun 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].

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

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

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager, and approved on April 22, 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.

SUBDIVISION OR PUD - PLAT:

Not applicable.

AIRPORT PROTECTION:

The subject site is not located within the airport protection area.

WHITE SANDS ZONE:

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

SETBACKS:

The proposed concrete slab on this lot meets all of the required setbacks for the BT Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (North):	10'	10' FP	115' including the 10' FP
Back (South):	0'	10' VB	10' including the 10' VB
Side (East):	0'	5' CB	5" including the 5' CB
Side (West):	0'	5' CB	5" 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 ten (10) foot front perimeter landscape buffer on the northern property line, and five (5) foot common boundary buffers along the eastern, and western property lines, and a ten (10) foot vegetative buffer on the south property line.

SIGNS:

No overall sign approval is part of this application. 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 February 16, 2004.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated February 18, 2004.

GULF POWER:

Gulf Power approved the project in a letter dated February 10, and February 18, 2004.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated February 18, 2004.

SPRINT:

Sprint approved the project in a letter dated February 16, 2004.

WATER/SEWER PROVIDER:

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

STORMWATER:

The City approved the stormwater management plan on July 19, 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 in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

2. **Prior to obtaining any city permit**, a copy of the FDEP Stormwater approvals shall be forwarded to the City Engineer's office.
3. **Prior to obtaining a Certificate of Occupancy**: The Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including as a minimum a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s) and shall keep all inlets and exfiltration pipes clean and unobstructed.

INGRESS/EGRESS:

The property meets the requirements for access by providing one 27-foot two-way driveway off Gulfstarr Drive.

PARKING:

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

Per code:

Warehouse/Storage: 1 space per every 1,000 sq. ft. of gross floor area (area of storage slab)

Per site plan:

4,000 square feet concrete slab area / 1,000 = 4 parking spaces

TOTAL REQUIRED: 4 parking spaces

TOTAL PROVIDED: 12 parking spaces (including 1 handicap space)

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 space (10' x 25')

TOTAL PROVIDED: 1 space

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall.

SIDEWALKS:

A 5' wide existing sidewalk is provided within the Gulfstarr Drive right-of-way. The interior sidewalks are 4' wide as depicted on the approved site plans. Any portion damaged during construction shall be replaced prior to issuance of a Certificate of Occupancy. Pedestrian connectivity is effectively provided throughout the development.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 17,032 sq. ft. (0.39 acres, more or less)
Required 18% Open Space: 3,066 sq. ft.
Provided Open Space: 6,832 sq. ft. (40%)

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>
Reforestation Trees (1 per every .10 of an acre: .39 x 10 = 4 Required on Site:	<u>4</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>4</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:	4
Front Perimeter Trees (1 per 25') Required on Site:	4
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: (Includes additional vegetation per Compatibility Analysis)	4
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	0
TOTAL TREES REQUIRED:	16
TOTAL TREES PROVIDED:	20

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (east and west). A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. A 10' Vegetative Buffer in combination with the 5' Common Boundary buffer is required along the southern property line that abuts the less intense zoning district. The vegetative buffer will also incorporate an 8' high wooden privacy fence as shown on the approved plan. 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 (See conditions), 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 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:

Police Protection: The police protection impact fees were calculated using the “Outside Corridor Industrial per 1,000 square feet” fee = \$5.87

$$(4,000 \text{ sq. ft.}) \times (\$5.87) = 23,480.00 / 1,000 = \$23.48$$

Road:

Roads: The roads impact fees were calculated using the “Warehouse/storage/mini-warehouse per 1,000 sq. ft = \$369.00

$$(4,000 \text{ sq. ft.}) \times (\$369.00) = 1,476,000.00 / 1,000 = \$1,476.00$$

$$(\text{sq. ft. of use area}) \times (\text{warehouse/storage/mini-warehouse sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Roads Impact Fees to be paid for “R. Calhoun Development”: \$1,476.00

Totals:

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$23.48
Roads:	=	\$1,476.00
TOTAL:	=	<u>\$1,499.48</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (July 27, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	Paid from Escrow
City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Stormwater Review Consultant:	Paid
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Stormwater Man.)	Paid
Administrative Costs:	Paid
City Council Advertising:	Paid
TOTAL (as of 3/9/04) =	\$0.00 (Subject to change)

COMMENTS/CONDITIONS:

Public Input:

No public comments have been presented to staff at the time of this report.

Per Community Development Department:

1. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
2. You will be required to put fencing and/or vegetative buffering on the south side of property in which you are requesting to develop.
3. You will be required to maintain an 8-foot tall privacy fence with a gate around the concrete slab.
4. **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.
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