



City of Destin

June 7, 2002

Order No. 02-25

Final Amended Development Order:

1st Amendment

**“ECKERD (PREVIOUSLY MAIN STREET PLAZA)”:
A MAJOR DEVIATION TO A PREVIOUSLY APPROVED
MAJOR DEVELOPMENT
(SP-02-05)**

Based upon the City Council’s approval of this Development Order, on June 3, 2002, this document will serve as your First Amended 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 Council:

BACKGROUND / ISSUE:

Applicant: Campbell Engineering, Inc., on behalf of Main Street Joint Venture Partners
Location: The proposed project is generally located at the northwest corner of the intersection of U.S. Highway 98 East and Main Street, more specifically known as Property Appraiser’s parcel I.D. 00-2S-22-0701-0001-0080.
Request: Approval of a Major Deviation to a previously approved Major Development identified as “Eckerd.” The proposed project consists of a 12,748 square foot retail sales building.
Parcel Size: The property contains 1.34 acres more or less.
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not applicable
Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.218 Floor Area Ratio (FAR)
1st Amendment Application Date: February 4, 2002
1st Amendment TRC Date: February 20, 2002
1st Amendment Approved Site Plan Date: April 30, 2002
1st Amendment Planning Commission Date: May 16, 2002
1st Amendment City Council Date: June 3, 2002

DETERMINATIONS:

1. The Destin City Council held a hearing on June 3, 2002. The City Council approved the development by a vote of 5-1. An amendment to the recommended motion to approve the project as presented by staff, and documented in the TRC report, subject to all of the conditions identified within the report dated April 30, 2002, and amended on May 29, 2002, June 3, 2002, and by City Council; and
2. The Planning Commission considered the proposal on May 16, 2002, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and

3. All the findings of the Technical Review Committee Report dated April 30, 2002, and amended on May 29, 2002, and June 3, 2002, are incorporated herein.

CONDITIONS OF APPROVAL FOR "ECKERD," A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-02-05):

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

Construction must commence within nine (9) months of approval of the Final Amended Development Order on June 3, 2002 (no later than March 23, 2003). This date remains in affect due to the fact this development order is an amendment to the previously approved development order on March 23, 1998), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated June 3, 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 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 concurrency status for "Eckerd" is protected through March 23, 2003 (This date remains in affect due to the fact this development order is an amendment to the previously approved development order on March 23, 1998). **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 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 a building permit**, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
7. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
8. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
9. **Prior to the issuance of a Certificate of Occupancy**, all requirements and conditions (specifically outdoor lighting) set forth in the Compatibility Analysis prepared by Les Solin and Associates must be completed.
10. **Prior to the issuance of a Certificate of Occupancy**, the applicant and staff shall negotiate the dedication of an easement at the southeast corner of the project.
11. **Prior to obtaining a building permit**, a copy of the FDOT connection approvals shall be forwarded to the City Engineer's office.
12. **Condition:** If groundwater is observed standing in stormwater structure, the Stormwater Management Plan shall be void and require a Stormwater Management Plan to be reviewed and approved.
13. **Condition:** Prior to depositing any material on site, provide a sample of all infill brought to the site including base material. The City of Destin Environmental Officer must approve the sample for use in White Sand Zone II.
14. **Prior to obtaining a Certificate of Occupancy**, 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 areas as required to maintain approved design cross-section(s), line(s), and grade(s).”
15. 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].

TECHNICAL REVIEW COMMITTEE REPORT

“ECKERD (PREVIOUSLY MAIN STREET PLAZA)”: A MAJOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-02-05)

TRC Report: April 30, 2002 and amended May 29, 2002, and June 3, 2002

ISSUE:

Applicant: Campbell Engineering, Inc., on behalf of Main Street Joint Venture Partners
Location: The proposed project is generally located at the northwest corner of the intersection of U.S. Highway 98 East and Main Street, more specifically known as Property Appraiser's parcel I.D. 00-2S-22-0701-0001-0080.
Request: Approval of a Major Deviation to a previously approved Major Development identified as “Eckerd.” The proposed project consists of a 12,748 square foot retail sales building.
Parcel Size: The property contains 1.34 acres more or less.
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not applicable
Intensity: Allowed: 1.07 Floor Area Ratio (FAR)
Proposed: 0.218 Floor Area Ratio (FAR)
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1st Amendment TRC Date: February 20, 2002
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1st Amendment City Council Date: June 3, 2002

DISCUSSION/FINDINGS:

Campbell Engineering, Inc., on behalf of Main Street Joint Venture Partners, is requesting approval of a Major Deviation to a previously approved Major Development identified as “Eckerd.” The proposed project consists of a 12,748 square foot retail sales building. The proposed project is generally located at the northwest corner of the intersection of U.S. Highway 98 East and Main Street, more specifically known as Property Appraiser's parcel I.D. 00-2S-22-0701-0001-0080. The property contains 1.34 acres more or less.

