



City of Destin

September 30, 2002

Order No. 02-45

Final Development Order:

**“ALLERGY DIAGNOSTICS FACILITY:”
A MINOR DEVELOPMENT
(SP-02-33)**

Based upon the City's approval of this Final Development Order, on September 27, 2002, this document will serve as the Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Emerald Coast Associates, Inc. on behalf of Carla Jean Hinds, M.D.
Location: The proposed project will be located at the northwest corner of Airport Road and Misty Way. The Tax Parcel Identification number for this property is No. 00-2S-22-0000-0057-004A.
Request: Approval of a Minor Development identified as “Allergy Diagnostics Facility.” The proposed project consists of a 2,623-square foot medical facility.
Parcel Size: .55 Acres/24,000 square feet
Future Land Use: Low Intensity Urban (LIU)
Zoning District: Residential General Development (RGD)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): 1.07
Provided FAR: 0.11
Application Date: July 1, 2002
TRC Date: July 17, 2002
Approved Site Plan Date: September 27, 2002

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report September 27, 2002, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE “ALLERGY DIAGNOSTICS FACILITY”: A MINOR DEVELOPMENT (SP-02-33):

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 September 27, 2002 (no later than September 27, 2003), and must be completed as shown on plans approved by the Technical Review Committee (stamp dated September 27, 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 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 "Allergy Diagnostics Facility" will be protected for five (5) years through September 27, 2007. 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 any City Permit, provided a Florida Department of Environmental Protection (FDEP) stormwater approval.
6. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be re-submitted for review and approval.
7. The sidewalk along Misty Way shall be raised six (6) inches above the edge of the street.
8. The location of the mailboxes shall be in accordance with the Post Master's stipulations and City Ordinance 152.42.
9. Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval.
10. Prior to the issuance of a Certificate of Occupancy, an eight (8) foot privacy fence must be

installed on the north side of the property adjacent to the Harbor Breeze residential subdivision. In addition, five (5) deciduous trees a minimum of eight (8) feet tall at the time of planting must be staggered along the northern property line. This requirement is due to the fact the natural vegetation that was proposed to remain was cleared and is required as part of the compatibility analysis. **A revised landscape plan must be provided to indicate the required changes.**

11. **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.
12. **Prior to the issuance of a Certificate of Occupancy**, submit an Operations and Maintenance Plan, which shall be acknowledged and signed by the owner. The Operations and Maintenance Plan shall contain, among other things, the following statement: "Owner shall re-grade swale/retention areas as required to maintain approved design cross-sections, lines, and grade."
13. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

TECHNICAL REVIEW COMMITTEE REPORT

"ALLERGY DIAGNOSTICS FACILITY:" A MINOR DEVELOPMENT (SP-02-33)

TRC Report: September 27, 2002

ISSUE:

Applicant: Emerald Coast Associates, Inc. on behalf of Carla Jean Hinds, M.D.
Location: The proposed project will be located at the northwest corner of Airport Road and Misty Way. The Tax Parcel Identification number for this property is No. 00-2S-22-0000-0057-004A.
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Future Land Use: Low Intensity Urban (LIU)
Zoning District: Residential General Development (RGD)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): 1.07
Provided FAR: 0.11
Application Date: July 1, 2002
TRC Date: July 17, 2002
Approved Site Plan Date: September 27, 2002

DISCUSSION/FINDINGS:

Emerald Coast Associates, Inc. on behalf of Carla Jean Hinds, M.D. is requesting approval of a Minor Development identified as "Allergy Diagnostics Facility." The proposed project consists of a 2,623-square foot medical facility. The proposed project will be located at the northwest corner of Airport Road and Misty Way. The subject parcel contains 0.55 acres/24,000 square feet, more or less.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Low Intensity Urban (LIU) and a Zoning Designation of Residential General Development (RGD). 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: Allergy Diagnostics Facility SP-02-33" for the complete analysis, dated July 30, 2002, which finds the proposed project compatible with the surrounding area, provided the applicant complies with the recommendations/conditions as provided in the Compatibility Analysis. The following is a brief overview of the analysis.

