



October 12, 1998

ORDER #98-36

**Final Development Order:**

**T.C. PARK - WAREHOUSE AND MANUFACTURING:  
A MAJOR DEVELOPMENT  
(SP #98-43)**

Based upon the City Council's approval of this Development Order, on October 12, 1998, 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:** Karl Trammell  
**Owner:** Sandy & Karl Trammell  
**Property Location:** Lots 350 through 354, Block E. of Calhoun's Subdivision, north side of Mountain Drive.  
**Request:** Approval of a Major Development consisting of two single story block buildings (each with 5 units) as warehouse and manufacturing, being 8,640 sq.ft. and 6,840 sq.ft., for a total of 15,480 sq.ft.  
**Parcel Size:** 50,000 sq.ft.  
**Land Use Designation:** C (Commercial)  
**Zoning District:** BT (Business Tourism)  
**Density:** N/A  
**Intensity:** FAR of 0.30  
**Application Date:** August 3, 1998  
**TRC Date:** August 20, 1998  
**Approved Site Plan Date:** September 2, 1998 (TRC Approved)  
**Planning Commission Date:** September 17, 1998  
**City Council Date:** October 12, 1998

**DETERMINATIONS:**

1. A hearing was held by the Destin City Council on October 12, 1998, and approved the development by a unanimous vote; and
2. The Planning Commission considered the proposal on September 17, 1998, and recommended approval of the development by a 4-1 vote; and

3. All the findings of the Technical Review Committee report dated August 20, 1998, as amended September 2, 1998, are incorporated herein.

**CONDITIONS OF APPROVAL FOR T.C. PARK - WAREHOUSE AND MANUFACTURING: A MAJOR DEVELOPMENT (SP #98-43)**

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

1. Development and/or construction must commence within twelve (12) months of approval of the Development Order, on October 12, 1998, (no later than October 12, 1999) and must be completed as shown on plans approved by the Technical Review Committee.
2. The concurrency status of T.C. Park - Warehouse and Manufacturing is identified in the attached TRC Report, dated August 20, 1998, as amended September 2, 1998, and is protected (for five years) through October 12, 2003. IF T.C. Park - Warehouse and Manufacturing commences development within the twelve month period following approval of the Development Order, October 12, 1998. Construction permits must be obtained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.
3. T.C. Park - Warehouse and Manufacturing must obtain City of Destin permits for the following activities on and off site:  
  
(These may require appropriate bonding):
  - a. disturbance to the city's rights of way.
  - b. pavement cuts.
  - c. construction of any kind.
  - d. clearing and grubbing.
  - e. paving, grading, drainage, sidewalks.
  - f. signage.
  - g. installation of utilities.
  - h. construction trailers.
4. **Before the issuance of a building permit**, a DEP Stormwater Permit is required and must be submitted and reviewed by the City Engineer.
5. **Before the issuance of a certificate of occupancy**, the required five foot (5') wide sidewalk, adjacent to the southern boundary line and fronting on Mountain Drive, must be "bonded or installed".
6. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT**  
**T. C. PARK - WAREHOUSE & MANUFACTURING**  
**August 20, 1998 and Amended September 2, 1998**  
**(SP #98-43)**

**ISSUE**

**Applicant:** Karl Trammell  
**Owner:** Sandy & Karl Trammell  
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**DISCUSSION:**

Karl and Sandy Trammell request approval of T.C. Park Warehouse and Manufacturing, a Major Development, consisting of two (2) single story block buildings, being 8,640 sq.ft. (on West side) and 6,840 sq.ft. (on East side) of warehouse and manufacturing uses. The project is classified as a major development due to the fact that 2.05.01.A.3. of the Land Development Code stipulates that non-residential buildings of greater than 10,000 sq.ft. are considered Major Developments.

Staff has reviewed the proposed request and compatibility analysis and found them compatible to the surrounding area. The proposed site will generate three (3) new PM Peak Hour trips, effecting Segment "A".

