



City of Destin

October 12, 2001

Order No. 01-40

Final Development Order:

**“TAMTECH SERVICES, INC.”:
A MINOR DEVELOPMENT
(SP-01-17)**

Based upon the City's approval of this Development Order, on October 3, 2001, 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: Choctaw Engineering, Inc., on behalf of James G. Dular of Tamtech Services, Inc.

Location: The proposed project is located at 36204 Emerald Coast Parkway.

Request: Approval of a Minor Development identified as “Tamtech Services, Inc.” The proposed project consists of 2,395.25 square foot retail building with two (2) adjacent pools for display purposes only and a 3,150 square foot warehouse. The combined area of the structures is 5,545.25 square feet.

Parcel Size: The subject property contains 0.52 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: 0.25 Floor Area Ratio

Application Date: May 1, 2001

TRC Date: May 16, 2001

Approved Site Plan Date: October 3, 2001

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report dated October 3, 2001, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE "TAMTECH SERVICES, INC.": A MINOR DEVELOPMENT (SP-01-17):

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 October 3, 2001 (no later than October 3, 2002), and must be completed as shown on plans approved by the Technical Review Committee (stamp dated October 3, 2001).

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 "Tamtech Services, Inc.," will be protected for five (5) years through October 3, 2006. 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 a Clearing Permit**, a clearing plan must be submitted and approved by the Community Development Department and the City Engineer.
6. **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.
7. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
8. The landscape requirements identified within the attached "Compatibility Analysis: Tamtech SP-01-17" and as located on the approved site plan must be in place prior to the issuance of a Certificate of Occupancy.
9. Per the "Compatibility Analysis: Tamtech SP-01-17", the service of the dumpsters and hours of operation for service deliveries should be curtailed during 9PM – 7AM in order not to adversely impact adjacent residential uses to the south.
10. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
11. **Condition:** Prior to obtaining any city permits, provide construction plans & elevations for the retaining walls.
12. **Condition: This project is approved with the retaining walls shown on the site plan.** Should the applicant obtain both adjacent property owners' written consent for side slopes on the adjacent properties, the applicant shall obtain a deviation to the approved Development Order to remove retaining walls from project (all fees shall apply) prior to obtaining a Certificate of Occupancy.
13. **Condition:** Should the applicant choose to gravel the parking lot (parking bumpers required for each space), add further maintenance provisions for the inlet structures in the Operations & Maintenance Plan.
14. **Condition:** Prior to obtaining a Development Order, provide future sidewalk payment for sidewalk along Emerald Coast Parkway right-of-way.
15. **Condition:** Submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner prior to obtaining a Certificate of Occupancy. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade."

TECHNICAL REVIEW COMMITTEE REPORT

“TAMTECH SERVICES, INC.”: A MINOR DEVELOPMENT (SP-01-17)

TRC Report: October 3, 2001

ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of James G. Dular of Tamtech Services, Inc.

Location: The proposed project is located at 36204 Emerald Coast Parkway.

Request: Approval of a Minor Development identified as “Tamtech Services, Inc.” The proposed project consists of 2,395.25 square foot retail building with two (2) adjacent pools for display purposes only and a 3,150 square foot warehouse. The combined area of the structures is 5,545.25 square feet.

Parcel Size: The subject property contains 0.52 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed: 1.07 Floor Area Ratio
Proposed: 0.25 Floor Area Ratio

Application Date: May 1, 2001

TRC Date: May 16, 2001

Approved Site Plan Date: October 3, 2001

DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of Tamtech Services, Inc., is requesting approval of a Minor Development identified as “Tamtech Services, Inc.” The proposed project consists of 2,395.25 square foot retail building with two (2) adjacent pools for display purposes only and a 3,150 square foot warehouse. . The proposed project is located at 36204 Emerald Coast Parkway. The subject property contains 0.52 acres, more or less.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Map 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: TAMTECH SP-01-17" for the complete analysis, dated August 30, 2001, which finds the proposed project compatible with the surrounding area, provided the applicant complies with the recommendations/conditions as provided in the Compatibility Analysis. As of the date of this report, the applicant has satisfied all the recommendations/conditions identified within the analysis.

DENSITY:

Not applicable.

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 proposed warehouse structure (the tallest of the two proposed structures), as seen from the north elevation, is twenty-two (22) feet, more or less.

FLOOR AREA RATIO:

The project has a 0.25 Floor Area Ratio, which is less than the maximum of 1.07 allowed.