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

The proposed construction is a commercial land use, which is a permitted use in both the Low Intensity Urban (LIU) Land Use Category and the Residential General Development (RGD) Zoning District. The building meets adopted building setback criteria, minimum lots, height, and floor area requirements of the Land Development Code.

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

The proposed warehouse is located a portion of Block B in the Harbor Breeze Subdivision. The building is approximately 61 feet wide and 43 feet long and 17 feet high. The Floor Area Ratio (FAR) proposed for this project is 0.11. The Future Land Use Designation for this area is Low Intensity Urban, which has an allowable FAR of 1.07. Therefore, the proposed project would be in compliance.

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

According to the regulations in the City of Destin's Land Development Code, 16 parking spaces are required for this development. 16 parking spaces have been provided, including one (1) handicapped parking space.

The property meets the requirements for access by providing one 26-foot two-way driveway off of Misty Way.

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

According to the traffic review conducted by the City's traffic consultant, the proposed development will generate 10 PM Peak Hour directional trips. However, since the proposed development is more than ¼ mile from Highway 98, it will have no impact on any segment of Highway 98, and concurrency requirements are waived.

The proposed development meets all of the requirements for noise and hours of operation. Lighting plans have not been submitted, and 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;

The height of the proposed development (measured from the mean of the roofline) is only 17 feet, and there are adequate setbacks between properties. Therefore, this development will not alter the light or air of the surrounding properties.

F) Setbacks and buffers.

The RGD Zoning district requires the following setbacks: front - 20 feet, side - 7.5 feet, and rear - 10 feet. The proposed building will be 94 feet from the front property line (south) facing Airport Road, 47 feet from the side property line (east) facing Misty Way, 12 feet from the side property line (west) facing a vacant parcel, and 54.5 feet from the rear property line (south.) All measurements are taken from the closest point of the proposed building to the nearest property line. The proposed building meets all of the required setbacks for the Residential General Development (RGD) zoning district.

The overall site plan meets the open space requirement (18% required / 51.7% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer along the northern property lines, 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. Because the proposed development is adjacent to a residential subdivision, and the existing trees on the northern property line have been cleared, additional screening and buffering is required along the northern property line. The proposed privacy fence along the northern property line shall be required to be eight (8) feet tall. In addition, five (5) deciduous trees a minimum of eight (8) feet tall at the time of planting

are required to be planted along the northern property line.

DENSITY:

Not applicable. No habitable structures are proposed with this development.

HEIGHT:

The proposed addition is 17 feet high, which is within the height requirement in the RGD Zoning District.

FLOOR AREA RATIO:

The Floor Area Ratio (FAR) for the proposed project is 0.11. The Future Land Use Designation for this property is Mixed Use, which has an allowable FAR of 1.07. Therefore, the proposed development meets FAR requirements.

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 10 PM Peak Hour directional trips. However, since the proposed development is more than ¼ mile from Highway 98, it will have no impact on any segment of Highway 98, and concurrency requirements are waived.

SUBDIVISION OR PUD - PLAT:

As a result of the property in question being subdivided from an existing lot, a plat of the new lot was required.

AIRPORT PROTECTION:

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

SETBACKS:

The RGD Zoning district requires the following setbacks: front - 20 feet, side – 7.5 feet, and rear – 10 feet. The proposed building will be 94 feet from the front property line (south) facing Airport Road, 47 feet from the side property line (east) facing Misty Way, 12 feet from the side property line (west) facing a vacant parcel, and 54.5 feet from the rear property line (south.) All measurements are taken from the closest point of the proposed building to the nearest property line. The proposed building meets all of the required setbacks for the Residential General Development (RGD) zoning district.

WHITE SANDS ZONE:

The proposed project located outside of both White Sand Zones.

SIGNS:

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.