The proposed request is consistent with the Comprehensive Plan, Land Development Code, including the Compatibility review, Concurrency Management review, and LOS review.

The Technical Review Committee reviewed the project on August 20, 1998, and approved the project with specific conditions and changes. These conditions and changes **have been** addressed by the applicant.

## ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) with a Land Use Category of C (Commercial). The proposed project complies with the City's Land Use Requirements.

## COMPATIBILITY

North: RIA Zoning: vacant  
South: BT Zoning: vacant, single family home (non-conforming), Coastal Equip. Rental.  
East: BT Zoning: vacant, commercial  
West: BT Zoning: Single-family (non-conforming). Melvin Street

The project, as required by 7.09.00 of the Land Development Code, has undergone a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

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

The proposed use and activity of a warehouse is a permitted use in the Commercial Future Land Use Category as well as the BT Zoning District. The project contains two (2) single story block buildings (each with 5 units) as warehouse and manufacturing, being 8,640 sq.ft. and 6,840 sq.ft., for a total of 15,480 sq.ft. The buildings and uses 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 two buildings proposed will be located seven (7) feet from the east and west property lines and 10 feet from the north and south property lines. The east building will be approximately 36'x180' containing 6840 square feet, and 5 units. The west building will be approximately 48'x180' containing 8640 square feet, and 5 units. Both buildings meet all setback requirements and landscape buffer requirements. The building location, height and floor area ratio are within the requirements of the Land Development Code, and less intensive to other developments in the area. The project is considered to be compatible.

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

The subject site accesses off of Mountain Drive via two (2) access ways. Both are 20 feet wide and one-way directional, east being ingress, while the west being egress. **Note: both access drives must be reduced to 15' in width, in accordance to Article 12, Section 12.04.03.B.2.c. of the Land Development Code.** There will be a total of 32 parking spaces, including 2 handicap space, which exceed the requirement by 17 spaces. Additionally, there will be one loading space, as required by the LDC. However, the site could have either larger buildings or additional buildings.

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

A traffic analysis dated August 14, 1998 was conducted for this project by B.A. Winfree, P.E. The report concludes that the project will generate approximately three (3) new PM Peak Hour directional trips for Segments "A" of Highway 98 and one (1) PM/peak hour directional trip for Mountain Drive. The trips generated by this project do not exceed the adopted LOS for any of the roadways identified. This has been identified and confirmed by the City's Traffic Consultants in the submitted letter attached.

Note: As of this date, the remaining trips available for Segment A of Hwy 98 is 84 PM/peak Hour Directional.

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 currently land use is vacant, therefore, there will be an alteration of light and air. However, the City does not require specific tests for shadowing and lighting. The subject site is proposing 6 building lights on each building for a total of 12 light fixtures. The final height of these fixtures will not exceed 20 feet. Each building is less than 20 feet in height. Therefore, there will be no negative effect upon the alteration of light or air.

**F) Setbacks and buffers.**

The site plan meets the open space and landscape requirements. The landscape requirements includes a 5ft. common boundary, a 10ft. frontage boundary along Mountain Drive, a 10 ft. vegetative buffer with a 6ft solid wood fence along the north property line, and all structures exceed the required setbacks. The location of the building and the required buffers minimize the impact of the structures on the surrounding parcels.

**DENSITY**

N/A

**HEIGHT**

The proposed project contains two single story building which has an approximate height of 20'+/- as measured to the mean of the roof. This is an allowable height in the BT Zoning District. There is no maximum allowable height in the BT Zoning District.

**FLOOR AREA RATIO**

The floor area ratio for the both buildings is 0.30, which is below the 1.07 maximum allowed.

**RIGHT OF WAY DEDICATION**

No Right of way dedication is required, however, the subject site does require that a sidewalk be installed within the right-of-way as depicted within the site plan.

