



City of Destin

October 15, 2002

Order No. 02-53

Final Amended Development Order:

**“TWIN LAKES TOWNHOMES PHASE II – TWIN LAKES PUD, 2nd AMENDMENT”:
(Previously “TWIN LAKES PUD, PHASE II, 1st AMENDMENT”
A MAJOR DEVIATION TO A
PREVIOUSLY APPROVED MAJOR DEVELOPMENT
(SP-02-26)**

Based upon the City Council’s approval of this Development Order, on October 7, 2002, this document will serve as your Second Amended 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: Bradford R. Davis on behalf of Bonezzi Development Company is requesting approval of a Major Deviation to a Major Development identified as “Twin Lakes Townhomes Phase II – Twin Lakes PUD, 2nd Amendment.”

Request: The proposed development deviation consists of 25,200 sq. ft. of townhomes (total of 50,400 sq. ft. with second floor), 9,000 sq. ft. of mixed-use office and multi-family residential, and 2,475 sq. ft. of office. The previous amendment (Development Order No. 00-04) consists of an eight (8) building office (13,500 sq. ft.)/warehouse (27,300 sq. ft.) business park.

Location: This proposed development deviation will be generally located off Airport Road at the entrance to the Twin Lakes Subdivision, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0054-0020.

Parcel Size: The combined parcel area contains 3.25 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Retail (BR)

Density: Allowed: 19.9 Dwelling Units per Acre
Proposed: 10.1 Dwelling Units per Acre

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.436 FAR (per Code Definition: 0.016 FAR)

Application Date: May 1, 2002

TRC Date: May 15, 2002

Approved Site Plan Date: August 19, 2002

Planning Commission Date: September 5, 2002

City Council Date: October 7, 2002

DETERMINATIONS:

1. The Destin City Council held a hearing on October 7, 2002. The City Council approved the development by a vote of 6-0. The recommended motion to approve the project as presented by staff, and documented in the TRC report, subject to all of the conditions identified within the report dated January 4, 2000, amended August 6, 2002, and September 30, 2002; and
2. The Planning Commission considered the proposal on September 5, 2002, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and
3. All the findings of the Technical Review Committee report dated January 4, 2000, amended August 6, 2002, and September 30, 2002, are incorporated herein.

CONDITIONS OF APPROVAL FOR "TWIN LAKES TOWNHOMES PHASE II – TWIN LAKES PUD, 2nd AMENDMENT": A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-02-21):

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 Amended Development Order issued on October 7, 2002 (no later than October 7, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated October 7, 2002).

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 "Twin Lakes Townhomes Phase II, 2nd Amendment" is protected through February 7, 2005 (This date remains constant from the 1st Amendment Final Development Order No. 00-04). 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 Amended 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.~~ n/a
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.
4. **Prior to the issuance of the Development Order**, 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/Grading Permit, a clearing/grading plan must be submitted and approved by the Community Development Department.~~ n/a
6. **Prior to the issuance of a Building Permit**, the architectural renderings must conform to the architectural style of "Florida Vernacular" as depicted in the Community Redevelopment Area Plan.
7. **Prior to the issuance of a Certificate of Occupancy**, the Declaration of Covenants, Conditions, and Restriction documents must be reviewed and approved by the City Land Use Attorney. The Declaration of Covenants, Conditions, and Restriction documents must contain, at a minimum, the provisions stated in the affidavit dated August 6, 2002. Additionally, a copy of the Declaration of Covenants, Conditions, and Restriction documents that have been recorded with the state must be submitted to the City of Destin.
8. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
9. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
10. All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.
11. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.
12. **Prior to obtaining any city permits**, provide Florida Department of Environmental Protection (FDEP) stormwater approval.

13. 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

“TWIN LAKES TOWNHOMES PHASE II – TWIN LAKES PUD, 2nd AMENDMENT”: (Previously “TWIN LAKES PUD, PHASE II, 1st AMENDMENT” A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-02-26)

TRC Report: January 4, 2000. amended August 6, 2002, and September 30, 2002

ISSUE:

Applicant: Bradford R. Davis on behalf of Bonezzi Development Company is requesting approval of a Major Deviation to a Major Development identified as “Twin Lakes Townhomes Phase II – Twin Lakes PUD, 2nd Amendment.”