NEW SOUTH COMMUNICATIONS:

Not applicable.

COX COMMUNICATIONS:

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

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated July 17, 2002.

GULF POWER:

Gulf Power approved the project in a letter dated September 24, 2002.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated July 17, 2002.

SPRINT:

Sprint approved the project in a letter July 17, 2002.

WATER/SEWER PROVIDER:

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

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved with conditions the stormwater plan in a letter dated September 9, 2002.

INGRESS/EGRESS:

The property meets the requirements for access by providing a 26-foot two-way driveway off of Misty Way.

SIDEWALKS:

A five (5) foot wide concrete sidewalk shall be installed across the property along both right-of-ways. The sidewalk along Misty Way shall be raised six (6) inches above the edge of the street.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. All proposed dumpsters are to be screened with a six (6) foot tall wood fence or block wall and a gate to provide 100% opacity. The location of the dumpster is indicated on sheet 2 of 7 of the plans.

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:

24,000 sq. ft. of property x 18% = 4,320 sq. ft. required
 Site plan provides 51.7% = 12,408 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 (1 trees x 4 credits per tree):	4
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><u>4</u></u>
 Reforestation Trees (1 per every .10 of an acre: .55 x .10 = 6) Required on Site:	 <u>6</u>
 Total Reforestation Credits:	 <u>4</u>
Total Reforestation Trees Required on Site:	<u><u>2</u></u>
 Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	 2
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	13
Parking Lot Trees (1 per end row and landscape island) Required on Site:	5
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	5
TOTAL TREES REQUIRED:	<u><u>25</u></u>
TOTAL TREES PROVIDED:	<u><u>27</u></u>

A 5' Common Boundary Buffer is required along the western property line, a 10' Vegetative Buffer is required around the northern property line, and a 10' Front Perimeter Landscape Area is required along the eastern and southern property lines. The required five (5) foot Common Boundary Buffer 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. The 10' Vegetative Buffer must meet the criteria of maintaining an opaque screen of vegetation or use of a wall or fence (eight feet high). This requirement must conform to the condition set forth in the compatibility analysis. All required trees must be a minimum of six (6) feet high at time of planting (except for the five (5) trees along the northern property line, which are required to be a minimum of eight (8) feet high) 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 has been inspected and approved by the Community Development Department.**

PHASING:

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

PARKING:

The project meets or exceeds the parking requirements as follows:

Per code:

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

File Storage Space: 1 space for every 1000 square feet of storage area.

Per site plan:

Medical Office: $2,623 \text{ square feet} / 200 = 14 \text{ spaces}$

File Storage Space: $1,098/1000= 1.09$, or 2 spaces

TOTAL REQUIRED: 16 spaces

TOTAL PROVIDED: 16 spaces (includes 1 handicapped parking space)

LOADING SPACE (ZONE):

Per code:

Retail business and services: 1 loading space is required (10 feet wide and 25 feet long with 15 foot clearance) for the first 10,000 sq. ft. of gross floor area or part thereof.

Per site plan:

Retail business and services: 1 loading space is shown (10 feet wide and 25 feet long with 15 foot clearance)

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).

IMPACT FEES:

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

Police Protection: The police protection impact fees were calculated using the "Office per 1,000 square feet" fee = \$24.88 under the "Non-residential – Outside U.S. 98 Corridor" category.

$$(2,623 \text{ sq. ft.}) \times (\$24.88) = 65,260.24 / 1,000 = \$65.26$$

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

Total Police Protection Impact Fees to be paid for "Allergy Diagnostic Facility": \$65.26

Roads: The roads impact fees were calculated using the "Office under 100,000 square feet = \$822.00 category.