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 document for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated March 29, 2002.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include the Compatibility review, Concurrency Management review, and Level of Service review. This project is located within the Community Redevelopment Area.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Commercial (C) and a Zoning District designation of Business Tourism (BT). The proposed use is consistent with the C Future Land Use designation and is a permitted principal use in 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 document for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated March 29, 2002.

DENSITY:

Not applicable.

HEIGHT:

The BT Zoning District does not have a maximum building height. Building height in this Zoning District is determined by a compatibility analysis. Refer to the attached document for the complete Compatibility Analysis Report from Les Solin, dated March 29, 2002, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

FLOOR AREA RATIO:

The Commercial Future Land Use designation has a maximum floor area ratio (FAR) of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" is as follows:

$$\frac{\text{(Total gross floor area)} - \text{(Total square feet of required setbacks and open space + parking)}}{\text{Total square feet of site}} = \text{FAR}$$

$$\frac{(12,748 \text{ sq. ft.}) - (10,520 \text{ sq. ft.} + 11,286 \text{ sq. ft. of parking})}{58,446 \text{ sq. ft.}} = \text{FAR}$$

$$\frac{(12,748 \text{ sq. ft.}) - (21,806 \text{ sq. ft.})}{58,446 \text{ sq. ft.}} = \text{FAR}$$

$$-9,058 \text{ sq. ft.} / 58,446 \text{ sq. ft.} = -0.15$$

Utilizing the formula as defined above, the FAR of -0.15 is below the maximum of 1.07 and thus is in compliance. It should be noted that utilizing this methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio", results in a negative FAR. A negative FAR, utilizing this method, is irrational. Staff does not believe this is the best possible methodology. The Council, staff and Planning Consultant have previously agreed that FAR methodology will be amended through the Comprehensive Plan update.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update also results in an FAR below 1.07 and is as follows:

$$\text{Total square feet of existing and proposed buildings} / \text{square feet of subject parcel} = \text{FAR}$$

$$12,748 \text{ square feet} / 58,446 \text{ square feet} = 0.218 \text{ FAR as indicated on the application and site plan}$$

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required for 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, Renaissance Planning Group, Inc., the proposed development will return 7 PM Peak Hour directional trips on Segment "A" and 5 PM Peak Hour directional trips on Segment "B." Currently Segment "A" has 279 PM Peak Hour directional trips available and Segment "B" 24 PM Peak Hour directional trips available. There will be 286 PM Peak Hour directional trips remaining for Segment "A" and 29 for Segment "B." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

SUBDIVISION OR PUD - PLAT:

Not applicable.

WHITE SANDS ZONE:

The proposed project is located within White Sand Zone II.

PHASING:

The applicant has proposed to construct the project in one (1) phase.

AIRPORT PROTECTION:

The subject site is not located within the airport protection area. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS:

The building meets and exceeds all of the required setbacks for the Business Tourism (BT) Zoning District. The BT Zoning District requires the following setbacks for a single-story building: front - 10 feet, side - 0 feet, and rear - 0 feet. The setbacks provided for the proposed single-story building are: front(s) - 73.5 feet (south), 75.0 feet (east), side(s) - 27.3 feet (west), 67.2 feet (north). This is a dual frontage property, thus no rear setback.

SIGNS:

No signs, only their locations, have been proposed 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 February 13, 2002.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated March 11, 2002.

GULF POWER:

Gulf Power approved the project in a letter dated April 17, 2002.

OKALOOSA GAS:

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

SPRINT:

Sprint approved the project in a letter dated February 14, 2002.

NEWSOUTH COMMUNICATIONS:

Newsouth Communications approved the project at the February 20, 2002, meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated April 26, 2002.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated April 29, 2002, and had the following stormwater conditions:

1. Prior to obtaining a Certificate of Occupancy, 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 areas as required to maintain approved design

cross-section(s), line(s), and grade(s).”

INGRESS/EGRESS:

The ingress/egress points for the proposed development are provided by a right in/right out access drives, each at 13.65 feet wide, off of U.S. Highway 98 East and a second 26 foot ingress/egress point off of Main Street. 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 is screened with an eight (8) foot tall wood fence and gate to provide 100% opacity. The location of the dumpster and its screening is indicated on sheet 4 of 11 of the plans.

