



City of Destin

September 29, 2003

Order No. 03-27

Final Development Order:

**“AZALEA SELF STORAGE”:
A MINOR DEVELOPMENT
(SP-03-20)**

Based upon the City's approval of this Development Order, on September 11, 2003, this document will serve as your 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 Beta Builders, Inc., Owner
Location: The proposed project will be located southeast of the intersection of Azalea Drive and Stahlman Avenue. The Tax Parcel Identification number for the property is No 00-2S-22-0310-000E-E090.
Request: Approval of a Minor Development identified as “Azalea Self Storage.” The proposed project consists a series of three 1-story self-storage buildings containing 31 self-storage units
Parcel Size: 0.82-acre (35,536 square feet)
Future Land Use: Mixed Use (MU)
Zoning District: Business Retail (BR)
Density: Not applicable
Intensity: Required Floor Area Ratio (FAR): 1.07
Provided FAR: 0.40
Application Date: June 27, 2003
TRC Date: July 16, 2003
TRC Approval Date: September 11, 2003

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report September 11, 2003, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE “AZALEA SELF STORAGE”: A MINOR DEVELOPMENT (SP-03-20):

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 September 11, 2003 (no later than September 11, 2004), and must be completed as shown on plans approved by the Technical Review Committee (September 11, 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 "Azalea Self Storage" will be protected. **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. The applicant must provide a detectable warning surface in sidewalk per Florida 2001 Building Code Chapter 11-4.29 connecting to both Azalea Drive and Stahlman Avenue.
5. The sidewalk along Stahlman Avenue curves to within five (5) feet of the edge of pavement. If sidewalk is constructed within five (5) feet of the edge of pavement, the elevation of the sidewalk shall be six (6) inches minimum above the elevation of the edge of pavement.
6. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater plan shall be resubmitted for review and approval.

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**, provide FDEP Coastal Systems and Stormwater approvals.
9. **Prior to the issuance of a Certificate of Occupancy/Completion**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.
10. **Prior to the issuance of a Certificate of Occupancy/Completion**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, as a minimum: a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention area as required to maintain approved design cross-section(s), line(s), and grade(s).

TECHNICAL REVIEW COMMITTEE REPORT

"AZALEA SELF STORAGE" A MINOR DEVELOPMENT (SP-03-20)

TRC Report: September 11, 2003

ISSUE:

Applicant: Emerald Coast Associates, Inc., on behalf of Beta Builders, Inc., Owner
Location: The proposed project will be located southeast of the intersection of Azalea Drive and Stahlman Avenue. The Tax Parcel Identification number for the property is No 00-2S-22-0310-000E-E090.
Request: Approval of a Minor Development identified as "Azalea Self Storage." The proposed project consists a series of three 1-story self-storage buildings containing 31 self-storage units
Parcel Size: 0.82-acre (35,536 square feet)
Future Land Use: Mixed Use (MU)
Zoning District: Business Retail (BR)
Density: Not applicable
Intensity: Required Floor Area Ratio (FAR): 1.07
Provided FAR: 0.40
Application Date: June 27, 2003
TRC Date: July 16, 2003
TRC Approval Date: September 11, 2003

DISCUSSION/FINDINGS:

Emerald Coast Associates, Inc., on behalf of Beta Builders, Inc., Owner, is requesting approval of a Minor Development identified as "Azalea Self Storage." The proposed project consists a series of three 1-story self-storage buildings containing 31 self-storage units. The proposed project will be located southeast of the intersection of Azalea Drive and Stahlman Avenue. The Tax Parcel Identification number for the property is No 00-2S-22-0310-000E-E090.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Mixed Use (MU) and a Zoning Designation of Business Retail (BR). 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 construction is a permitted use in both the Mixed Use (MU) Future Land Use Category and the Business Retail (BR) Zoning District.

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

The proposed mini-warehouse development contains three 1-story buildings accommodating twelve, fourteen, and five storage units, respectively. They will be located southeast of the intersection of Azalea Drive and Stahlman Avenue. The building height is 9.5 feet above finished grade, which is significantly below maximum adopted building height, and a floor area of 14,380 square feet. The floor area ratio (FAR) of the proposed development (14,380 square feet of floor area ÷ 35,536 square feet of land area = 0.40 FAR) is below the maximum floor area ratio of 1.07 permitted on property designated MU on the FLUM.

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

According to the regulations in the City of Destin’s Land Development Code, no parking spaces are required for mini-storage units. No parking spaces have been provided.

The property meets the requirements for access by providing one 24-foot two-way driveway off Azalea Drive.

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

According to the traffic review conducted by the applicant’s Engineer and approved by the City’s Transportation Planner, the proposed development will generate 3 PM Peak Hour directional trips on Segment “A” of US Highway 98. Currently Segment “A” has 482 PM Peak Hour directional trips available. There will be 479 PM Peak Hour directional trips remaining for Segment “A.” Therefore, traffic concurrency is satisfied for this project, as confirmed by the City’s Transportation Manager.

No adverse impacts related to noise or hours of operation have been identified. Lighting plans have been submitted and have been deemed acceptable by City Staff and the Florida Department of Environmental Protection (FDEP).

E) Alteration of light and air;

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

F) Setbacks and buffers.

The proposed buildings on this lot with dual frontages meet all of the required setbacks for the BR Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (south):	10’	10’ FP	10’ including the 10’ FP
Front (west)	10’	10’ FP	10’ including the 10’ FP
Back:	N/A	N/A	N/A
Side (north):	10’	10’ VB	10’ including the 10’ VB
Side (east):	0’	5’ CB	5.25’ including the 5’ CB
Between Bldgs.:	10’	N/A	21’

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 front perimeter landscape buffer on the southern and western property lines, a five (5) foot common boundary buffers along the eastern property line, and a ten (1) foot vegetative buffer along the northern property line.