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 7 PM Peak Hour directional trips on Segment "C" of U. S. Highway 98. Segment "C" currently has 146 PM Peak Hour directional trips available. There will be 139 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 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:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (northern):	10'	10' FP	72' including 10' FP
Side (western):	None	5' CB	5.02' including 5' CB
Side (eastern):	None	5' CB	5.00' including 5' CB
Back (southern):	None	5' CB	15.41' including 5' CB
Between Bldgs:	10'	N/A	30.8'

Note: 10' FP = 10' Front Perimeter Landscape Area, 5' CB = 5' Common Boundary Buffer, and 10' VB = 10' Vegetative Buffer. A 5' Common Boundary Buffer is required along the eastern, western, and southern property lines, a 10' Front Perimeter Landscape Area is required along the northern property line. There is a ten (10) foot distance separation between structures required by the Land Development Code.

WHITE SANDS ZONE:

The proposed project is not located within either White Sand Zone 1 or 2.

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.

There is currently a billboard on site. All billboards must be removed by the specified (March 5, 2003) in accordance with the Destin Land Development Code, Appendix A – *Signs*

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated May 16, 2001.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated August 20, 2001.

GULF POWER:

Gulf Power approved the project in a letter dated February 21, 2001.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated May 16, 2001.

SPRINT:

Sprint approved the project in a letter dated May 7, 2001.

NEWSOUTH COMMUNICATIONS:

NewSouth Communications approved the project in a letter dated May 16, 2001.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated May 11, 2001.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved with conditions the stormwater plan in a memo dated September 25, 2001.

INGRESS/EGRESS:

Access to the property is provided by one a twenty-four (24) foot wide two-way drive onto the existing improved twenty-four (24) foot asphalt access easement. The existing improved twenty-four (24) foot asphalt access easement parallels and connects to U.S. Highway 98 (Emerald Coast Parkway).

SIDEWALKS:

Prior to obtaining a Development Order, provide future sidewalk payment for sidewalk along Emerald Coast Parkway right-of-way.

REFUSE COLLECTION:

Refuse collection is provided by an enclosed dumpster as stated on the approved site plan.

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:

22.475 sq. ft. of property x 18% = 4,046 sq. ft. required
Site plan provides 25.7% = 5,781 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):	<u>0</u>
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees (1 per every .10 of an acre: $0.52 \times 10 = 5$) Required on Site:	<u>5</u>
Total Reforestation Credits (0 – 5 = -5 (0 remaining credits or 5 required trees):	<u>5</u>
Total Reforestation Trees Required on Site:	<u>5</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	5
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	4
Parking Lot Trees (1 per end row and landscape island) Required on Site:	5
Vegetative Buffer Trees, per compatibility, Required on Site:	19
TOTAL TREES REQUIRED:	<u>33</u>
TOTAL TREES PROVIDED (Includes existing trees):	<u>33</u>

A 5' Common Boundary Buffer is required along the eastern and western property lines, a 10' Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary Buffer must have 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, except for those planted along the southern vegetative buffer area per the compatibility analysis (see the attached compatibility analysis). 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 or exceeds the parking requirements as follows:

Per code:

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

Warehouse: 1 space for every 1,000 square feet of gross floor area.

Per site plan:

Retail: 2,395.25 square feet / 200 = 12 spaces

Warehouse: 3,150 square feet / 1,000 = 3 spaces

TOTAL REQUIRED: 15 spaces (includes 1 handicap parking space)

TOTAL PROVIDED: 15 spaces (includes 1 handicap parking space)

LOADING SPACE (ZONE):

Per code:

Retail/Warehouse: 1 loading space is required (10 feet wide and 25 feet long with 15 foot vertical clearance) for the first 10,000 sq. ft. of gross floor a ea.

Per site plan:

Retail/Warehouse: 1 loading space is required (10 feet wide and 25 feet long with 15 foot vertical clearance) for 5,545.25 sq. ft. of gross floor area.

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) has been issued for this site and is on file.

IMPACT FEES:

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

Parks: Not applicable.

Public Library: Not applicable.

Police Protection: The police protection impact fees were calculated using the “Retail per 1,000 sq. ft. = \$47.59” fee amounts under the “Non-residential – U.S. 98 Corridor” category.

(sq. ft. of building) x (Retail per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(2,395.3 \text{ sq. ft.}) \times (\$47.59) = \$113,992.32 / 1,000 = \underline{\$113.99}$$

Subtotal Police Impact Fees to be paid for “Tamtech Services, Inc.”: \$113.99

Road: The road impact fees were calculated using the “Retail < 100,000 sq. ft. (per 1,000 sq. ft.) = \$2,142.00” fee amount and “Warehouse/Storage (per 1,000 sq. ft.)” = \$214.00.