(2,623 sq. ft.) x (\$822.00) = 2,156,106.00 / 1,000 = \$2,156.11

(sq. ft. of proposed buildings) x (office under 100,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Roads Impact Fees to be paid for "Allergy Diagnostic Facility": \$2,156.11

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$65.26
Roads:	=	\$2156.10
TOTAL: =		<u>\$2,221.36</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 Traffic Consultant:	\$281.16 - \$500.00 escrow = (\$218.84 remaining in escrow)
City Compatibility Consultant:	\$600.00 - \$218.84 escrow = \$381.16.
City Surveyor:	TBD
Administrative Costs:	Paid
Planning Commission Advertising:	Not applicable.
<u>City Council Advertising:</u>	<u>Not applicable</u>
TOTAL (without Surveyor Cost):	\$381.16

COMMENTS:

Public Input:

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

Per Community Development Department:

1. **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.
2. **Condition:** Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval.

3. **Prior to the issuance of a Certificate of Occupancy**, an eight (8) foot privacy fence must be installed on the north side of the property adjacent to the Harbor Breeze residential subdivision. In addition, five (5) deciduous trees a minimum of eight (8) feet tall at the time of planting must be staggered along the northern property line. This requirement is due to the fact the natural vegetation that was proposed to remain was cleared and is required as part of the compatibility analysis. **A revised landscape plan must be provided to indicate the required changes.**
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.

Per Engineering Department:

1. **Prior to obtaining a Building Permit**, a copy of the FDEP stormwater approval shall be forwarded to the City Engineer's Office.
2. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be re-submitted for review and approval.
3. The sidewalk along Misty Way shall be raised six (6) inches above the edge of the street.
4. The location of the mailboxes shall be in accordance with the Post Master's stipulations and City Ordinance 152.42.
5. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner.
6. **Prior to the issuance of a Certificate of Occupancy**, submit an Operations and Maintenance Plan, which shall be acknowledged and signed by the owner. The Operations and Maintenance Plan shall contain, among other things, the following statement: "Owner shall re-grade 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, Date
 Community Development Director



 Carla Jean Hinds, M.D., Date
 Owner 10-9-2002

COMPATIBILITY ANALYSIS: ALLERGY DIAGNOSTICS FACILITY, A MINOR DEVELOPMENT: SP-02-33

FOR CITY OF DESTIN, FLORIDA

PURPOSE OF THIS REPORT

The Allergy Diagnostics Facility is a proposed one-story building comprising 2,623 sq. ft. on a .55 acre site located at the northwest corner of airport Road and Misty Way. The focus of 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 how 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 Code 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 level, and outdoor lighting;
- Alteration of light and air; and
- Setbacks and buffers.

PROJECT DESCRIPTION

The Allergy Diagnostics Facility is a proposed one-story building comprising 2,623 sq. ft. on a .55 acre site located at the northwest corner of airport Road and Misty Way. The focus of this report addresses the compatibility of the proposed development with the surrounding area.

DESCRIPTION OF SURROUNDING AREA

The adjacent land uses, zoning, and Comprehensive Plan designations are denoted in the table below:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Medium Density Residential	Residential Urban Apts.	Vacant Single Family Lot Harbor Breeze S/D
South	Mixed Use and Industrial	Business Retail (BR) and Industrial Park (IP)	Self Storage and Vacant
East	Commercial	Residential General Development (RGD)	Unplatted vacant
West	Low Intensity Urban	Residential General Development (RGD) and Residential Urban Apartment (RUA)	Sugar Loaf Apartments

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
Proposed Allergy Diagnostics Facility	Low Intensity Urban (LIU)	Residential General Development (RGD)	Vacant	Medical Office

B. Building Location, Dimensions, Height, and Floor Area Ratio.

- Use.** The medical office use is a permitted use in the RGD zoning district [7.12.01 (F) (1) (h)]. The building meets adopted building setback criteria, minimum lots, height, and floor area requirements of the Land Development Code.
- Floor Area Ratio.** The height to the mid-point of the roof is 17 feet. Assuming the building is a one-story building the floor area ratio (FAR) is 0.11 (2,623 sq. ft. floor ÷ 24,000 sq. ft. site area = 0.11). The FAR is substantially lower than the maximum FAR within the Commercial Future Land Use Map designation and the BR zoning map classification. The proposed intensity is consistent with the Comprehensive Plan and Land Development Code and is harmonious with abutting land uses and the land use pattern in the immediate vicinity [See the following related comments.].

