

**TECHNICAL REVIEW REPORT  
PLANNING AND ZONING DEPARTMENT  
HY-TECH LANDSCAPING & IRRIGATION**

**MOUNTAIN DRIVE**

**OCTOBER 8, 1996**

DO-97-59

97-59-SP

515 Mountain Dr

**ISSUE**

**Applicant:**

Mr. Tom Rooney, owner.

**Property Location:**

Lot 356 Block E Calhoun Subdivision on Mountain Drive.

**Request:**

Approval of a Minor Development for Hy-Tech Landscaping service containing two single story buildings with a total of 2,000 s.f. One 800 s.f. office building and one 1,200 s.f. warehouse building.

**Parcel Size:**

0.229 acres (9,988 s.f.), more or less

**Land Use Designation:**

C (Commercial)

**Zoning District:**

BT (Business Tourism)

**Density:**

FAR (0.20)

**Application Date:**

June 25, 1996

**ZONING/COMPREHENSIVE PLAN**

The property is zoned BT and the Land Use Category is Commercial. This is an allowable land use and is consistent with the Comprehensive Plan.

**CONCURRENCY MANAGEMENT**

Concurrency requirements met:

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

**MYLAR**

No subdivision of the property is requested and, therefore, no mylar is required.

**STORMWATER**

City Engineer has reviewed and approved the stormwater management plan for the project. DEP permit issued on August 22, 1996. (Copy attached)

**SIGNS**

No signage is shown on drawings. Any future signage must comply with the City of Destin Sign Ordinance.

**UTILITIES**

Must have underground utilities.

**FIRE DEPARTMENT REVIEW**

The project has been reviewed and approved by the Fire Department. Approval letter issued September 9, 1996, with the stipulation that the driving surface be a minimum of 20' wide with an all weather driving surface for access to the rear building.

**INGRESS/EGRESS**

Ingress is through one 24' driveway from Mountain Drive.

**WHITE SANDS ZONE**

The project lies within Zone #2. All fill material must comply with the City of Destin White Sands Ordinance 029.2.

**AIRPORT PROTECTION**

The proposed development does not impact the Airport.

**SETBACKS**

		REQUIRED	PROVIDED
FRONT:	(Mountain Drive)	10'	50'
Side:	(West)	5'	5'
	(East)	5'	5'
Rear:	(Landscaped buffer)	10'	10'

**SIDEWALKS**

5' sidewalks are required and must be installed prior to issuance of a Certificate of Occupancy. (Sidewalks are shown on the site plan.)

**LANDSCAPE**

The project meets or exceeds the landscape requirements as follows:

**OPEN SPACE:**

9,988 s.f. of property X 18% = 1,798 s.f. required  
 Site plan provides 18% = 1,798 s.f. provided

**TREES REQUIRED:**

Reforestation 2      Perimeter 2      Parking Lot 4  
 (10 per acre)      (1 per 25')      (Islands)

Protected Trees on Site (12" to 23" diameter): 0  
 Preserved Trees on Site (24" or more diameter): 0  
 Credits for Protected/Preserved Trees: 0  
**TOTAL TREES REQUIRED:** 4  
**TOTAL TREES PROVIDED:** 4

**BUFFER ZONE REQUIRED** Yes      **PROVIDED:** Yes - 10' rear

**NOTE: MUST PROVIDE FENCING AND MINIMUM LANDSCAPING; OR OPAQUE LANDSCAPE WHICH TOTALLY BLOCKS VISIBILITY (MUST BE MAINTAINED)**

**PARKING**

The proposed development exceeds the parking requirements based on the following standards:

800 s.f. office space divided by 200 =	4 parking spaces required
1,200 s.f. warehouse space divided by 1,000 =	1 parking space required
	5 parking spaces provided
	(one handicap is included in the 5 spaces)

One (1) loading zone 10' x 25' shown on site plan as required by the Land Development Code.

NOTE: If the use is changed from warehouse space to some other use which requires a higher ratio of parking, this must be addressed with staff to determine that there is sufficient parking for converted use. (i.e. an office space requires 1 space for every 200 s.f. of space)

**STATE/FEDERAL PERMITS REQUIRED**

DEP permit required for stormwater management plan. Permit issued on August 22, 1996.