



# City of Destin

August 12, 2002

Order No. 02-33

**Final Development Order:**

**“DESTIN HOUSE:”  
A MINOR DEVELOPMENT  
(SP-01-29)**

Based upon the City's approval of this Final Development Order, on July 9, 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:** Don Killian, Executive Director for Harvest House  
**Location:** The proposed project will be located on lots 320 and 321 of Block E in the Second Revision of Calhoun's Subdivision. The Tax Parcel Identification number for this property is #00-02S-22-0310-0008-3200.  
**Request:** Approval of a Minor Development identified as "Destin House." The proposed project is a 9,158 square foot group home/Women's Shelter.  
**Parcel Size:** .459 Acres/20,000 square feet  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Allowed: 30.0 dwelling units per acre.  
Proposed: 17.4 dwelling units per acre.  
**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.46 Floor Area Ratio  
**Application Date:** October 29, 2001  
**TRC Date:** August 15, 2001  
**Approved Site Plan Date:** July 9, 2002

**DETERMINATIONS:**

1. All the findings and requirements of the Technical Review Committee Report July 9, 2002, are incorporated herein.

**CONDITIONS OF APPROVAL FOR “DESTIN HOUSE”: A MINOR DEVELOPMENT (SP-01-29):**

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 July 9, 2002 (no later than July 9, 2003), and must be completed as shown on plans approved by the Technical Review Committee (stamp dated July 9, 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 "Destin House" will be protected for five (5) years through July 9, 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. Any changes to the lighting plan will require an amendment to the Development Order.
5. **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.
6. **Prior to the issuance of any City Permit**, provide copies of FDEP stormwater approval.
7. **Prior to the issuance of a Clearing/Grading Permit**, a clearing/grading plan must be submitted and approved by the Community Development Department and the City Engineer.
8. **Prior to installing sidewalk around any existing utility structures**, contact the City Engineering office for inspection.
9. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be inspected and approved by the Engineering and Community Development Departments.
10. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
11. **Prior to the issuance of a Certificate of Occupancy**, the Operation and Maintenance Plan must be acknowledged and signed by the owner. The Operation and Maintenance Plan shall include but not be limited to required city inspections and the following statement, "The owner shall regrade swale/retention areas as required to maintain approved design cross-section, line, and grade."

**TECHNICAL REVIEW COMMITTEE REPORT**

**“DESTIN HOUSE:”  
A MINOR DEVELOPMENT  
(SP-01-29)**

**TRC Report: July 9, 2002**

**ISSUE:**

**Applicant:** Don Killian, Director  
**Location:** The proposed project will be located on lots 320 and 321 of Block E in the Second Revision of Calhoun’s Subdivision. The Tax Parcel Identification number for this property is #00-02S-22-0310-0008-3200.  
**Request:** Approval of a Minor Development identified as “Destin House.” The proposed project is a 9,158 square foot group home/Women’s Shelter.  
**Parcel Size:** .459 Acres/20,000 square feet  
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**Application Date:** October 29, 2001  
**TRC Date:** August 15, 2001  
**Approved Site Plan Date:** July 9, 2002

**DISCUSSION/FINDINGS:**

Don Killian is requesting approval of Approval of a Minor Development identified as “Destin House.” The proposed project is a two-story Women’s Shelter Group Home, comprised of 9,158 square feet.

**COMPREHENSIVE PLAN/ZONING:**

The property has a Future Land Use Designation of Commercial (C) and a Zoning Designation of Business Tourism (BT). The proposed use is consistent with these land use regulations.

**COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	MDR	RIA	Two-story townhouses
South:	PL/C	BT	St. Andrews Episcopal Church and Salt Shaker Apartment Complex
East:	C	BT	Unique Ice Manufacturers
West:	C	BT	Two-story office building (Happy Store)

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.

