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March 5, 1998

Final Development Order:

ORDER # 98-9

RHODES AUTO REPAIR EXPANSION: A MINOR DEVELOPMENT

Applicant: Luther Rhodes, Owner; Gustin, Cothorn & Tucker, Inc. Agent
Location: Lot 331, Block E of Calhoun Subdivision
Request: Approval of a Minor Development consisting of a one-story commercial building containing 2,272 s.f.
Parcel Size: .23 acres / 19,993 s.f.
Land Use: C (Commercial)
Zoning District: BT (Business Tourism)
Density: N/A
Intensity: F.A.R. = .23
Application Date: November 13, 1997

Determinations:

1. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval for Rhodes Auto Repair Expansion, a Minor Development:

Pursuant to the City of Destin Land Development Regulations and the City of Destin Code of Ordinances:

1. Development and /or construction must be completed as shown on the plans approved by the Technical Review Committee.
2. Development must commence within twelve months of the date of issuance of the development order on March 5, 1998 (no later than March 5, 1999).
3. The concurrency status of Rhodes Auto Repair Expansion is identified in the attached TRC Report dated November 25, 1997; and

4. The concurrency status of Rhodes Auto Repair Expansion is protected (for five years) through March 5, 2003, IF Rhodes Auto Repair Expansion commences development within the twelve month period following the issuance of the Development Order on March 5, 1998. Construction permits must be attained in accordance to Section 2.09.00 of the Land Development Codes to maintain concurrency

5. City of Destin permits are required for the following activities:
 - a. disturbance to the city's rights of way;
 - b. pavement cuts
 - c. construction of any kind
 - d. clearing and grubbing
 - e. placement of construction trailers

6. An approved, valid and current Department of Environmental Protection (DEP) Stormwater Discharge Facilities permit for Rhodes Auto Repair Expansion is on file with the Community Development Department.

6. Any future signage must be reviewed and permitted by the City of Destin

8. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT
 COMMUNITY DEVELOPMENT DEPARTMENT
 RHODES AUTO REPAIR EXPANSION
 A MINOR DEVELOPMENT
 NOVEMBER 25, 1997**

ISSUE

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DISCUSSION:

Gustin, Cothorn, & Tucker, agent for Luther Rhodes, owner, requests approval of a minor development consisting of a one-story Auto Repair Service building which will be used to expand the existing Rhodes Auto Repair business. This commercial project contains 2,272 sq. ft and is located on Mountain Drive, east of the existing Rhodes Auto Repair, North of First City Bank. This lot currently has an existing Auto repair business operating on it. The property contains .23 acres, more or less.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT and the Land Use Category is M_U. The proposed project is in compliance with these Land Use Requirements.

COMPATIBILITY

North: RIA zoning, MDR land use, Pelican Place Townhomes, Becon View Single Family Subdivision
South: BT zoning, C land use, Mountain Drive, First City Bank, Screen Printing and other commercial businesses
East: BT zoning, C land use, Vaughn Auto Sales and other commercial businesses
West: BT zoning, C land use, Existing Rhodes Auto Repair, vacant land and other commercial businesses

The project is located on the north side of Mountain Drive, and shares its north boundary with a RIA Zoning District. Staff has conducted a Compatibility analysis to determine if any unresolved compatibility conflicts or issues exist. As required by Ordinance 152.23, the compatibility review shows that the project meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

The subject property is located on the north side of Mountain Drive, adjacent and directly east of the existing Rhodes Auto Repair Service. The uses located within three hundred feet of the subject property have been identified above. The property, located on Mountain Drive, is in an area developed with commercial business along Mountain Drive and single-family residences north of the lots on the north side of Mountain Drive. The project will use an existing driveway which connects to Mountain Drive from the north. This drive will service both the existing Rhodes Auto Repair and the expansion. The buildings located within the residential and commercial developments are one and two-stories in height.