Request: The proposed development deviation consists of 25,200 sq. ft. of townhomes (total of 50,400 sq. ft. with second floor), 9,000 sq. ft. of mixed-use office and multi-family residential, and 2,475 sq. ft. of office. The previous amendment (Development Order No. 00-04) consists of an eight (8) building office (13,500 sq. ft.)/warehouse (27,300 sq. ft.) business park.

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Parcel Size: The combined parcel area contains 3.25 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Retail (BR)

Density: Allowed: 19.9 Dwelling Units per Acre
Proposed: 10.1 Dwelling Units per Acre

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.436 FAR (per Code Definition: 0.016 FAR)

Application Date: May 1, 2002

TRC Date: May 15, 2002

Approved Site Plan Date: August 19, 2002

Planning Commission Date: September 5, 2002

City Council Date: October 7, 2002

DISCUSSION/FINDINGS:

Bradford R. Davis on behalf of Bonezzi Development Company is requesting approval of a Major Deviation to a previously approved Major Development identified as “Twin Lakes Townhomes Phase II – Twin Lakes PUD, 2nd Amendment.” The proposed development deviation consists of 25,200 sq. ft. of townhomes (total of 50,400 sq. ft. with second floor), 9,000 sq. ft. of mixed-use office and multi-family residential, and 2,475 sq. ft. of office. The proposed development will be generally located off Airport Road at the entrance to the Twin Lakes Subdivision, more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0054-0020. The combined parcel area contains 3.25 acres, more or less.

The proposed project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements with conditions as described on pages 13 and 14. Refer to the attached complete Compatibility Analysis from the City’s Compatibility Consultant, Mr. Les Solin, and dated July 26, 2002.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include a Compatibility review, Concurrency Management review, and a Level of Service review. This project is located within the Community Redevelopment Area.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Mixed Use (MU) and a Zoning designation of Business Retail (BR). The proposed use is consistent with the MU Future Land Use designation and is considered a special exception use as a planned unit development for the BR zoning district, which the original development was approved for a mixed-use planned unit development.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements with conditions. Refer to the attached complete Compatibility Analysis from the City's Compatibility Consultant: Mr. Les Solin dated July 26, 2002.

DENSITY:

The MU Future Land Use designation allows for 19.9 dwelling units per acre. The subject property contains 3.25 acres more or less. The density for this project is 10.1 dwelling units per acre, which is below the 19.9 allowed.

HEIGHT:

The BR Zoning District does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to the attached complete Compatibility Analysis Report from Les Solin, dated July 26, 2002, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The Mixed Use Future Land Use designation has a maximum floor area ratio (FAR) of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" of the Destin Land Development Code is as follows:

(Total gross floor area) - (Total square feet of required setbacks and open space + parking)

= FAR

Total square feet of site

61,875 sq. ft. - 59,588 sq. ft. = FAR

141,718 sq. ft.

2,287 sq. ft. / 141,718 sq. ft. = 0.016 FAR

Utilizing the formula as defined above, the FAR of 0.016 is below the maximum of 1.07 and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update also results in an FAR of 0.72, which is below 1.07 and is as follows:

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

61,875 sq. ft. / 141,781 sq. ft. = 0.436 FAR

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required for this project.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

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

Please refer to file SP-02-26 for the approved Concurrency Evaluation Certificates.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate 1 additional PM Peak Hour directional trips on Segment "B" and 1 additional PM Peak Hour directional trip on Segment "C." As of the date of the TRC approval and prior the finalized annual traffic update, Segment "B" had 18 PM Peak Hour directional trips available and Segment "C" had 9 PM Peak Hour directional trips available. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

SUBDIVISION OR PUD - PLAT:

The applicant has indicated in a signed Affidavit, dated August 6, 2002 that the Declaration of Covenants, Conditions, and Restriction documents have not yet been prepared, but are required as identified in the attached affidavit.

WHITE SANDS ZONE:

The proposed project is not located within White Sand Zone I or II.

PHASING:

The proposed development is identified as Phase II of the Twin Lakes Subdivision. There is no change to this section.