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

The proposed “group home” is a type of use that is not specifically referred to in the Comprehensive Plan or in the Land Development Code. However, other uses having similar characteristics and intensities are allowed within the BT zoning district. For instance, professional and business offices, medical clinics, hotels, and multiple family residential uses meeting RIA criteria are permitted uses. Furthermore, the City Council has directed the Land Use Attorney to prepare an ordinance that will address group homes and provide for their inclusion in several districts, including the BT district. The proposed group homes include counseling offices, administrative offices, and residential accommodations for temporary care of residents needing shelter and counseling. It is the opinion of the City that group homes should be allowed on the subject BT site [Cross-reference Section 7.12.01(I) (1), Destin Land Development Code].

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

The proposed warehouse is located on lots 320 and 321 of Block E in the Second Revision of Calhoun’s Subdivision and is located on the north side of Mountain Drive. The two-story building is comprised of 9,158 square feet and is 35 feet high. The Future Land Use Designation for this area is Commercial, which has an allowable FAR of 1.07. The Floor Area Ratio (FAR) proposed for this project is 0.46. Therefore, the proposed project is 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, this 26 bed facility requires one (1) parking space for each four (4) beds, plus one (1) parking space for two full-time resident managers, or a total of eight (8) parking spaces. Nine (9) parking spaces have been provided, including one handicapped parking space.

The City of Destin’s Land Development Code requires one loading space (10 feet wide and 25 feet long with 15 foot clearance) for this type of development. One loading space has been provided in the rear of the property on the northeast side.

This project requires dumpster service. The dumpster pad is located in the rear of the property on the northwest side.

The property meets the requirements for access by providing one 24.8-foot two-way driveway off of Mountain Drive.

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

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate five (5) PM Peak Hour directional trips on Segment “A” of U. S. Highway 98. Segment “A” currently has 287 PM Peak Hour directional trips available and, with this project, there will be 282 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City’s traffic consultant.

According to the City’s Compatibility Consultant, the lighting, noise, and hours of operation are compatible with the surrounding uses.

**E) Alteration of light and air;**

The height of the proposed development (measured to the mean of the roof) is 35 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 BT Zoning district requires the following setbacks: front - 10 feet, side - 0 feet, and rear - 0 feet. (Note: There are no side or rear setback requirements due to the fact that the property is not contiguous to a residential district boundary.) The proposed building will be 115+/- feet from the front property line (south) facing Mountain Drive, 22 feet from the side property line (east) facing Lot 322, 40 feet from the side property line (west) facing Lot 319, and 65 feet from the rear property line (north.) 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 Business Tourism (BT) Zoning district.

The overall site plan meets the open space requirement (18% required / 34.1% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer along the southern property lines, and the standard five (5) foot common boundary landscape buffer on the western and eastern property lines.

Tree replacement, parking island, and reforestation requirements have been satisfied (refer to Landscape section of this report).

**DENSITY:**

The MU Future Land Use designation allows for 30.0 lodging units per acre. The subject property contains .459 acres more or less and 8 lodging units. The density for this project is 17.4 lodging units per acre, which is below the 30.0 lodging units allowed.

**HEIGHT:**

The proposed development is 35 feet high, which is within the height requirement in the BT Zoning District.

**FLOOR AREA RATIO:**

The Future Land Use Designation for this property is Commercial, which has an allowable FAR of 1.07. The Floor Area Ratio (FAR) for the proposed project is 0.46. 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, Renaissance Planning Group, Inc., the proposed development will generate five (5) PM Peak Hour directional trips on Segment "A" of U. S.

Highway 98. Segment "A" currently has 287 PM Peak Hour directional trips available and, with this project, there will be 282 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant.

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**AIRPORT PROTECTION:**

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

**SETBACKS:**

The BT Zoning district requires the following setbacks: front - 10 feet, side - 0 feet, and rear - 0 feet. (Note: There are no side or rear setback requirements due to the fact that the property is not contiguous to a residential district boundary.) The proposed building will be 115+/- feet from the front property line (south) facing Mountain Drive, 22 feet from the side property line (east) facing Lot 322, 40 feet from the side property line (west) facing Lot 319, and 65 feet from the rear property line (north.) 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 Business Tourism (BT) 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:**

New South Communications approved the project at the August 15, 2001, TRC Meeting.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated August 14, 2001.