(sq. ft. of building) x (Retail (per 1,000 sq. ft.) fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(2,395.3 \text{ sq. ft.}) \times (\$2,142.00) = \$5,130,732.60 / 1,000 = \underline{\$5,130.73}$$

(sq. ft. of building) x (Warehouse/Storage (per 1,000 sq. ft.) fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(3,150 \text{ sq. ft.}) \times (\$214.00) = \$674,100 / 1,000 = \underline{\$674.10}$$

Subtotal Road Impact Fees to be paid for “Tamtech Services, Inc.”: \$5,804.83

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$113.99
Roads:	=	<u>\$5,804.83</u>
TOTAL:		<u>\$5,918.82</u>

OTHER FEES:

Please see attached “Tamtech Pools Billing” for the outstanding balance.

COMMENTS:

Public Input:

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

Per Community Development Department:

2. **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.

3. **Prior to the issuance of a Clearing Permit**, a clearing plan must be submitted and approved by the Community Development Department and the City Engineer.
4. **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.
5. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
6. The landscape requirements identified within the attached "Compatibility Analysis: Tamtech SP-01-17" and as located on the approved site plan must be in place prior to the issuance of a Certificate of Occupancy.
7. Per the "Compatibility Analysis: Tamtech SP-01-17", the service of the dumpsters and hours of operation for service deliveries should be curtailed during 9PM – 7AM in order not to adversely impact adjacent residential uses to the south.

Per Engineering Department:

1. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
2. **Condition:** Prior to obtaining any city permits, provide construction plans & elevations for the retaining walls.
3. **Condition: This project is approved with the retaining walls shown on the site plan.** Should the applicant obtain both adjacent property owners' written consent for side slopes on the adjacent properties, the applicant shall obtain a deviation to the approved Development Order to remove retaining walls from project (all fees shall apply) prior to obtaining a Certificate of Occupancy.
4. **Condition:** Should the applicant choose to gravel the parking lot (parking bumpers required for each space), add further maintenance provisions for the inlet structures in the Operations & Maintenance Plan.
5. **Condition:** Prior to obtaining a Development Order, provide future sidewalk payment for sidewalk along Emerald Coast Parkway right-of-way.
6. **Condition:** Submit an Operations & Maintenance Plan, which shall be acknowledged and signed by the owner prior to obtaining a Certificate of Occupancy. It is not required prior to obtaining a development order or a building permit. The Operations & Maintenance Plan shall contain, among other things, the following statement: "Owner shall regrade swale/retention areas as required to maintain approved design cross-sections, lines, and grade."

UNRESOLVED ISSUES:

None.

Gerald F. Mucci 10/12/01
Gerald F. Mucci, Date
Community Development Director

James G. Dular 10/15/01
James G. Dular, Date
Owner

COMPATIBILITY ANALYSIS: TAMTECH SP-01-17

FOR CITY OF DESTIN, FL

PURPOSE OF THIS REPORT

Tam Tech Services Inc. proposes to construct two buildings on a .52 acre (22,475.11 square feet) lot located on the south side of Emerald Parkway, east of Tranquility Lane. One building, comprising 2,395.25 square feet, will accommodate retail sales of pool and screen enclosures. A second building, containing 3,150 square feet, will serve as a warehouse. 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.

PROJECT DESCRIPTION

Tam Tech Services Inc. proposes to construct two buildings on a .52 acre (22,475.11 square feet) lot located on the south side of Emerald Parkway, approximately 850 feet east of Tranquility Lane and 260 feet west of Trista Terrace Court. The northern most building (2,395.25 square feet) will accommodate retail sales of swimming pools, spas, screen enclosures, patio furniture, and miscellaneous pool supplies. A second building (3,150 square feet), will serve as a storage facility for goods and services.

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 County	Unincorp. Co.	Unincorporated County
South	CBN	BT	Vacant Single Family Residential Lots
East	MU	BT	Tile and Building Products Retail Sales
West	MU	BT	Vacant Commercial

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:

SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE	PROPOSED LAND USE
Tam Tech Services, Inc.	MU	BT	Vacant	Retail Sales and Warehousing of Pools and Screening. Two pools are proposed, north and south of the retail facility, respectively.