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 the FAA for temporary encroachment into this restrictive area and a copy of a 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 buildings meet and exceed all of the required setbacks for the Business Retail (BR) Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (north):	10'	10' FP	64.0' + 10' FP
Front (west):	10'	10' FP	20.7' + 10' FP
Side (east):	0'	5' CB	11' + 5' CB
Rear (south):	10' VB	10' VB	171' + 10' VB
Between Bldgs.:	10'	N/A	15' to nearest building

Note: 10' FP = 10' Front Perimeter Landscaped Area. 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard ten (10) foot vegetative landscape buffer area along southern property lines, a ten (10) foot front perimeter landscape buffer on the northern and western property lines, and a five (5) common boundary buffer along the eastern property line.

SIGNS:

No sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated May 8, 2002.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated July 25, 2002.

GULF POWER:

Gulf Power approved the project at the May 15, 2002, meeting.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated May 15, 2002.

SPRINT:

Sprint approved the project in a letter dated May 6, 2002.

UNIVERSALCOM/NEWSOUTH COMMUNICATIONS:

Newsouth Communications approved the project at the May 15, 2002, meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated August 6, 2002, with conditions.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated August 6, 2002, and had the following stormwater related conditions:

1. **Prior to obtaining any city permits**, provide Florida Department of Environmental Protection (FDEP) stormwater approval.
2. 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."

INGRESS/EGRESS:

There are three proposed ingress/egress drives for the proposed development. A two-way accessway off of Airport Road is proposed at the northeastern corner of the proposed development. A second two-way accessway is proposed at the northwestern corner of the proposed development off of Twin Lakes Lane. The third accessway, is a two-way ingress/egress point at the southern end of the proposed development, also off of Twin Lakes Lane.

The proposed ingress/egress points meet the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service and curbside pick-up. The townhouse units will utilize individual curbside pick-up, while the commercial and apartment units will utilize the enclosed dumpster service. The proposed dumpsters will be screened by at least a six-foot tall enclosure as depicted on sheet 9 of 10.

SIDEWALKS:

A five (5) ft. wide sidewalk is required along eastern side of Twin Lakes Lane, which will tie into the existing sidewalk along Airport Road. A portion of the sidewalk along Airport Road will be relocated as depicted on Sheet 3 of 10. If any existing sidewalks are destroyed or damaged during construction, they must be replaced by the developer. All proposed internal pathways and pedestrian connections must be maintained on site.

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 Requirements:

141.781 sq. ft. of property x 18 % = 25,520.58 sq. ft. required
Site plan provides 40.6% = 57,523.00 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" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees (1 per every .10 of an acre: 3.25 x 10 = 32.5) Required on Site:	<u>33</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>33*</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:	33
Front Perimeter Trees (1 per 25') Required on Site:	45
Parking Lot Trees (1 per end row and landscape island) Required on Site:	13
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	9
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	100
TOTAL TREES PROVIDED:	142

A five (5) foot Common Boundary Landscape Area is required along eastern property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern and 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 (3) 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 per the approved landscape plan has been inspected and approved by the Community Development Department.**

PARKING:

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

Per code:

Office and Commercial Parking: 1 space per 200 square feet of gross floor area

Dwelling, Multifamily: 2 spaces plus 0.25 spaces (visitor) per dwelling unit

Per site plan:

Office and Commercial Parking: 1 space per 200 square feet of gross floor area

6,975 sq. ft. / 200 = 35 spaces

Dwelling, Multifamily: 2 spaces plus 0.25 spaces (visitor) per dwelling unit

33 dwelling units x 2.25 = 75 spaces

TOTAL REQUIRED: 110 parking spaces (including 4 handicap spaces)

TOTAL PROVIDED: 110 parking spaces (including 4 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:

TOTAL REQUIRED: 1 loading space

TOTAL PROVIDED: 1 loading space

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

- I. A Florida Department of Environmental Protection general notice permit (for stormwater) and NPDES Phase II approval must be obtained.

IMPACT FEES:

The owner/applicant must pay impact fees prior to the issuance of a Certificate of Occupancy. The following impact fees are preliminary and estimated based on current fees. Final impact fee amounts will be determinant upon whether exemption or credits are applicable and the latest applicable associated fees. Any claim for exemption or credits must be made no later than the time of application for a Certificate of Occupancy. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees:

Parks: The parks impact fees were calculated using the "Multi-Family" \$113.03 per unit category.