SIDEWALKS:

A five (5) foot wide concrete sidewalk is required along the western right-of-way Main Street. Prior to the issuance of a Certificate of Occupancy, all sidewalks be installed and accepted by the City. All sidewalks are indicated on sheet 4 of 11 of the plans.

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:

<u>58,446</u> sq. ft. of property x 18 %	= 10,520.3 sq. ft. required
Site plan provides <u>19.5</u> %	= <u>11,426.0</u> 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>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 1.34 x 10 = 13) Required on Site:	<u>13</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>13*</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:	13
Front Perimeter Trees (1 per 25') Required on Site:	21
Parking Lot Trees (1 per end row and landscape island) Required on Site:	9
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:	0
TOTAL TREES REQUIRED:	43
TOTAL TREES PROVIDED:	54

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

1 space per 200 square feet of gross floor area.

Per site plan:

Retail:

12,748 sq. ft. retail building / 200 sq. ft. = 64 parking spaces (including 3 handicap space).

TOTAL REQUIRED: 64 parking spaces (including 3 handicap spaces)

TOTAL PROVIDED: 65 parking spaces (including 3 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:

Per code:

Retail:

One (1) space for the first 10,000 sq. ft. of gross floor area or fraction thereof, and one (1) space for each additional 20,000 square feet.

Per site plan:

Retail:

12,748 sq. ft. retail building sq. ft. / the first 10,000 sq. ft. = 2 loading spaces (an additional zone is required as the square footage is over 10,000 and not over 20,000)

TOTAL REQUIRED: 2 loading spaces

TOTAL PROVIDED: 2 loading spaces

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been issued for this project and is on file.

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 "U.S. Highway 98 Corridor Retail per 1,000 sq. ft. = \$47.59" category.

Retail:

$$(12,748 \text{ sq. ft.}) \times (\$47.59) = 606,677.32 / 1,000 = \$606.68$$

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

Total Police Protection Impact Fees to be paid for "Eckerd": \$606.68

Road: The road impact fees were calculated using the "Retail < 100,000 sq. ft. (per 1,000 sq. ft.) = \$2,142.00" fee amount.

Retail:

$$(12,748 \text{ sq. ft.}) \times (\$2,142) = 27,306,216 / 1,000 = \$27,306.22$$

$$(\text{sq. ft. of proposed retail building}) \times (\text{Retail < 100,00 sq. ft per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Road Impact Fees to be paid for "Eckerd": \$27,306.22

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$606.68
Roads:	=	<u>\$27,306.22</u>
TOTAL:	=	<u>\$27,912.90</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 Compatibility Consultant:	Paid	Planning Commission Advertising:	Paid
City Traffic Consultant:	Paid	City Council Advertising:	Paid
City Surveyor:	N/A		

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 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 a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
4. Prior to the issuance of any Certificate of Occupancy, all applicable impact fees must be paid.
5. Prior to the issuance of a Certificate of Occupancy, the landscaping and site must be inspected and approved by the Community Development Department.
6. 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].

Per Engineering Department:

1. Prior to obtaining a building permit, a copy of the FDOT connection approvals shall be forwarded to the City Engineer's office.
2. Condition: If groundwater is observed standing in stormwater structure, the Stormwater Management Plan shall be void and require a Stormwater Management Plan to be reviewed and approved.
3. Condition: Prior to depositing any material on site, provide a sample of all infill brought to the site including base material. The City of Destin Environmental Officer must approve the sample for use in White Sand Zone II.

COMPATIBILITY ANALYSIS: ECKERD, A MAJOR DEVELOPMENT (SP-02-05)

FOR CITY OF DESTIN, FLORIDA

PROJECT DESCRIPTION AND PURPOSE OF THIS REPORT

The proposed Eckerd development includes a one-story commercial building (12,748 sq. ft.) accommodating a pharmacy with drive-thru facilities, a food mart, and one-hour photo service located on 1.342 acres (58,446 square feet) situated on the northwest corner of the intersection of US Highway 98 and Main Street. 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	Commercial	BT	Destin Bank (old branch)
South	HDR/Mixed Use	RIA	Sand Piper to southeast and to the southwest vacant site of proposed Marbella condominiums
East	Commercial	BT	Am South Bank
West	Commercial	BT	Krispy Kreme Donut Shop

* Unincorporated Okaloosa County

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 Eckerd Site	Commercial	BT	Vacant	Pharmacy with drive-thru facilities, a food mart, and one-hour photo service

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

The proposed building is a one-story brick building having a height of 25 feet 6 inch at the top of the parapet. The building has a gable facade over the main front entrance that reaches a maximum height of 34 feet. The building meets adopted building setback criteria, minimum lots, height, and floor area requirements of the Land Development Code. The floor area ratio of the proposed building is 0.22 (12,748 square feet of floor area ÷ 58,446 square feet of land area = 0.22 FAR) 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.

