



## City of Destin

4200 Two Trees Road • Destin, Florida 32541  
Telephone (850) 837-4242 • Fax (850) 837-3267 • E-mail: cityhall@destin.net

December 11, 2000

Order No. 00-54

### Final Development Order:

### **“STORAGEMAXDESTIN”: A MAJOR DEVELOPMENT (SP-00-36)**

Based upon the City Council’s approval of this Development Order, on December 4, 2000, 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:** Connelly & Wicker, Inc., on behalf of Crystal Beach Development of Destin, Ltd.  
**Location:** The proposed project is generally located at the southeast corner of Emerald Coast Parkway and Gulfstarr Drive, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-2380-0000-0120 and 00-2S-22-2380-0000-0130.  
**Request:** Approval of a Major Development identified as “STORAGEMAXDESTIN.” The proposed project consists of a three-story building containing two (2) apartments and 58,850 square feet of self-storage use.  
**Parcel Size:** The subject property contains 2.22 acres more or less.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** Allowed: 19.9 d. u. per acre  
Proposed: 0.9 d. u. per acre  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.63 Floor Area Ratio  
**Application Date:** July 3, 2000  
**TRC Date:** July 19, 2000  
**Approved Site Plan Date:** September 29, 2000  
**Planning Commission Date:** November 2, 2000  
**City Council Date:** December 4, 2000

#### DETERMINATIONS:

1. A hearing was held by the Destin City Council on December 4, 2000, and the City Council approved the development by a vote of 6-0 with the conditions listed in the staff report; and

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) 654-8008

Library  
(850) 837-8572  
Fax: (850) 837-5218

2. The Planning Commission considered the proposal on November 2, 2000, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 4-0; and
3. All the findings of the Technical Review Committee report dated September 29, 2000, are incorporated herein.

**CONDITIONS OF APPROVAL FOR "STORAGEMAXDESTIN", A MAJOR DEVELOPMENT (SP-00-36):**

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

Construction must commence within twelve (12) months of approval of the Final Development Order on December 4, 2000 (no later than December 4, 2001), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated September 29, 2000).

**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 "StorageMaxDestin" is protected through December 4, 2005. **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 any work commencing in this area, investigate/identify M.E.S. outfall, north end lot 12.
  5. 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.
  6. Prior to the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
  7. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
  8. Prior to obtaining any Building Permit, provide payment for sidewalk along Emerald Coast Parkway.
  9. Prior to obtaining any Building Permit, provide a copy of FDEP stormwater permit.
  10. Prior to obtaining any Building Permit, the cross-access/drainage/utility easement agreement must be executed, recorded, and a copy submitted to the City.
  11. Prior to the issuance of a Certificate of Occupancy, a unity of title must be submitted for review and approval by the City Attorney. Once approved, the unity of title must be executed, recorded, and an original recorded copy provided to the Community Development Department.
  12. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
  13. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
  14. Prior to issuance of a Certificate of Occupancy, construction of the 24' wide access to Gulfstarr Drive is required.
  15. If the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by the Planning Commission and the City Council.

16. 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

### “STORAGEMAXDESTIN”: A MAJOR DEVELOPMENT (SP-00-36)

TRC Report: September 29, 2000

#### ISSUE:

**Applicant:** Connelly & Wicker, Inc., on behalf of Crystal Beach Development of Destin, Ltd.  
**Location:** The proposed project is generally located at the southeast corner of Emerald Coast Parkway and Gulfstarr Drive, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-2380-0000-0120 and 00-2S-22-2380-0000-0130.  
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Proposed: 0.9 d. u. per acre  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.63 Floor Area Ratio  
**Application Date:** July 3, 2000  
**TRC Date:** July 19, 2000  
**Approved Site Plan Date:** September 29, 2000  
**Planning Commission Date:** November 2, 2000  
**City Council Date:** December 4, 2000

