



City of Destin

June 4, 2003

Order No. 03-14

Final Development Order:

**“AJ’s PARKING LOT ADDITION, 2nd AMENDMENT:”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED
MINOR DEVELOPMENT
(SP-02-59)**

Based upon the City's approval of this Development Order, on May 20, 2003, this document will serve as your Second Amended Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Connelly & Wicker, Inc, on behalf of MSB of Destin, Inc.
Location: The proposed project will be located on the north side of U.S. Highway 98, approximately one-quarter mile east of the Destin Bridge and directly across from AJ’s Restaurant. The Tax Parcel Identification numbers for the properties are Nos. 00-2S-22-0310-000B-1060 and 00-2S-22-0310-0000-0010.
Request: Approval of a Minor Deviation to a previously approved Minor Development identified as “AJ’s Parking Lot Addition, 2nd Amendment.” The proposed project consists of improving and connecting the entrance of the existing parking lot to an additional gravel parking lot to the west.
Combined Parcel Size: 1.26 acres/54,761 square feet
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): Not applicable to parking lot improvements
Provided: Not applicable to parking lot improvements
Application Date: November 4, 2002
TRC Date: November 20, 2002
Approved Site Plan Date: May 20, 2003

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report May 20, 2003, are incorporated herein.

**CONDITIONS OF APPROVAL FOR THE "AJ'S PARKING LOT ADDITION, 2ND AMENDMENT":
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MINOR DEVELOPMENT (SP-02-59):**

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

Construction must commence within one (1) year of approval of the Final Development Order on May 20, 2003 (no later than May 20, 2004), and must be completed as shown on plans approved by the Technical Review Committee (May 20, 2003).

WARNING: If the applicant/owner has not obtained a building permit(s) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commenced construction. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant/owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC 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 capacity allocation status for "AJ's Parking Lot Addition, 2nd Amendment" will be protected for one (1) year through to May 20, 2004. The protected concurrency status, however, will be lost if:

- A. Building permit(s) are not obtained in accordance with Article 6, Section 6.01.00 of the Land Development Code to maintain concurrency capacity allocation.

- B. Construction activity ceases for a period exceeding one (1) year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void and capacity assigned to the development will be returned to the pool of available capacity.

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. Provide all related documentation for the flashing lighted signs prior to the City taking over for permanent maintenance. The applicant shall be required to perform one (1) year maintenance prior to the requesting the City to take permanent operation and maintenance of the flashing lighted signs.
5. If groundwater is observed standing in stormwater structures, the stormwater management plan shall be void and a revised stormwater plan shall be resubmitted for review and approval.
6. **Prior to the issuance of any City Permit**, a copy of the FDOT connection approval and drawings that include the installation of crosswalk signage with in-roadway lights (in the drive lanes in both east and west directions of U.S. Highway 98 East) shall be forwarded to the City Engineer's office.
7. **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.
8. **Prior to the issuance of any City Permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
9. **Prior to installing any outdoor lighting**, a photometric plan must to submitted to the Community Development Department for review and approval.
10. **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.
11. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

TECHNICAL REVIEW COMMITTEE REPORT
“AJ’s PARKING LOT ADDITION, 2ND AMENDMENT:”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MINOR DEVELOPMENT
(SP-02-59)

TRC Report: May 20, 2003

ISSUE:

Applicant: Connelly & Wicker, Inc, on behalf of MSB of Destin, Inc.
Location: The proposed project will be located on the north side of U.S. Highway 98, approximately one-quarter mile east of the Destin Bridge and directly across from AJ’s Restaurant. The Tax Parcel Identification numbers for the properties are Nos. 00-2S-22-0310-000B-1060 and 00-2S-22-0310-0000-0010.
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Zoning District: Business Tourism (BT)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): Not applicable to parking lot improvements
Provided: Not applicable to parking lot improvements
Application Date: November 4, 2002
TRC Date: November 20, 2002
Approved Site Plan Date: May 20, 2003

DISCUSSION/FINDINGS:

Connelly and Wicker, agent, on behalf of Alan Laird, owner, is requesting approval of a Minor Deviation to a previously approved Development identified as “AJ’s Parking Lot Addition, 2nd Amendment.” The proposed project consists of improving and connecting the entrance of the existing parking lot to a new gravel parking lot to the west. The proposed project will be located on the north side of U.S. Highway 98, approximately one-quarter mile east of the Destin Bridge and directly across from AJ’s Restaurant. The Tax Parcel Identification numbers for the properties are Nos. 00-2S-22-0310-000B-1060 and 00-2S-22-0310-0000-0010.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Commercial (C) 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. This compatibility review is incorporated into the report language below.

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

The proposed project is to create a new parking lot and to improve the entrance of the adjacent parking lot to the east. Parking is direly needed in this section of the City to serve existing business establishments. Parking lots are an allowable use in the BT Zoning District. The parking lot improvements and addition meet all of the necessary requirements of the Land Development Code.

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

This section is not applicable, since no structures have been proposed.

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

49 parking spaces have been proposed for this development.

The property meets the requirements for access by providing one 20-foot point of ingress off of Highway 98 on the existing parking lot to the east and one 20-foot point of egress onto Highway 98 from the new parking lot addition.