Land Use. The review of this plan is predicated on the use of the southernmost building being restricted to storage of inventory now and in the future since the parking design and number of spaces provided is insufficient to accommodate the demands generated by retail sales. With this preface, the proposed uses 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)] if specific compatibility Comprehensive Plan criteria of Policy 7.A.4.6 (p) are met. In addition, the proposed land uses are allowed within the BT zoning district pursuant to Section 7.12.01 (O), LDC, if land use compatibility criteria of Section 7.09.00 (.01 through .03), LDC, are met. 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. Tam Tech Services Inc. proposes to construct two one-story buildings on a .52 acre (22,475.11 square feet) lot. One building, comprising 2,395.25 square feet, located 5 feet east of the west property line and 71 feet south of the front lot line, will accommodate retail sales of swimming pools, spas, screen enclosures, patio furniture, and miscellaneous pool supplies. A second building, containing 3,150 square feet, located 15 feet north of the south property line and setback 5 feet from the east and west property lines will serve as a storage facility for inventory. The floor area ratio (FAR) of the proposed development is 0.247 [5,545.25 sq. ft. of building area ÷ 22,475.11 sq. ft. of land area = 0.247 FAR]. The 0.247 FAR is consistent with the lower limits of FARs within the immediate vicinity.

The proposed Tam Tech commercial retail sales and storage activities has no residential component. The proposed buildings have a substantially differing land use, function, and design when contrasted with the character of the single-family residential lots that directly abut the property to the south. The purpose of this compatibility analysis is to ensure that the proposed development, including the specific functions, operations, and design of the proposed land uses use will not negatively impact neighboring residential properties. Therefore, this analysis is intended to prevent neighboring Crystal Beach single-family residential properties from being adversely impacted by the general appearance and aesthetics of the commercial retail and warehousing activities, including the differing character of use, building design, fenestration, roof, mass, scale, and other dissimilar design characteristics. In addition, the analysis is intended to prevent any nuisance impacts occasioned by noise, glare, odor, traffic generation, or other negative impacts that may characterize the planned Tam Tech development.

The increase in retail and warehousing land use intensity and potential adverse impacts on adjacent residential uses to the south can be partially mitigated by constructing a decorative fence or wall as part of the retaining wall located approximately five feet south of the building. The recommended fence or wall must extend eight (8) feet above the finished floor elevation (i.e., EL 18' that is also the elevation at the top of the retaining wall). In addition, the open space south of the building and north of the retaining wall and proposed fence must include more substantive vegetative buffers to mitigate the transition in use, especially any noise generated by large service vehicles owned by Tam Tech, its suppliers, or vendors, including noise occasioned by loading and unloading of merchandise, equipment, and supplies. The vegetative buffer should include two staggered rows along the south 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 Wax Myrtle must be planted at a ratio of 3 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.

Commercial development locating adjacent to a residential development is required to provide "buffer zone landscaping" [cross reference Section 7.10.00 (D), LDC]. In this case, an existing fence provides a partial buffer between the planned commercial and residential development. The fence, located along the common property line of the Destiny East single-family residential subdivision and the subject site, is an amenity constructed by Destiny East within its common area.

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

Parking. The applicant lists three (3) alternative paving surfaces on the site plan, including a gravel surface, paver stones, and 1.5" asphalt. The Community Development Department may desire to require paver stones or asphalt as opposed to gravel. The site is located within the White Sands Class One zone. Gravel dilutes the appearance of white sand. In addition, over time gravel drives and parking areas are highly susceptible to erosion and sedimentation, a condition that could likely adversely impact the appearance and safety of that segment of the Emerald Coast Parkway. This review does not evaluate the parking requirements.

Service Areas. Refuse dumpster areas are provided and shown with required screening and gates. The planned improvements include a loading zone at the southeast corner of the parking area. However, the pavement area and design does not provide a convenient design with adequate area and maneuvering space for at the loading zone. The proposed paved parking area should be redesigned to reconcile the issue. Hours of service vehicle deliveries should be curtailed during 9PM-7AM in order avoid adverse impacts to adjacent residential properties to the south.

Sidewalk Bond. The City Engineer must approve the proposal to suspend installation of the sidewalk, in favor of a 120% bond.

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

Traffic Generation. This analysis does not address traffic generation or the impact of additional traffic on the roadway system.

Hours of Operation. The store hours should be curtailed during 9PM-7AM in order not to adversely impact adjacent residential facilities to the south.

Noise Levels. Service and store hours should be curtailed during 9PM-7AM in order not to adversely impact adjacent permanent and transient residential facilities to the south.

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.

L. 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 within the Destiny East subdivision, the plan accommodates required setbacks and buffers.

