



City of Destin

December 3, 2002

Order No. 02-59

Final Development Order:

**“COASTAL CARPET & TILE – CARPET ONE”
A MINOR DEVELOPMENT
(SP-02-46)**

Based upon the City's approval of this Development Order on November 14, 2002, this document will serve as your 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:

BACKGROUND / ISSUE:

Applicant: The Dowe Group of NW Florida, Inc., is requesting approval of a Minor Development identified as “Coastal Carpet & Tile – Carpet One.”

Request: The proposed development consists of a 10,779 sq. ft. carpet and tile retail facility.

Location: The proposed development will be generally located at Lot 9, Sunsail Plaza Commercial Subdivision, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-2380-0000-0090.

Parcel Size: The combined parcel area contains 0.57 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.43 FAR

Application Date: September 3, 2002

TRC Date: September 18, 2002

Approved Site Plan Date: November 14, 2002

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report November 14, 2002, are incorporated herein.

CONDITIONS OF APPROVAL FOR “COASTAL CARPET & TILE – CARPET ONE”: A MINOR DEVELOPMENT (SP-02-46):

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 November 14, 2002 (no later than November 14, 2003).

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 development order status is protected through November 14, 2007. The protected development order 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.
 - 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.
6. Prior to the issuance of any Certificate of Occupancy, all applicable impact fees must be paid.
7. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
8. Any future outdoor lighting must be submitted to the City of Destin. Community Development Department for review.

9. Compatibility Analysis Conditions:

- A. 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.
10. 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.
11. Prior to obtaining any city permit, provide a future sidewalk payment for Emerald Coast Pkwy, right-of-way frontage.
12. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
13. Provide a minimum of 15' vertical clearance for the entire loading space.
14. All landscaping within the clear vision triangle shall comply with Destin LDC, 8.03.06.
15. **Prior to obtaining any city permit, provide a FDEP Stormwater approval.**

TECHNICAL REVIEW COMMITTEE REPORT

"COASTAL CARPET & TILE – CARPET ONE" A MINOR DEVELOPMENT (SP-02-46)

TRC Report: November 14, 2002

ISSUE:

Applicant: The Dowe Group of NW Florida, Inc., is requesting approval of a Minor Development identified as "Coastal Carpet & Tile – Carpet One."

Request: The proposed development consists of a 10,779 sq. ft. carpet and tile retail facility.

Location: The proposed development will be generally located at Lot 9, Sunsail Plaza Commercial Subdivision, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-2380-0000-0090.

Parcel Size: The combined parcel area contains 0.57 acres, more or less.

Future Land Use: Mixed Use (MU)

Zoning District: Business Tourism (BT)

Density: Not applicable

Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.43 FAR

Application Date: September 3, 2002

TRC Date: September 18, 2002

Approved Site Plan Date: November 14, 2002

DISCUSSION/FINDINGS:

The Dowe Group of NW Florida, Inc., is requesting approval of a Minor Development identified as "Coastal Carpet & Tile – Carpet One." The proposed development consists of a 10,779 sq. ft. carpet and tile retail facility. The proposed development will be generally located at Lot 9, Sunsail Plaza Commercial Subdivision, more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-2380-0000-0090. The combined parcel area contains 0.57 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 2 and 3 and reiterated on pages 10 and 11. Refer to the attached Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, dated October 2, 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 not 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 Tourism (BT). The proposed use is consistent with the MU Future Land Use designation and is a permitted principal use within the BT zoning district.

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 Compatibility Analysis from the City's Compatibility Consultant; Mr. Les Solin dated October 2, 2002.

DENSITY:

Not applicable.

HEIGHT:

The BT Zoning District does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to the attached Compatibility Analysis Report from Les Solin, dated October 2, 2002, which finds the proposed project compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The Floor Area Ratio (FAR) for the proposed project is 0.43. The Future Land Use Designation for this property is Mixed Use, which has an allowable FAR of 1.07. Therefore, the proposed development meets the FAR requirements.

RIGHT-OF-WAY DEDICATION:

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

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 City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate 2 additional PM Peak Hour directional trips on Segment "C." As of the date of the TRC approval, Segment "C" had 328 PM Peak Hour directional trips available. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

OKALOOSA GAS:

Okaloosa Gas approved the project at the September 18, 2002, TRC meeting.

SPRINT:

Sprint approved the project in a letter dated September 16, 2002.

NEWSOUTH COMMUNICATIONS:

Newsouth Communications approved the project at the September 18, 2002, TRC meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated September 18, 2002.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated October 8, 2002, and had the following **stormwater** related conditions:

1. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
2. **Prior to obtaining any city permit, provide a FDEP Stormwater approval.**

INGRESS/EGRESS:

There are two proposed ingress/egress accessways for the proposed development. A 26' wide two-way cross-accessway with the development to the east will provide access to the north parking area. A second 24' wide two-way accessway provides ingress/egress from the south. 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. The proposed dumpster will be screened by at least a six-foot tall enclosure as depicted on sheet C-6 "Miscellaneous Details."