#### DISCUSSION/FINDINGS:

Connelly & Wicker, Inc., on behalf of Crystal Beach Development of Destin, Ltd., is requesting approval of a Major Development identified as “STORAGEMAXDESTIN.” The proposed project consists of a three-story building containing two (2) apartments and 58,850 square feet of self-storage use. The proposed project is generally located at the southeast corner of Emerald Coast Parkway and Gulfstarr Drive, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-2380-0000-0120 and 00-2S-22-2380-0000-0130. The property contains 2.22 acres more or less.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 4 PM Peak Hour directional trips on Segment “C” of U. S. Highway 98. Segment “C” currently has 18 PM Peak Hour directional trips available. There will be 14 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 (See Exhibit “E”).

Staff has determined that the proposed request is compatible with the surrounding area. The existing uses of the surrounding properties are as follows:

North: Emerald Coast Parkway  
South: Single-Family Residential  
East: Retail & Vacant  
West: Vacant

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, and Level of Service review. This project is not located within the Community Redevelopment Area or the Destin Harbor Area Master Plan.

**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 the MU Future Land Use designation and is a permitted principal use in the BT Zoning district.

**COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	MU	BT	Emerald Coast Parkway
South:	MU	BT	Single-Family Residential
East:	MU & CBN	BT	Retail & Vacant
West:	MU	BT	Vacant

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

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

The proposed use is a permitted principal use in both the Mixed Use (MU) Future Land Use designation and the Business Tourism (BT) Zoning district.

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

The proposed building's location and height (please refer to the setback and height sections of this report) are similar to the other commercial development in the area and are considered to be compatible.

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 three (3) story

building looking at the front of it is forty-four feet-six inches (44'-6") to the top of the highest roof. The proposed height of the building measured at the rear is approximately thirty feet (30'). The floor area ratio for this project is 0.63, which is below the 1.07 maximum.

The proposed building's dimensions are larger in size than the buildings located to the west of the property. The buildings to the west consist of five (5) existing (A & R Supply, Emerald Coast Lighting, and Heapy Warehouses) and one (1) proposed (Just - Rite Supply) warehouse buildings. Two (2) of the existing and the one (1) proposed warehouse buildings (Just - Rite Supply) are of the same design, with each containing approximately 7,664 square feet and twenty-one (21) feet in height (top of the roof). The remaining three (3) existing warehouse buildings (Heapy Warehouses) all have the same design, with each containing approximately 7,710 square feet and being twenty-four (24) feet in height (top of the roof). Each of the existing warehouse buildings are approximately 80 feet in width and are situated on lots that are 100 feet in width along the boundary with the residential subdivision to the south. The proposed building has a width of 250 feet and is situated on a lot that is 400 feet in width along the boundary with the residential subdivision.

Each of the existing warehouse buildings have ten (10) foot rear and side setbacks versus twenty (20) foot rear and fifteen (15) foot side setbacks for the proposed building. Also, the existing warehouse buildings vary in height from twenty-one (21) feet in height to twenty-four (24) feet (top of the roof) in height at the rear. The proposed building is approximately thirty (30) feet in height at the rear.

When you compare four (4) of the 100 foot wide lots that have 80 foot wide buildings and are between 21 and 24 feet tall to the 400 foot wide lot that has a 250 foot wide building and varying height of 22 to 24 feet (30 feet minus 6 to 8 feet in grade difference), it is apparent that the scale of the proposed building is equal to that of the existing buildings.

Additionally, the single-family residential lots, located adjacent to the south property line of the proposed building, are anywhere from six (6) to eight (8) feet higher in elevation than the subject property due to a retaining wall that was installed by the builder (prior to constructing the homes). Therefore, the proposed building will appear to be approximately the same height (22 to 24 feet) as the buildings located to the west (21 to 24 feet), when looking at it from the subdivision. It should also be noted that each of the homes that abut the proposed project, has an eight (8) foot tall wood privacy fence built on top of the retaining wall. Both the retaining wall and fence run, uninterrupted, along the entire length of the subject property line.