3. **Elevation and Height.** The elevations indicate two “plates” (i.e., in wood-frame construction, a horizontal member, capping the exterior wall studs upon which the roof rafters rest). The lower plate height is nine (9) feet and the upper plate height is an additional eight (8) feet above the lower plate. An exterior stairway leads to a deck and doorway entry into the upper floor area. This analysis assumes that the floor area above the first plate is non-habitable space. If the City should determine that the latter area is habitable space, then the site plan must be revised to include required information and site improvements.

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

1. **Location and Extent of Parking.** This analysis does not address the design of parking and internal circulation. The City Engineer is evaluating this criterion.
2. **Access Drives.** Access to the site is located on Misty Way. The location of the planned Misty Way curb cut is only 65 feet north of the intersection of Airport Road and Misty Way. For safety precaution the curb cut should be moved northward; however, this issue shall be addressed by the City Engineer.
3. **Service Areas.** The City Engineer shall evaluate the location and design of the dumpster and the ease of access.

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

1. **Traffic Generation.** This analysis does not address traffic generation. The City Engineer is evaluating this criterion.
2. **Noise Levels.** No adverse impacts have been identified related to noise.
3. **Outdoor Lighting.** The plan includes no outdoor lighting. 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 onto adjacent properties, public streets and highways, and the night sky. The source of all illumination should not be visible from off-site.

E. Alteration of Light and Air.

The plan does not appear to generate any other adverse impacts to light and air.

F. Setbacks and Buffers.

1. **Setbacks.** The setbacks are consistent with the Land Development Code.

2. **Screening and Buffers.** The site plan indicates that a dumpster shall be located very the northeast corner of the site very near the Harbor Breeze residential subdivision. Pursuant to §7.09.3 (C) of the Land Development Code, in order to avoid the potential adverse impact of a proposed development, the applicant may be required to increase the screening and buffering. The applicant shall be required to increase the height of the proposed privacy fence from six (6) feet to eight (8) feet and install five (5) deciduous trees a minimum of eight (8) tall staggered along the north property line in order to abate the potential visual, noise, and odor impacts emanating from the dumpster that is located ten (10) feet from the residential subdivision and the office and loading area located within fifty-five (55) feet of the north property line.

OPINION

The site plan for the Allergy Diagnostics Facility complies with City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code, §7.09 compatibility analysis criteria subject to the following conditions and site plan revisions denoting the required improvements.

1. **Confirmation of Habitable Floor Area.** The site plan shall be amended to clearly indicate that the upper level is comprised of non-habitable space.
2. **Access Drives.** The location of the planned Misty Way curb cut is a potential traffic safety hazard since it is located only 65 feet north of the intersection of Airport Road and Misty Way. The applicant shall obtain the City Engineer's approval of the curb cut location prior to any land use compatibility approval.
3. **Service Area.** The applicant shall obtain the City Engineer's approval of the location and design of the dumpster and the ease of access.
4. **Outdoor Lighting.** The plan includes no outdoor lighting. 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 onto adjacent properties, public streets and highways, and the night sky. The source of all illumination should not be visible from off-site.
5. **Screening and Buffers.** Pursuant to §7.09.3 (C) of the Land Development Code, in order to avoid the potential adverse impact of a proposed development, the applicant shall be required to increase the screening and buffering. The applicant shall increase the height of the proposed privacy fence from six (6) feet to eight (8) feet and install five (5) deciduous trees a minimum of eight (8) tall staggered along the north property line in order to abate the potential visual, noise, and odor impacts emanating from the dumpster that is located ten (10) feet from the residential subdivision and the office and loading area located within fifty-five (55) feet of the north property line.

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].