**CONCURRENCY MANAGEMENT**

Concurrency requirements met:

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

**TRAFFIC ANALYSIS**

A traffic analysis dated August 14, 1998 was conducted for this project by B.A. Winfree, P.E. This report indicates that 2 Peak Hour trips will impact three roadways, including Segment A of Highway 98 (attached). The report concludes that the project will generate approximately three (3) PM Peak Hour directional trips for Segments "A" of Highway 98 and one (1) PM/peak hour directional trip

for Mountain Drive. The trips generated by this project do not exceed the adopted LOS for any of the roadways identified. This has been identified and confirmed by the City's Traffic Consultants in the submitted letter attached.

Note: As of this date, the remaining trips available for Segment A of Hwy 98 is 84 PM/peak Hour Directional.

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.

**SUBDIVISION OR PUD - PLAT**

Not Applicable.

**STORMWATER**

The City Engineer has approved the site plan and the stormwater plan.

**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**

	<b><u>Required</u></b>	<b><u>Provided</u></b>	<b><u>Buffers</u></b>
Front (Mountain Dr.)	10'	10'	10' FPLA
Rear:	0'	10'	10' vegetative buffer
Sides:	0'	7'	5' common boundary
Between Bldgs.:	10'	152'	n/a

**NOTE: The landscape buffers, 5' common boundary, and perimeter boundary area must meet Code.**

**WHITE SANDS ZONE**

The project is located within the White Sand Zone II. All fill material must meet the White Sand Zone Ordinance and City Codes.

**SIGNS**

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

**WATER/SEWER**

DWU approved the project with conditions in a letter dated August 20, 1998.

**FIRE DEPARTMENT REVIEW**

The Fire Department approved the project, with 1 condition, in a letter dated August 20, 1998.

**UTILITIES**

Underground utilities are required.

**INGRESS/EGRESS**

The subject site accesses off of Mountain Drive via two (2) access ways. Both will be 20 feet wide and one-way directional, east being ingress, while the west being egress. All traffic control devices have been placed upon the plans and approved.

**SIDEWALKS**

A 5' wide sidewalk is required along Mountain Drive. If any existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer.

**REFUSE COLLECTION**

Trash collection is provided by dumpster service. The Dumpster location is shown on the site plan.

**LANDSCAPE**

This project meets the landscape requirements as follows:

OPEN SPACE: 50,000 sq.ft. of property x 18% = 9,000 sq.ft. **REQUIRED**  
11,156 sq.ft. **PROVIDED**  
= 22% open space provided

**TREES REQUIRED:**

Reforestation: 11                      Perimeter: 10                      Parking Lot: 8  
Buffers: -10-                      Replacement of protected trees: 0

Protected Trees on Site (12" to 23" diameter):	<u>0</u>
Preserved Trees on Site (24" or more diameter):	<u>0</u>
Protected Trees being removed:	<u>0</u>
Preserved Trees being removed:	<u>0</u>
Protected Trees located in footprint:	<u>0</u>
Preserved Trees located in footprint:	<u>0</u>
Reforestation Credit for saved trees:	<u>6</u>
<b>TOTAL TREES REQUIRED:</b>	<b><u>39</u></b>
<b>TOTAL TREES PROVIDED:</b>	<b><u>39</u></b>

**PARKING**

Parking for the project is based on the following calculations:

*Per code:*

Warehouse: 1 space per 1000 sq.ft. of building, up to 20,000 sq.ft. building.

1,000/15,480                      Total = 15

**TOTAL REQUIRED = 15 spaces including 1 handicapped**

**TOTAL PROVIDED = 32 spaces including 2 handicapped**

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

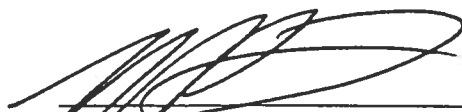
1. A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit.

**COMMENTS**


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

**UNRESOLVED ISSUES**

NONE

  
\_\_\_\_\_  
Robert P. Franke, AICP  
Community Development Director

10/15/98  
Date

  
\_\_\_\_\_  
Karl Trammell  
Owner

10/14/98  
Date

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