



4200 Two Trees Road Destin, Florida 32541 (904) 837-4242 FAX (904) 837-3267

FINAL DEVELOPMENT ORDER

ORDER #: 98-21

DATE: June 18, 1998

DESTIN MINI-STORAGE II: A MAJOR DEVELOPMENT

Based upon the City Council approval of the Final Development Order at its meeting on June 16, 1998, this document will serve as your Final Development Order to include all of the provisions of the attached Technical Review Committee Report dated April 23, 1998.

BACKGROUND/ISSUE:

Type of Development: A Major Development consisting of a 12,240 square foot. four building, mini-storage facility

Applicant/Owner: Agent: Jim Barton, (Gustin, Cothorn and Tucker; Inc.)
Owner: W. Oliver Hall

Property Location: 165 Stahlman Avenue, between Jackson's Guitar Shop and the Village Veterinarian

Request: Approval of a Major Development consisting of four (4), one-story commercial mini-storage buildings containing 12,240 total square feet. Two (2) of the buildings 2,880 square feet each and two (2) of the buildings contain 3,240 square feet.

Parcel Size: 24,739 square feet / 0.568 acres, more or less

Land Use Category: MU (Mixed Use)

Zoning District: BR (Business Retail)

Density: N/A

Intensity: F.A.R.= 0.50 (max. allowed 1.07)

Legal Description: Attached

Application Date: March 30, 1998

TRC Date: April 23, 1998

Site Plan Approval Date: April 30, 1998

City Council Date: June 16, 1998

Planning Commission Date: May 21, 1998

Site Plan Approval Date: April 30, 1998

TRC Date: April 23, 1998

DETERMINATIONS:

1. A hearing was held by the Destin City Council on June 16, 1998; and
2. The Planning Commission considered the proposal on May 21, 1998, and
3. All the findings of the City Council report are incorporated herein; and
4. All the findings of the Technical Review Committee Report, dated April 23, 1998, are incorporated herein.

Conditions of Approval for Destin Mini-Storage II, a Major Development:

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

1. Development must commence within twelve months of approval of the original project on June 16, 1998, no later than June 15, 1998, and must be completed as illustrated on the plans approved by the Technical Review Committee.
2. The concurrency status of Destin Mini-Storage II is identified in the attached Technical Review Committee Report dated April 23, 1998, and is protected for five years from the City Council approval date (June 16, 1998) through June 15, 2003, if Destin Mini-Storage II commences development within the twelve month period following approval of the development order on June 16, 1998. Construction permits must be attained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency. **WARNING:** If the applicant has not obtained a construction permit(s) within 365 days of the issuance of a final development order, the final development order is void and the application for plan approval must be re-initiated.
3. City of Destin permits are required for the following activities on and off site:
 - a. disturbance to the City's rights of way,
 - b. pavement cuts,
 - c. construction of any kind
 - d. clearing and grubbing;
 - e. signage
 - f. construction trailers
4. An approved, valid, and current Department of Environmental Protection permit for Destin Mini-Storage II's Stormwater Management Facilities is required to be submitted prior to the issuance of a building permit.
5. Requirements identified by the Technical Review Committee Report dated April 23, 1998 attached here to;

**TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT
DESTIN MINI-STORAGE II
A MAJOR DEVELOPMENT
APRIL 23, 1998**

ISSUE

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DISCUSSION:

Jim Barton, agent for the W. Oliver Hall, owner, requests approval of Destin Mini-storage II, a Major Development. Destin Mini-storage II consists of four, one-story commercial mini-storage buildings which contains 12,240 total square feet. Two of the buildings contain 2,880 square feet each and two contain 3,240 square feet each. The property is located on Stahlman Avenue between Jackson's Guitar Shop and the Village Veterinarian, approximately 250 south of the intersection of Stahlman Avenue, Palmetto Street, and Azalea Drive. The property being developed contains 0.568 acres, more or less. The uses surrounding this project are the following: South: Stahlman Avenue, Night-Town Lounge, Sherman Williams Paint Center, North: Calhoun's Subdivision, Single Family Homes, East: Jackson Guitar Shop, Universal Com, Destin Mini-Storage, West: The Village Veterinarian, Destin Cemetery.

ZONING/COMPREHENSIVE PLAN

The property is zoned BR (Business Retail) and the Land Use Category is MU (Mixed Use). The proposed project is in compliance with the Land Use and Zoning designations.