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

The proposed project meets the parking requirements (39 reg. 2 h.c. / 39 reg. & 2 h.c. proposed/required), which is explained in detail in the parking section of this report. It also meets the requirements for access drives, including the extension of the frontage road (24 feet provided), and service areas (the proposed dumpster is screened).

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

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 4 PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 18 PM Peak Hour directional trips available. There will be 14 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 (See Exhibit "E").

A review of the traffic generated, elevation plans, and architectural floor plans, in relation to lot sizes and use, indicates that the proposed project will be compatible with the surrounding development. Outdoor lighting is not proposed at this time. Staff recommends that if the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by the Planning Commission and the City Council.

**E) Alteration of light and air;**

The proposed three (3) story building 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 - 15 feet, and rear - 20 feet for a three (3) story building. The proposed building will be 365 +/- feet from the front property line (north) facing Emerald Coast Parkway, 160 feet from the side property line (west) facing Gulfstarr Drive, 16.15 feet from the side property line facing the adjoining property (west), 15.75 feet from the side property line (east), and 20.15 feet from the rear property line (south). All measurements are taken from the closest point of the proposed building to the nearest property line. In some cases, a majority of the building may be setback more than the setback listed above. The proposed building meets and exceeds all of the required setbacks for the Business Tourism (BT) Zoning district.

The overall site plan meets the open space requirement (18% required / 55% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape area along the northern and a portion of the western property lines, and the standard five (5) foot common boundary landscape area on the eastern, southern, and a portion of the western property lines.

Tree replacement, parking island, and reforestation requirements have been satisfied (refer to Landscape section of this report).

- \* Please refer to the attached Exhibit "D" for a copy of the applicant's Compatibility Analysis.



**DENSITY:**

The proposed project contains two (2) long-term dwelling units within a three (3) story building. The Mixed-Use (MU) Future Land Use designation allows for a density of 19.9 dwelling units per acre. The applicant is proposing a density of 0.90 dwelling units per acre.

**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 three (3) story building looking at the front of it is forty-four feet-six inches (44'-6") to the top of the highest roof. The proposed height of the building measured at the rear is approximately thirty feet (30').

**FLOOR AREA RATIO:**

The total floor area ratio for this project is 0.63, which is below the 1.07 maximum.

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

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

Please refer to the attached Exhibits "E" through "I" for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will generate 4 PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 18 PM Peak Hour directional trips available. There will be 14 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 (See Exhibit "E").

**SUBDIVISION OR PUD - PLAT:**

A subdivision is not part of this application. However, prior to the issuance of a building permit, a unity of title must be submitted for review and approval by the City Attorney. Once approved, the unity of title must be executed, recorded, and an original recorded copy provided to the Community Development Department. The unity of title will tie together both lots, and the Property Appraiser's Office will assign the property only one (1) tax parcel I.D. number.

**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 placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

**SETBACKS:**

The proposed building meets all of the required setbacks for the Business Tourism (BT) Zoning district. The BT Zoning district requires the following setbacks: front - 10 feet, side – 15 feet, and rear - 20 feet for a three (3) story building.

	<b>Required</b>	<b>Buffers</b>	<b>Provided</b>
Front (north):	10'	10' FP	365' +/- including a 10' FP
Front (west):	10'	10' FP	160' +/- including a 10' FP
Side (west):	15'	5' CB	16.15' including a 5' CB
Side (east):	15'	5' CB	15.75' including a 5' CB
Side (south):	20'	5' CB	20.15' including a 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Buffer is required along the northern and a portion of the western property lines. A five (5) foot Common Buffer is required along the eastern, southern, and a portion of the western property lines.

**WHITE SANDS ZONE:**

The proposed project is not located within either of the White Sand Zones.