**DESTIN FIRE CONTROL DISTRICT:**

Destin Fire Control District approved the project at the August 15, 2001, TRC Meeting.

**GULF POWER:**

Gulf Power approved the project at the August 15, 2001, TRC Meeting.

**OKALOOSA GAS:**

Oklaloosa Gas approved this project at the August 15, 2001, TRC Meeting.

**SPRINT:**

Sprint approved the project in a letter August 9, 2001.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated April 4, 2002.

**UTILITIES:**

All utilities are required to be underground.

**STORMWATER:**

The City Engineer approved with conditions the stormwater plan in a letter dated July 3, 2002.

**INGRESS/EGRESS:**

One 24.8-foot two-way drive will be constructed on the south side of the property. The driveway will provide access to Mountain Drive.

**SIDEWALKS:**

A new 5' sidewalk is required to be located along the southern edge of the right-of-way of Mountain Drive.

**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 sheets T1, C1, and L1 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:**

<u>20,000</u> sq. ft. of property x 18%	=	<u>3,600</u> sq. ft. required
Site plan provides <u>34.1</u> %	=	<u>6,820</u> sq. ft. provided

**Tree Requirements:**

Credits for Existing Trees (2" to 6" diameter) on Site (5 trees x 2 credits per tree):	10
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
<b>Total Reforestation Credits for Existing, Protected, or Preserved Trees:</b>	<b><u>10</u></b>
Reforestation Trees (1 per every .10 of an acre: .459 x .10 = 5) Required on Site:	<u>5</u>
Total Reforestation Credits (10-5 = 5 credits, or 0 required trees):	<u>10</u>

<b>Total Reforestation Trees Required on Site:</b>	<u><u>0</u></u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	4
Parking Lot Trees (1 per end row and landscape island) Required on Site:	3
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	<u>0</u>
<b>TOTAL TREES REQUIRED:</b>	<u>7</u>
<b>TOTAL TREES PROVIDED (including existing):</b>	<u>27</u>

A 5' Common Boundary Buffer is required along the western, eastern, and southern property lines, and a 10' Front Perimeter Landscape Area 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. **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:*

- Group Home: 1 space for every 4 beds
- Support Staff: 1 space for every 2 full-time resident managers

*Per site plan:*

- Group Home: 26 beds (total) / 4 = 7 spaces
- Support Staff: 2 full time resident managers, or 1 space

**TOTAL REQUIRED: 8 spaces (including 1 handicap parking space)**  
**TOTAL PROVIDED: 9 spaces (including 1 handicap 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 required (10 feet wide and 25 feet long with 15 foot clearance) for 7,200 sq. ft. of gross floor area.

**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:

Parks: The parks impact fees were calculated using the "Multi-family per unit (8 bedrooms) = \$113.03" fee amount.

8 bedrooms x \$113.03 = \$904.24

Public Library: The public library impact fees were calculated using the "Multi-family per unit (8 bedrooms) = \$76.10" fee amount.

8 bedrooms x \$76.10 = \$608.80

Police Protection: The police protection impact fees were calculated using the "Multi-family per unit (8 bedrooms) "Residential – Outside Corridor" = \$14.50 fee amount.

8 bedrooms x \$14.50 = \$116.00

Road: The road impact fees were calculated using the "Multi-family dwelling unit = \$334.00" fee amount.

8 bedrooms x \$334.00 = \$2,672.00

Parks: \$113.03 x 8 bedrooms = \$904.24

Public Library: \$76.10 x 8 bedrooms = \$608.80

Police Protection: \$14.50 x 8 bedrooms = \$116.00

Roads: \$334.00 x 8 bedrooms = \$2,672.00

**TOTAL:** = \$4,301.04

**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: \$0.00                      Planning Commission Advertising: N/A  
City Traffic Consultant: \$0.00                         City Council Advertising: N/A  
City Surveyor: N/A