Multi-Family:

33 units x \$113.03 per unit = \$3,729.99

Public Library: The public library impact fees were calculated using the "Multi-Family" \$76.19 per unit category.

Multi-Family:

$$33 \text{ units} \times \$76.19 \text{ per unit} = \$2,514.27$$

Police Protection: The police protection impact fees were calculated using the "Residential - Outside Corridor Multi-Family = \$14.50" category and "Non-residential - Outside Corridor Retail per 1,000 sq. ft. = \$47.59" and "Non-residential - Outside Corridor Office per 1,000 sq. ft. = \$24.88."

Multi-Family:

$$33 \text{ units} \times \$14.50 = \$47.85$$

Retail:

$$(4,500 \text{ sq. ft.} \times \$47.59) / 1,000 = \$214.16$$

Office:

$$(2,475 \text{ sq. ft.} \times \$24.88) / 1,000 = \$61.58$$

Total for Police Protection: \$323.59

Road: The road impact fees were calculated using the "Multi-family/Condominium (per unit.) = \$334.00" category "Retail < 100,000 square feet (per 1,000 sq. ft.) = \$2,142.00" and "Office < 100,000 sq. ft. (per 1,000 sq. ft.) = \$822.00

Multi-family/Condominium:

$$33 \text{ units} \times \$334.00 = \$11,022.00$$

Retail < 100,000 sq. ft. (per 1,000 sq. ft.):

$$(4,500 \text{ sq. ft.} \times \$2,142.00) / 1,000 = \$9,639.00$$

Office < 100,000 sq. ft. (per 1,000 sq. ft.):

$$(2,475 \text{ sq. ft.} \times \$822.00) / 1,000 \text{ sq. ft.} = \$2,034.45$$

Total for Road: \$22,695.45

Parks:	=	\$3,729.99
Public Library: (not applicable)	=	\$2,514.27
Police Protection:	=	\$323.59
Roads:	=	\$22,695.45
TOTAL:	=	<u>\$29,263.30</u>

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 Consultant:	Paid	Planning Commission Advertising:	Paid
City Traffic Consultant:	Paid	City Council Advertising:	TBD
City Surveyor:	Paid	Administrative Costs:	Paid

COMMENTS/CONDITIONS:

Public Input:

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

Per Community Development Department:

1. **Prior to the issuance of the Development Order**, 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/Grading Permit, a clearing/grading plan must be submitted and approved by the Community Development Department.~~ N/A
3. **Prior to the issuance of a Building Permit**, the architectural renderings must conform to the architectural style of "Florida Vernacular" as depicted in the Community Redevelopment Area Plan.
4. **Prior to the issuance of a Certificate of Occupancy**, the Declaration of Covenants, Conditions, and Restriction documents must be reviewed and approved by the City Land Use Attorney. The Declaration of Covenants, Conditions, and Restriction documents must contain, at a minimum, the provisions stated in the affidavit dated August 6, 2002. Additionally, a copy of the Declaration of Covenants, Conditions, and Restriction documents that have been recorded with the state must be submitted to the City of Destin.
5. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
6. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
7. All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.


8. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.


Per Engineering Department (Derived from approval letter dated August 6, 2002):

1. **Prior to obtaining any city permits**, provide Florida Department of Environmental Protection (FDEP) stormwater approval.
2. 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, except for the conditions previously identified.


Gerald F. Mucci, 10-15-02
Community Development Director Date


Bonezzi Development Company, 10-21-02
Owner Date
Robert Bonezzi,
President

COMPATIBILITY ANALYSIS: TWIN LAKES TOWNHOMES, A MAJOR DEVELOPMENT (SP-02-26)

FOR THE CITY OF DESTIN, FLORIDA

PURPOSE OF THIS REPORT

This compatibility analysis addresses the proposed Twin Lakes mixed use development, comprised of three townhouse buildings containing 28 townhouse units, a mixed use building containing 4,500 square feet of commercial floor area together with 5 apartment units, and an office building comprised of 2,475 square feet. The proposed development is located south of Airport Road, east of Legendary self-storage and the Destin Water Users operations, and west of White Wilson Medical Clinic. This report addresses the compatibility of the proposed mixed use 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 [Policy 7.A.4.6 (p)]; 2) analyzes whether the proposed development complies with those requirements; and 3) provides an opinion regarding the compatibility of the proposed. 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's 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 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;
- Generation of light and air; and
- Setbacks and buffers.