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

The proposed use and activity of a Auto Repair building is a permitted use in the BT Zoning District and the C Land Use Category. The project contains a one-story commercial auto repair building which is to be located directly east of the existing Rhodes Auto Repair. The project is an expansion of the existing Rhodes Auto Repair Service. The building and use are 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 building is located on the southern portion of the lot, directly east of the existing entrance for Rhodes Auto Repair. The building which is approximately 71' x 40' containing 2,272 square feet of commercial space meets all setback requirements. The maximum height proposed is approximately 19'. There is no maximum allowable building height in the BT Zoning District. The floor area ratio for the property is .23. This is below the 1.07 maximum allowed. The buildings location, height and floor area ratio are similar to other developments in the area and are considered to be compatible.

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

The project is required to have 12 total parking spaces including 1 handicapped space. Since the project was an expansion Rhodes Auto Repair, parking was calculated for the entire complex. 12 spaces are provided including 1 handicapped space. The parking is located in between the existing

auto repair building and new building addition. Access to the property will be provided by a 30' wide two-way drive. This 30' width is decreasing an existing non-conforming driveway. Currently, the entire front property of the existing Rhodes Auto Repair is paved with asphalt to the road (Mountain Drive). The existing 90' drive width will be reduced to a 30' drive width. This reduction in pavement will bring the 10' Front Perimeter Landscape area into compliance. Trees will be planted along Mountain Drive at rate of 1 tree per 25 linear feet of frontage. Also, a 5' wide sidewalk will be created for the existing property and the new expansion. The project provides for adequate loading and service areas.

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

Gustin, Cothorn & Tucker submitted a traffic analysis which indicated that Vaughn Auto Sales is currently operating a commercial business out of a 1000 s.f. trailer located at the proposed project site. This study specified that the traffic generated by Rhodes Auto Repair will be less than that currently produced by Vaughn Auto (Vaughn Auto Sales generate 5.26 V.D., while Rhodes Auto Repair Expansion will generate 2.03 V.D.). Therefore, the project will reduce the number of average daily trips and will not degrade the LOS on Mountain Drive or Highway 98. The Rhodes Auto Repair project will essentially replace an existing auto sales business with an auto repair business, thereby creating no additional traffic.

The hours of operation for the proposed project is expected to be from 7 am to 7 pm, six days a week. These hours are similar to the other existing auto repair businesses and commercial complexes in the area. Noise levels for the project are expected to be similar to the existing Rhodes Auto. A letter dated January 13, 1998, from Luther Roads stated "The only exterior lighting on the project is code required entrance and exit lights and the possibility of a city approved sign located on Mountain Drive." Along the northern property line, a 10' vegetative buffer is required. This buffer consists of a minimum 6' high privacy fence and a tree planted every 25 linear feet along the boundaries. This buffer is required along the existing Rhodes Auto Repair Shop and the proposed addition. The required buffers should minimize the effects of the project on the adjoining residential properties.

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

E) Alteration of light and air;

The one-story Auto Repair building is generally oriented in a north/south direction and will not materially alter the light or flow of air around the proposed buildings or around the existing developments. The building is one story in height and has a FAR of 0.23.

F) Setbacks and buffers;

The Auto Repair building meets all setback and buffer requirements. The surrounding properties to the north are residential developments, while the east, west, and south properties are commercial. A 10' vegetative buffer is required along the residential boundaries to the north. The site plan meets the open space and landscape requirements. Landscape buffers are required and provided on the northern boundary. The landscape buffer includes the construction and maintenance of a 6' high (minimum) privacy fence along the northern boundary and one tree per 25 linear feet of buffer. The location of the building and the required buffers minimize the impact of the structures on the surrounding neighborhoods.

DENSITY

Not applicable.

HEIGHT

The proposed project consists a one-story building which has a proposed maximum height of 19' as measured from the lowest floor slab to the peak of the roof. This is an allowable height in the BT Zoning District.

FLOOR AREA RATIO

The floor area ratio is .23. This is below the 1.07 maximum allowed.

RIGHT OF WAY DEDICATION

Not Applicable

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water X Roadways X Solid Waste X
Recreation N/A Sewer X Drainage X

TRAFFIC ANALYSIS

Gustin, Cothorn & Tucker submitted a traffic analysis which indicated that Vaughn Auto Sales is currently operating a commercial business out of a 1000 s.f. trailer located at the proposed project site, which will be removed to allow for the Rhodes Auto Repair Expansion. This study specified that the traffic generated by Rhodes Auto Repair will be less than that currently produced by Vaughn Auto (Vaughn Auto Sales generate 5.26 v.p.d., while Rhodes Auto Repair Expansion will generate 2.03 v.p.d.). Therefore, the project will reduce the number of average daily trips and will not degrade the LOS on affected roadways. The Rhodes Auto Repair project will essentially replace an existing auto sales business with an auto repair business, thereby creating no additional traffic.