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

No formal transportation concurrency analysis was deemed necessary by the City's traffic consultant due to the fact that the parking facility is an ancillary use that will generate no additional vehicle trips.

No adverse impacts related to noise or hours of operation have been identified. Lighting plans have not been submitted. The applicant has been notified that lighting plans must be approved by the City prior to the issuance of a Certificate of Occupancy.

E) Alteration of light and air;

This development will not alter the light or air of the surrounding properties.

F) Setbacks and buffers.

The BT Zoning district requires the following setbacks: front – 10 feet, side – 0 feet, and rear – 0 feet. No new structures are proposed with this project. The existing structures meet all of the required setbacks for the Business Tourism (BT) zoning district.

The overall site plan meets the open space requirement (18% required / 22% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer along the southern property line, and the standard five (5) foot common boundary landscape buffer on the western, eastern, and northern property lines. Tree replacement, parking island, and reforestation requirements have been satisfied.

DENSITY:

Not applicable.

HEIGHT:

Not applicable.

FLOOR AREA RATIO:

Not applicable.

RIGHT-OF-WAY DEDICATION:

Not applicable.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

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

TRAFFIC ANALYSIS:

No formal transportation concurrency analysis was deemed necessary by the City's traffic consultant due to the nature of this project.

SUBDIVISION OR PUD - PLAT:

Not applicable.

AIRPORT PROTECTION:

The subject site is not located within the airport protection area.

SETBACKS:

The BT Zoning district requires the following setbacks: front – 10 feet, side – 0 feet, and rear – 0 feet. No new structures are proposed with this project. The parking facility meets all of the required setbacks for the Business Tourism (BT) zoning district.

WHITE SANDS ZONE:

The proposed project is located in White Sand Zone II. All fill used on site must meet the requirements set forth in the City of Destin Land Development Code.

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.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated November 19, 2002.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated November 20, 2002.

GULF POWER:

Gulf Power approved the project in a letter dated November 20, 2002.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated November 20, 2002.

SPRINT:

Sprint approved the project in a letter dated November 20, 2002.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated April 24, 2003.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated May 19, 2003.

INGRESS/EGRESS:

The property meets the requirements for access by providing one 20-foot point of ingress off of Highway 98 on the existing parking lot to the east and one 20-foot point of egress onto Highway 98 from the new parking lot addition.

SIDEWALKS:

A concrete sidewalk already exists on the north side of the property facing U.S. Highway 98.

REFUSE COLLECTION:

Not applicable.

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:

| | | |
|----------------------------------|---|-------------------------|
| 54,761 sq. ft. of property x 18% | = | 9,857 sq. ft. required |
| Site plan provides 22% | = | 11,947 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 (24 trees x 3 credits per tree): | 72 |
| Credits for Existing Trees (13" to 19" diameter) on Site (1 trees x 4 credits per tree): | 4 |
| Credits for Existing Trees (20" or 24" diameter) on Site (3 trees x 5 credits per tree): | 15 |
| Total Reforestation Credits for Existing, Protected, or Preserved Trees: | 91 |

| | |
|--|------------------|
| Reforestation Trees (1 per every .10 of an acre: $1.26 / .10 = 12.6$) Required on Site: | <u>13</u> |
| Total Reforestation Credits: | <u>0</u> |
| Total Reforestation Trees Required on Site: | <u>0</u> |
| | |
| Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site: | 0 |
| Replacement Trees (removal of trees over 12" d.b.h.) Required on Site: | 0 |
| Perimeter Trees (1 per 25') Required on Site: | 9 |
| Parking Lot Trees (1 per end row and landscape island) Required on Site: | 11 |
| Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: | 0 |
| TOTAL TREES REQUIRED: | <u>20</u> |
| TOTAL TREES PROVIDED: | <u>20</u> |

A 5' Common Boundary Buffer is required along the eastern, western, and northern property lines, and a 10' Front Perimeter Landscape Area is required along the southern property line. The required five (5) foot Common Boundary Buffer on the eastern, western property lines and the northern property line shall provide 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. If shrubs are used in these required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after 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. 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. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

PHASING:

The applicant has not proposed to construct the project in a multiple phases. Therefore, the construction plans do not contain a phasing plan.

PARKING:

The proposed development is a parking facility. No parking requirements.

LOADING SPACE (ZONE):

Not applicable.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

1. A Florida Department of Environmental Protection general notice permit (for stormwater).
2. A National Pollution Discharge Elimination System permit.

IMPACT FEES:

Not applicable.

OTHER FEES:

None.

COMMENTS/CONDITIONS:

Public Input:

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

Per Community Development Department:

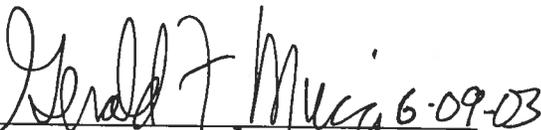
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Per Engineering Department:

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4. **Prior to the issuance of any City Permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.

UNRESOLVED ISSUES:

None, except for the conditions previously identified.



Gerald F. Mucci, Date
Community Development Director

MSB of Destin, Inc., Date
Owner
Alan Laird,
President