**SIGNS:**

No signs have been proposed 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 at the July 19, 2000, TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated July 19, 2000.

**GULF POWER:**

Gulf Power approved the project in a letter dated July 18, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated July 18, 2000.

**SPRINT:**

Sprint approved the project at the July 12, 2000, TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project in a letter dated July 19, 2000.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated August 10, 2000.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated September 29, 2000, and had the following conditions:

1. Prior to obtaining any Building Permit, provide payment for sidewalk along Emerald Coast Parkway.
2. Prior to obtaining any Building Permit, provide a copy of FDEP stormwater permit.
3. Prior to obtaining any Building Permit, the cross-access/drainage/utility easement agreement must be executed, recorded, and a copy submitted to the City.
4. Condition: Prior to any work commencing in this area, investigate/identify M.E.S. outfall, north end lot 12.
5. Condition: Construction of the 24' wide access to Gulfstarr Drive is required prior to issuance of a Certificate of Occupancy (C.O.) for this project.
6. Comment: 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.

**INGRESS/EGRESS:**

The ingress/egress point for the proposed development is provided by one (1) twenty-four (24) foot driveway on Gulfstarr Drive. No ingress/egress points are proposed off of Emerald Coast Parkway. The applicant is also providing an extension of the frontage road that runs parallel to Emerald Coast Parkway. The extension segment is located along the northern part of the property and will connect Gulfstarr Drive to the end of the existing frontage road located in the Destination (Commercial) Subdivision. The ingress/egress point and frontage road extension meet the requirements of the Destin Land Development Code.

**REFUSE COLLECTION:**

Refuse collection is to be provided by dumpster service. The proposed dumpster is enclosed by a six (6) foot tall wood fence with a gate. The location of the dumpster and its screening are indicated on sheet 2 of 4 of the plans.

**SIDEWALKS:**

A new five (5) foot wide sidewalk is required along the eastern right-of-way of Gulfstarr Drive. Payment for a five (5) foot wide sidewalk, which will be located along the southern right-of-way of Emerald Coast Parkway, is required.

**LANDSCAPE:**

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

**Open Space Requirement:**

96,703 sq. ft. of property x 18 %	=	17,704 sq. ft. required
Site plan provides <u>55 %</u>	=	<u>53,178 sq. ft.</u> provided

**Tree Requirements:**

Credits for Existing Trees (2" to 6" diameter) on Site (1 tree x 2 credits per tree):	2
Credits for Existing Trees (7" to 12" diameter) on Site (1 tree x 3 credits per tree):	3
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>5</u>
Total Reforestation Credits for Trees Required on Site:	5
Reforestation Trees (1 per every .10 of an acre: 2.22 x 10 = 23) Required on Site:	<u>23</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>18*</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:	18
Front Perimeter Trees (1 per 25') Required on Site:	7
Parking Lot Trees (1 per end row and landscape island) Required on Site:	9
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	10
	<hr/>
<b>TOTAL TREES REQUIRED:</b>	<b>44</b>
<b>TOTAL TREES PROVIDED:</b>	<b>44</b>

A five (5) foot Common Boundary Buffer is required along the eastern, southern, and a portion of the western property lines, and a ten (10) foot Front Perimeter Landscape Buffer is required along the northern and a portion of the western property lines. 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 years of planting. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. 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 the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Dwelling, Multi-Family:

Resident parking	2.00 spaces per dwelling unit.
Visitor parking	0.25 spaces per dwelling unit.
Total spaces	= 2.25 per multi-family dwelling unit.

Warehouse/Storage:

1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft.; and  
1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft.; and  
1 space for every 4,000 sq. ft. of gross floor area in excess of 40,000 sq. ft. square feet.