SUBDIVISION OR PUD - PLAT

Not applicable

STORMWATER

The City Engineer approved this project in a letter dated November 25, 1997 with the following conditions:

- 1) No stormwater discharge will be allowed onto Mountain Drive, confirmation needed before issuance of building permit.
- 2) Stripe crosswalk and install a stop sign and stop bar.
- 3) Provide a copy of the FLDEP letter

AIRPORT PROTECTION

Not applicable. 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 (south):	10'	10'	10' FPLA
Side (east):	0'	5'	5' CB
Side (west)	0'	12.5'	0*
Rear (north)	0'	117'	10' VB
Between Bldgs:	10'	79'	N/A

* The 5' common boundary buffer does not apply to the western property since the overall Rhodes Auto Repair Service is operating on the overall property. This entire complex will utilize one common driveway.

WHITE SANDS ZONE

This project lies in White Sand Zone # 2. No red clay is allowed. All fill material must match the color, or be lighter in color, to the existing indigenous soil. If red clay or other unacceptable White Sands Zone 2 material exists on site, it must be removed from the site.

SIGNS

No signs are requested for this project. All future signage must comply with the City of Destin Sign Ordinance #245 and be reviewed and approved by the City.

WATER/SEWER

DWU approved the project in a letter dated December 9, 1997.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project in a letter dated November 25, 1997.

OKALOOSA GAS

Okaloosa Gas approved the project at the November 25, 1997 TRC Meeting.

GULF POWER

Gulf Power approved the project at the November 25, 1997 TRC Meeting.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the property will be provided by a 30' wide two way drive. This 30' width is a reduction of an existing non-conforming driveway. Currently, the entire width of the front property of the existing Rhodes Auto Repair is paved to the road (Mountain Drive). This 90' drive width will be reduced to a 30' drive width. This reduction in pavement will bring the 10' Front Perimeter Landscape area into compliance. Trees will also be planted along Mountain Drive at a rate of 1 tree per 25 linear feet of frontage. Also, a 5' wide sidewalk will be added to the existing property and the new expansion.

SIDEWALKS

A 5' wide sidewalk is show on the site plan and is required along both the proposed development and the existing Rhodes Auto.

REFUSE COLLECTION

Trash collection is provided by dumpster service. A dumpster is currently located on site.

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE:

9,993 s.f. of property x 18% =	1,799 s.f. REQUIRED
36% provided =	3,625 s.f. PROVIDED

TREES REQUIRED:

<u>Reforestation: 3</u>	<u>Perimeter: 6</u>	<u>Parking Lot: 2</u>	<u>Buffers: 6</u>
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Protected Trees on Site:	<u>1**</u>
Preserved Trees on Site:	<u>0</u>
Credit (protected or preserved):	<u>3</u>
TOTAL TREES REQUIRED:	<u>14</u>
TOTAL TREES PROVIDED:	<u>14</u>

*NOTE: A 10' vegetative buffer is required along the northern boundary of the property. This buffer includes the construction and maintenance of a 6' high fence and the planting of 1 tree per 25 linear feet of buffer.

** A existing 7" diameter southern magnolia will be left standing on the newly developed site. This tree, as specified in the LDC, replaces the "reforestation" requirement.

PARKING

Parking for the project is based on the following calculations:

AUTO REPAIR: 1 space for every 400 square feet of gross floor area.

Existing:	2,594 sq. ft. of Existing Rhodes Auto Repair
Proposed:	2272 sq.ft. Auto Repair Expansion
TOTAL:	4866 sq. ft.

4866 sq. ft / 400 sq.ft. = 12 spaces.

SPACES REQUIRED: 12 (including 1 H.C.)

SPACES PROVIDED: 12 (including 1 H.C.)