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.** Two access/egress facilities are provided: one adjoining Main Street (230+/- feet north of the intersection of US Highway 98 with Main Street) and another adjoining US Highway 98 (182 +/- feet west of the intersection of US Highway 98 with Main Street). The egress lane adjoining US Highway 98 is restricted to right turn outbound movements. The location of the curb cuts will not adversely impact traffic flow.
3. **Service Areas.** The site plan provides an appropriately designed and screened dumpster site and concrete pad.

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.** The City's consulting lighting engineer, Doug Matern, PE, President of Matern Professional Engineering, PA, provided the following comments in his evaluation of the subject lighting plans. The following comments must be addressed by the applicant:
 - a. **Provide Additional Data Regarding Proposed Outdoor Lighting.** The site plan basically shows the site lighting fixtures and an illumination pattern, with very basic fixture lighting information. For instance, the plans indicated that the luminaires are 250-watt high-pressure sodium lamps mounted on 20-foot direct buried poles. However, the luminaire height above ground is not provided and the depth of the pole below ground is not provided. No information is provided on existing adjacent property footcandle levels or land use. No information is provided on the actual luminaire, such as whether it has an IES cut off design, whether it is equipped with house shields, and whether the fixture projects glare. The applicant must indicate additional characteristics such as the manufacturer and model numbers, and light controls on the fixtures. No information on footcandle levels has been presented. The applicant must present complete drawings with a fixture schedule, and complete photometrics, including proposed footcandle levels to ten feet beyond the property line. The photometrics must indicate the property lines and adjacent land uses.
 - b. **General Comment Regarding Outdoor Lighting Evaluation.** This review only addressed the lighting/photometrics to detect spill over lighting and/or possible glare projected to adjacent properties. The analysis does not propose specific design remedies since those measures are the responsibility of the applicant's lighting engineer as are issues of specific footcandle levels, safety and code issues. Any additional or revised exterior lighting proposed for installation in the future will require a revised compatibility analysis at the time of plan submittal. This analysis does not include any exterior lighting not revealed in the site plan. Plans for any additional lighting must be submitted to the City for review and approval.

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 Land Development Code and no adverse impacts have been identified.

OPINION

The site plan for the proposed Eckerd commercial building as submitted complies with City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code, §7.09 compatibility analysis, upon compliance with the following conditions regarding outdoor lighting. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spillover 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.

Requirements for Outdoor Lighting. The City's consulting lighting engineer, Doug Matern, PE, President of Matern Professional Engineering, PA, provided the following comments in his evaluation of the subject lighting plans. The following comments must be addressed by the applicant:

1. ***Provide Additional Data Regarding Proposed Outdoor Lighting.*** The site plan basically shows the site lighting fixtures and an illumination pattern, with very basic fixture lighting information. For instance, the plans indicated that the luminaires are 250-watt high-pressure sodium lamps mounted on 20-foot direct buried poles. However, the luminaire height above ground is not provided and the depth of the pole below ground is not provided. No information is provided on existing adjacent property footcandle levels or land use. No information is provided on the actual luminaire, such as whether it has an IES cut off design, whether it is equipped with house shields, and whether the fixture projects glare. The applicant must indicate additional characteristics such as the manufacturer and model numbers, and light controls on the fixtures. No information on footcandle levels has been presented. The applicant must present complete drawings with a fixture schedule, and complete photometrics, including proposed footcandle levels to ten feet beyond the property line. The photometrics must indicate the property lines and adjacent land uses.

2. ***General Comment Regarding Outdoor Lighting Evaluation.*** This review only addressed the lighting/photometrics to detect spill over lighting and/or possible glare projected to adjacent properties. The analysis does not propose specific design remedies since those measures are the responsibility of the applicant's lighting engineer as are issues of specific footcandle levels, safety and code issues. Any additional or revised exterior lighting proposed for installation in the future will require a revised compatibility analysis at the time of plan submittal. This analysis does not include any exterior lighting not revealed in the site plan. Plans for any additional lighting must be submitted to the City for review and approval.

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].