Per site plan:

Dwelling, Multi-Family:

2 dwelling units x 2.25 spaces per multi-family dwelling unit = 4.50 or 4 parking spaces

Warehouse/Storage:

1 space per 1,000 sq. ft. for the first 20,000 sq. ft.	= 20
1 space per 2,000 sq. ft. for the second 20,000 sq. ft.	= 10
1 space per 4,000 sq. ft. in excess of 40,000 sq. ft.	= 4.71
total required parking spaces (including 2 handicap spaces)	34.71 or 35

**TOTAL REQUIRED: 39 parking spaces (including 2 handicap spaces)**

**TOTAL PROVIDED: 39 parking spaces (including 2 handicap spaces)**

**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 as follows:

Per code:

Industrial (Warehouse/Storage):

one (1) space for every 10,000 sq. ft. of gross floor area.

Per site plan:

Industrial (Warehouse/Storage):

58,800 sq. ft. / 10,000 sq. ft. = 6

**TOTAL REQUIRED: 6 loading spaces**

**TOTAL PROVIDED: 6 loading spaces**

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT**

1. A Florida Department of Environmental Protection (FDEP) general notice permit (for stormwater).

**IMPACT FEES:**

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

Park: The park impact fees were calculated using the “Multi-Family (per unit) = \$113.03” fee amount.

$$(2 \text{ units}) \times (\$113.03) = \$226.06$$

$$(\text{number of units}) \times (\text{Multi-Family fee amount}) = \text{Impact Fee}$$

Total Park Impact Fees to be paid for “StorageMaxDestin”: *\$226.06*

Public Libraries: The public libraries impact fees were calculated using the “Multi-Family (per unit) = \$76.19” fee amount.

$$(2 \text{ units}) \times (\$76.19) = \$152.38$$

$$(\text{number of units}) \times (\text{Multi-Family fee amount}) = \text{Impact Fee}$$

Total Public Libraries Impact Fees to be paid for “StorageMaxDestin”: *\$152.38*

Police Protection: The police protection impact fees were calculated using the “Multi-Family = \$14.50 (per unit)” fee amount under the “Residential – U.S. 98 Corridor” category and “Industrial per 1,000 sq. ft. = \$5.87” fee amount under the “Non-residential – U.S. 98 Corridor” category.

$$(2 \text{ units}) \times (\$14.50) = \$29.00$$

$$(\text{number of units}) \times (\text{Multi-Family fee amount}) = \text{Impact Fee}$$

$$(58,800 \text{ sq. ft.}) \times (\$5.87) = 345,156 / 1,000 = \$345.16$$

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

Total Police Protection Impact Fees to be paid for “StorageMaxDestin”: *\$374.16*

Road: The road impact fees were calculated using the “Multi-Family/Condominium (per unit) = \$334.00” fee amount and the “Mini-Warehouse (per 1,000 sq. ft.) = \$214.00” fees.

$$(2 \text{ units}) \times (\$334.00) = \$668.00$$

$$(\text{number of units}) \times (\text{Multi-Family/Condominium (per unit) fee amount}) = \text{Impact Fee}$$

$$(58,800 \text{ sq. ft.}) \times (\$214.00) = 12,583,200 / 1,000 = \$12,583.20$$

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

Total Road Impact Fees to be paid for "StorageMaxDestin": \$13,251.20

Parks:	=	\$226.06
Public Library:	=	\$152.38
Police Protection:	=	\$374.16
Roads:	=	<u>\$13,251.20</u>
<b>TOTAL:</b>	=	<b><u>\$14,003.80</u></b>

**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 used	Planning Commission Advertising:	\$85.90 (paid)
City Traffic Consultant:	\$230.00 (paid)	City Council Advertising:	\$128.85 (paid)
City Surveyor:	not used		

**COMMENTS:**

**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 the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
3. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
4. Prior to the issuance of a Certificate of Occupancy, a unity of title must be submitted for review and approval by the City Attorney. Once approved, the unity of title must be executed, recorded, and an original recorded copy provided to the Community Development Department.
5. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
6. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
7. Comment: If the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the