DENSITY:

Not applicable.

HEIGHT:

The BR Zoning District does not have a maximum building height. Building height in this district is determined by compatibility and whether the proposed structures are three stories or more, which require increased setbacks. None of the proposed structures on more than three stories and the maximum height proposed in 9.5'.

FLOOR AREA RATIO:

The Floor Area Ratio (FAR) for the proposed project is 0.40. The Future Land Use Designation for this property is Mixed Use (MU), which has an allowable FAR of 1.07. Therefore, the proposed development meets the FAR requirements.

RIGHT-OF-WAY DEDICATION:

Not applicable.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

- Solid Waste: **X**
- Potable Water: **X**
- Sanitary Sewer: **X**
- Traffic: **X**
- Stormwater Management: **X**

TRAFFIC ANALYSIS:

According to the traffic review conducted by the applicant's Engineer and approved by the City's Transportation Planner, the proposed development will generate 3 PM Peak Hour directional trips on Segment "A" of US Highway 98. Currently Segment "A" has 482 PM Peak Hour directional trips available. There will be 479 PM Peak Hour directional trips remaining for Segment "A." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager.

SUBDIVISION OR PUD - PLAT:

No applicable.

AIRPORT PROTECTION:

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

WHITE SANDS ZONE:

The proposed project is located outside of both White Sands Zones.

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 July 14, 2003.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated July 16, 2003.

GULF POWER:

Gulf Power approved the project in a letter dated July 14, 2003.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated July 16, 2003.

SPRINT:

Sprint approved the project in a letter dated July 8, 2003.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated September 11, 2003

UTILITIES:

Underground utilities/service (existing and proposed) are required.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated August 29, 2003.

INGRESS/EGRESS:

The property meets the requirements for access by providing one 24-foot two-way driveway off of Azalea Drive.

SIDEWALKS:

A new 5' sidewalk will be constructed along the west of the property adjacent to Stahlman Avenue and along the south side of the property adjacent to Azalea Drive.

REFUSE COLLECTION:

A 10' x 10' screened and gated dumpster enclosure is proposed on the west side of the property.

OPEN SPACE/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:

Required 18% Open Space: 6,397 sq. ft.
Provided 32% Open Space: 11,372 sq.ft.

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" or 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	0
Reforestation Trees (1 per every .10 of an acre: .82 x .10 = 9) Required on Site:	9
Total Reforestation Credits:	0
Total Reforestation Trees Required on Site:	9
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	9
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	21
Parking Lot Trees (1 per end row and landscape island) Required on Site:	0
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	5
TOTAL TREES REQUIRED:	35
TOTAL TREES PROVIDED:	35

A 5' Common Boundary Buffer is required along the eastern property line, a 10' Front Perimeter Landscape Area is required along the western and southern property lines, and a 10' Vegetative Buffer is required along the northern property line. 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. 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. 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. The five (5) trees that are to be planted in the vegetative buffer area must be a minimum of ten (10) feet tall at the time of planting. These trees shall be planted 15-20 feet on center. **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:

Not applicable.

PARKING:

Per the Land Development Code, parking is not required for mini-storage units, provided no office space exists on site.

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:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the development and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Outside Corridor Industrial per 1,000 square feet" fee = \$5.87

$$(14,170 \text{ sq. ft.}) \times (\$5.87) = 83,177.90 / 1,000 = \$83.18$$

$$(\text{sq. ft. of buildings}) \times (\text{Retail per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Police Protection Impact Fees to be paid for "Azalea Self Storage": \$83.18

Roads: The roads impact fees were calculated using the "Warehouse/storage/mini-warehouse per 1,000 sq. ft = \$369.00

$$(14,170 \text{ sq. ft.}) \times (\$369.00) = 5,228,730 / 1,000 = \$5,228.73$$

$$(\text{sq. ft. of buildings}) \times (\text{retail under 100,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Roads Impact Fees to be paid for "Azalea Storage": \$5,228.73

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$83.18
Roads:	=	\$5,228.73
TOTAL:	=	<u>\$5,311.91</u>

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:

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. **Prior to the issuance of a Certificate of Completion**, if applicable, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.

Per Engineering Department:

1. The applicant must provide a detectable warning surface in sidewalk per Florida 2001 Building Code Chapter 11-4.29 connecting to both Azalea Drive and Stahlman Avenue.
2. The sidewalk along Stahlman Avenue curves to within five (5) feet of the edge of pavement. If sidewalk is constructed within five (5) feet of the edge of pavement, the elevation of the sidewalk shall be six (6) inches minimum above the elevation of the edge of pavement.
3. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and a revised stormwater plan shall be resubmitted for review and approval.
4. **Prior to the issuance of any City Permit**, provide FDEP Coastal Systems and Stormwater approvals.
5. **Prior to the issuance of a Certificate of Occupancy/Completion**, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, as a minimum: a) removal of silt and debris from surface infiltration areas and catch basins, and b) maintenance of vegetative cover in surface infiltration areas. Owner shall regrade swale/retention area as required to maintain approved design cross-section(s), line(s), and grade(s).

UNRESOLVED ISSUES:

None, except for the conditions previously identified.



 Gerald F. Mucci, Date
 Community Development Director



 Beta Builders, Inc., Date
 Owner
 Al Brown, President