PROJECT DESCRIPTION

The following table presents the proposed land use, density, and intensity of the proposed Twin Lakes mixed use development.

Proposed Buildings	Residential Characteristics		Commercial /Office Characteristics	
	# and Type of Units	Density	Floor Area (sq. ft.)	Floor Area Ratio
# 1 Townhouse	7 townhouse units	33 units + 3.25 acres = 10.1 units/ac.	0	6,975 sq. ft. - 141,781 sq. ft. = 0.05 FAR
#2 Townhouse	7 townhouse units		0	
#3 Townhouse	6 townhouse units		0	
#4 Townhouse	8 townhouse units		0	
Mixed Use Building	5 townhouse units		4,500	
Office Building	0		2,475	
TOTALS	33 dwelling units		6,975 sq. ft.	

DESCRIPTION OF SURROUNDING AREA

The surrounding properties are as follows:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Commercial	Business Retail (BR)	Racquet Club
South	Mixed Use	Business Retail (BR)	Twin Lakes Single Family Homes
East	Mixed Use	Business Retail (BR)	White Miller Medical Clinic
West	Mixed Use	Business Retail (BR)	Northwest: Legendary Self-Storage West: Twin Lake and wetlands Southwest: DWU Water and Sewerage Facilities

ANALYSIS OF COMPATIBILITY

A. Type of Land Use, Zoning District, and Land Use Category.

SUBJECT SITE	FUTURE LAND USE	ZONING	PROPOSED LAND USE
Northern most vacant parcel in the Twin Lakes development.	Mixed Use	Business Retail (BR)	28 townhouse units, 5 apartment units over 4,500 sq. ft. of commercial uses, and a 2,475 sq. ft. office building.

The Mixed Use (MU) Comprehensive Plan designation allows commercial, office, and residential land uses as permitted uses [Section 7.A.4.6, Destin Comprehensive Plan]. The Business Retail (BR) zoning district allows retail commercial uses and office use pursuant to Sections 7.12.01(G) (1a and 1e), Destin Land Development Code respectively.

The residential units are allowed as a special exception pursuant to Section 7.12.01 (G) (3). The commercial and office development (0.05 floor area ratio) is substantially below the maximum threshold of 1.07 floor area ratio. The proposed density (10.1 units per acre) is also substantially below the maximum threshold of 30 units per acre.

B. Location of Structure, Dimensions, Height, and Floor Area Ratio. The project description identifies the density of the proposed residential development as well as the floor area ratio of the commercial and office development, including the method of calculation. All structures within the proposed development are two stories in height, excepting the office building which is only one-story in height. The following table presents the height of the proposed buildings from ground floor level to the mid-point of the roof:

Proposed Buildings	Building Height (Ground floor level to mid-point of roof)
# 1 Townhouse	2 stories / 23'6"
#2 Townhouse	2 stories / 23'6"
#3 Townhouse	2 stories / 23'6"
#4 Townhouse	2 stories / 23'6"
Mixed Use Building	2 stories / 30'8"
Office Building	1 story / 19'4"

As described herein, the surrounding uses are wide ranging and include single family residential, self-storage, water and sewerage treatment plants, a hospital and a racquet club. The proposed uses are highly complementary to the surrounding uses that include both residential and non-residential components. The intensity of development is considerably below the maximum intensity provided for in the Land Development Code. The use and intensity of the development is compatible with the surrounding area.

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

1. **Parking, Accessways, and Service Areas.** This analysis does not address parking, accessways, or service areas since the City Engineer is reviewing these items.

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

1. **Traffic Generation.** This analysis does not address traffic circulation.

2. **Hours of Operation.** No adverse impacts are anticipated that require restriction on hours of operation.

3. **Noise Levels.** No adverse noise impacts have been identified.

Outdoor Lighting. The applicant is installing lighting consistent with plans used by Gulf Power Company that have been approved by the City.

E. **Alteration of Light and Air.** The plan does not generate any adverse impacts to light and air.

F. **Setbacks and Buffers.** The setbacks and buffers meet requirements for land use compatibility.

OPINION. The site plan for the Twin Lakes mixed use development complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.

All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].