OPINION. The proposed Tam Tech development is compatible with the surrounding area subject to the following conditions:

1. **Land Use.** As stated in the site plan application, the building located within fifteen +/- feet of the south property line shall be restricted to storage of inventory now and in the future since the parking design and number of spaces provided is sufficient for warehousing but insufficient to accommodate the demands generated by retail sales.
2. **Building Location, Dimensions, Height, and Floor Area Ratio.** The increase in retail and warehousing land use intensity and potential adverse impacts on adjacent residential uses to the south can be partially mitigated by constructing a decorative fence or wall as part of the retaining wall located approximately five feet south of the building. The recommended fence or wall must extend eight (8) feet above the finished floor elevation (i.e., EL 18' that is also the elevation at the top of the retaining wall). In addition, the open space south of the building and north of the retaining wall and proposed fence must include more substantive vegetative buffers to mitigate the transition in use, especially any noise generated by large service vehicles owned by Tam Tech, its suppliers, or vendors, including noise occasioned by loading and unloading of merchandise, equipment, and supplies. The vegetative buffer shall include two staggered rows along the south 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 Wax Myrtle must be planted at a ratio of 3 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.**
 - A. **Parking.** The applicant lists three (3) alternative paving surfaces on the site plan, including a gravel surface, paver stones, and 1.5" asphalt. The Community Development Department may desire to require paver stones or asphalt as opposed to gravel. The site is located within the White Sands Class One zone. Gravel dilutes the appearance of white sand. In addition, over time gravel drives and parking areas are highly susceptible to erosion and sedimentation, a condition that could likely adversely impact the appearance and safety of that segment of the Emerald Coast Parkway. This review does not evaluate the parking requirements.

The planned loading zone at the southeast corner of the parking area must be redesigned to accommodate safe egress. The design submitted does not include an adequate area designed to accommodate back-up and turn around movements for trucks using the loading zone.

C. Service Areas. Refuse dumpster areas are provided and shown with required screening and gates. Service hour traffic should be curtailed during 9PM-7AM in order not to adversely impact adjacent residential properties to the south.

D. Sidewalk Bond. The City Engineer must approve the proposal to suspend installation of the sidewalk, in favor of a 120% bond.

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. 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. Noise Levels. Service and store hours should be curtailed during 9PM-7AM in order not to adversely impact adjacent permanent and transient residential facilities to the south.

D. 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. 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 within the Destiny East subdivision, the plan accommodates required setbacks and buffers.

Summary. In my professional opinion, subject to the above conditions, the site plan amendment complies the criteria for compatibility review contained in the City of Destin Comprehensive Plan and the Land Development Code. If the Community Development Department approves any one or all of the above stated conditions, prior to issuance of a building permit, the conditions approved by the Community Development Department must be incorporated into the site plan. The revised site plan must be reviewed and approved by the appropriate members of the Technical Review Committee.

Project Name: Tamtech Pools Billing

Tamtech Pools (SP-00-17)

Development Project Name & Site
Plan #:

Billing Information:

	Amount Received from Applicant	Date Request Sent to Consultant	Date Invoice from Consultant	Invoices Received from Consultant	Date City Invoice Sent to Applicant	City Invoice # Sent to Applicant	Invoice Amounts	Amounts Collected	Data Collected from Applicant
1	Application Fee \$335.00		6/18/01		7/31/01	CD01-120	\$988.75		
2	Escrow \$500.00								
3	Escrow2								
3a	Compatibility Consultant								
3b	Compatibility 1st Amendment								
4	Compatibility 2nd Amendment								
4a	Traffic Consultant								
4b	Traffic 1st Revision		01-073	5/29/01			\$370.70	Escrow	
5	Traffic 2nd Revision								
6	City Surveyor								
6a	Land Use Attorney								
6b	LUA 2nd Opinion								
6c	LUA 3rd Opinion								
7	Advertisement - PC								
8	Advertisement - CC								
8	Board of Adjustment Costs								
10	Engineering 1st Re-Review								
10a	Engineering 2nd Re-Review								
10b	Engineering 3rd Re-Review								
10c	Engineering 4th Re-Review								
10d	Engineering 6th Re-Review								

Comments:

Due By Applicant upon Receipt of D.O.

For

Total Engineering Re-Review Fees:	\$0.00
Total Engineering Fees Collected:	\$0.00
Engineering Fees Due:	\$0.00
"Other" Billed to Applicant:	\$1,339.45
"Other" Collected from Applicant:	\$0.00
Less Escrow Balance:	\$500.00
Total "Other" Due from Applicant:	\$839.45
TOTAL OUTSTANDING BALANCE:	\$839.45