SIDEWALKS:

Prior to obtaining any City Permits, provide a future sidewalk payment for Emerald Coast Parkway right-of-way frontage. If any existing sidewalks are destroyed or damaged during construction, they must be repaired or 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:

24,990 sq. ft. of property x 18 % required = 4,498.2 sq. ft. required
24,990 sq. ft. of property x 24.5 % provided = 6,123 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: 0.57 x 10 = 6) Required on Site:	<u>6</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>6*</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:	6
Front Perimeter Trees (1 per 25') Required on Site:	8
Parking Lot Trees (1 per end row and landscape island) Required on Site:	6
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	20
TOTAL TREES PROVIDED:	20

A five (5) foot Common Boundary Landscape Area is required along eastern and western property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern and southern property line. 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:

Retail Furniture/Appliances (Showroom): 1 space per 500 square feet of gross floor area

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

Warehouse: 1 space per 1,000 square feet of gross floor area

Per site plan:

4,211 sq. ft. / 500 = 8.4 parking spaces

1,027 sq. ft. / 200 = 5.1 parking spaces

5,542 sq. ft. / 1,000 = 5.5 parking spaces

TOTAL REQUIRED: 19 parking spaces (including 1 handicap space)

TOTAL PROVIDED: 20 parking spaces (including 1 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

1. A Florida Department of Environmental Protection general notice permit (for stormwater).

IMPACT FEES:

The following impact fee amounts are preliminary. Final impact fee amounts will be determinat upon whether exemption or credits are applicable. Any claims for exemption or credits must be made no later than the time of application for a Certificate of Occupancy per phase. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees. The owner/applicant must pay the impact fees prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the “Non-residential – U.S. 98 Corridor Retail per 1,000 sq. ft. = \$47.59.”

Retail:

(10,779 sq. ft. x \$47.59) / 1,000 = **\$512.97**

Total for Police Protection: \$512.97

Road: The road impact fees were calculated using the "Retail under 100,000 sq. ft. (per 1,000 sq. ft.) = \$3,702.00."

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

(10,779 sq. ft. x \$3,702.00) / 1,000 = **\$39,903.86**

Total for Road: \$39,903.86

Parks:	=	0
Public Library: (not applicable)	=	0
Police Protection:	=	\$512.97
Roads:	=	<u>\$39,903.86</u>
TOTAL:	=	<u>\$40,416.83</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:	\$446.84 – (\$500.00 Escrow) = (\$53.16 Escrow)
City Compatibility Consultant:	\$371.25 – (\$53.16 Escrow) = \$318.09
City Surveyor:	N/A
Re-Review Fees (Community Dev.):	\$125.00
Re-Review Fess (Engineering Dept.):	Paid
Administrative Costs:	Paid
Planning Commission Advertising:	N/A
City Council Advertising:	N/A

COMMENTS/CONDITIONS:

Public Input:

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

Per Community Development Department:

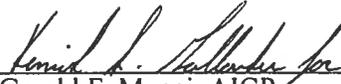
1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. **Prior to the issuance of a Clearing/Grading Permit**, a clearing/grading plan must be submitted and approved by the Community Development Department.
3. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
4. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
5. Any future outdoor lighting must be submitted to the City of Destin, Community Development Department for review.

6. Compatibility Analysis Conditions:

- A. 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.
7. 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 October 8, 2002):

1. Prior to obtaining any city permit, provide a future sidewalk payment for Emerald Coast Pkwy, right-of-way frontage.
2. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be void and the revised stormwater plan shall be resubmitted for review and approval.
3. Provide a minimum of 15' vertical clearance for the entire loading space.
4. All landscaping within the clear vision triangle shall comply with Destin LDC, 8.03.06.
5. **Prior to obtaining any city permit, provide a FDEP Stormwater approval.**



Gerald F. Mucci, AICP 12/3/02 Date
Community Development Director



The Dowe Group of NW Florida, Inc. Date
Mr. Larry Dumestre,
President

COMPATIBILITY ANALYSIS: COASTAL CARPET & TILE SALES, A MAJOR DEVELOPMENT: SP-02-46

FOR CITY OF DESTIN, FLORIDA

PURPOSE OF THIS REPORT

The Coastal Carpet & Tile Sales application includes a proposed two-story building (10,779 sq. ft.) located on a 0.5737 acre site situated south of US Highway 98 and north of Gulfstar Drive between a golf shop and a pool store. 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.

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	Unincorporated	Unincorporated	Commercial
South	Mixed Use	BT	Commercial trades and service
East	Mixed Use	BT	Pool store
West	Mixed Use	BT	Golf shop

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
Coastal Carpet & Tile Sales	Mixed Use	BT	Vacant Lot	Carpet One store

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 Tourism (BT) zoning district allows retail commercial uses and office use pursuant to Sections 7.12.01(I) (1a), LDC. The building elevations are compatible with buildings in the immediate vicinity.

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

The proposed two-story building meets adopted building setback criteria, minimum lot size, height, and floor area requirements of the LDC. The intensity of the proposed development (10,779 sq. ft. of floor area ÷ 24,990 sq. ft. of land area = 0.43 FAR) is consistent with the Comprehensive Plan and LDC and is harmonious with abutting land uses and the land use pattern in the immediate vicinity.

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.
2. **Access Drives.** Access to the site is provided from Gulfstar Drive and through a cross easement to the east. The nature of the cross easement as well as internal circulation is not addressed as part of this review. The City Engineer is reviewing these issues.
3. **Service Areas.** The site plan provides a screened dumpster site and concrete pad. The City Engineer will evaluate the adequacy of the specifications and location.

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

1. **Traffic Generation.** This analysis does not address traffic generation or the impact of additional traffic on the roadway system.
2. **Noise Levels.** No adverse impacts have been identified related to noise.
3. **Outdoor Lighting.** Outdoor Lighting Evaluation Has Not Been Received from Matern Professional Engineering. 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.

The setback and buffers are consistent with the LDC and no adverse impacts have been identified.

OPINION

The site plan for the Coastal Carpet & Tile Sales store as submitted 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 City approval of outdoor lighting. 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.

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].