COMPATIBILITY

North:	RUD Zoning, MLDR Land Use, Calhoun Subdivision, Single Family Houses
South:	BR and BG Zoning, C and MU Land Use, Stahlman Avenue, Night-Town, Sherman Williams Paint Center
East:	BR Zoning, MU Land Use, Jackson Guitar Shop, Universal Com, Destin Mini-storage
West:	BR Zoning, MU Land Use, The Village Veterinarian, Destin Cemetery

The project, as required by Ordinance 152.23, has undergone a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

The subject property is located on the northwest side of Stahlman Avenue, approximately 250 feet southwest of the Stahlman Avenue, Palmetto Street and Azalea Drive intersection, in between the Village Veterinarian and Jackson Guitar Shop. The uses located within three hundred feet of the subject property have been identified above. The property is located in an area which is developed with commercial retail and small warehouse complexes fronting Stahlman Avenue up to the Azalea Drive Intersection. One and two-story residential buildings are located adjacent to the northwest and north of the Azalea Drive and Stahlman Avenue intersection. The buildings located within the area are primarily one and two stories in height.

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

The proposed use and activity of a mini-storage facility is a permitted use in the "BR" Zoning District and the "MU" Land Use Category. The project contains four, one-story commercial mini-storage buildings containing 12,240 total square feet which shall be located on a vacant parcel between the Village Veterinarian and Jackson Guitar Shop. Two of the buildings contain 2,880 square feet each and two contain 3,240 square feet each. The buildings and use are compatible with the existing development pattern, the current zoning, and the existing future land use designation.

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

The four, one-story buildings are located generally parallel to the east and west property lines and perpendicular to Stahlman Avenue. The two buildings closest to Stahlman Avenue are approximately 30' x 96' containing 2,880 square feet and meet all setback requirements. The two buildings located closest to the rear property line are approximately 30' x 108' containing 3,240 square feet and meet all setback requirements. All four buildings will be approximately 16 feet in height. There is no maximum allowable building height in the BR Zoning District. The floor area ratio for the project is 0.50. This is below the 1.07 maximum allowed. The building's location, height and floor area ratio are similar to other developments in the area and are compatible.

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

The project is not required to have a minimum number of parking spaces provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. The aisle width provided between buildings is 24 feet which allows for adequate turnaround and parking space. Therefore, based on Section 8.05.00.L.b (24), no minimum number of parking spaces is required. The project is required to meet all A.D.A. requirements.

Access to the property is provided from one, two-way, 24' wide drive which connects to Stahlman Avenue from the northwest and provides access to all four buildings. The access drive is located in the center of the property in the middle of the four buildings. The project provides for adequate loading and service space.

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

A traffic analysis dated March 30, 1998, was conducted for this project by James Barton, P.E., of Gustin, Cothorn and Tucker, Inc. This report indicates that the traffic generated by this project during the PM peak hour is 3 total v.p.h. with 2 v.p.h entering (52%) and 1 v.p.h exiting (48%). The report indicates that the roadways evaluated for concurrency were U.S. Highway 98, Azalea Drive, Mountain Drive, Stahlman Avenue and Calhoun Avenue and the project meets concurrency.

Based upon the Land Development Code, staff's analysis has determined that a 12,240 square foot Mini-warehouse facility generates 26 AADT which converts to 1 PM Peak Hour Directional trip affecting Segment A of Highway 98 East. Based upon the latest update on traffic capacity from Hamilton -Smith and Associates on March 20, 1998, Segment A of Highway 98 East had 91 Pm Peak hour Trips available. On March 23, 1998, Destin City Council approved a Development Order for Main Street Plaza which generated 20 PM Peak Hour Trips on Segment A of Highway 98 East. No other projects have been approved by City Council. Thus, as of the writing of this report, 71 Pm Peak Hour Trips were available on Segment A of Highway 98. Based upon the most current update, there is sufficient capacity on the affected roadways for the trips generated by Destin Mini-storage, and thus, the project will not lower the adopted LOS on affected roadways.

Another aspect of traffic generation to consider is how will the traffic generated impact ingress and egress onto Stahlman Avenue. The ingress / egress to the site will be provided by a 24 foot wide two-way drive connecting to Stahlman Avenue from the northeast. This access point is located at least 250 feet southwest of the Stahlman Avenue, Azalea Drive, and Palmetto Street intersection and should allow for safe ingress and egress from Stahlman Avenue.

The hours of operation for the proposed are expected to be 24 hours a day, seven days a week. These hours are similar to the existing Destin Mini-storage located approximately 200 feet north of this project's site. Noise levels for this commercial development are also expected to be similar to the surrounding developments, including the neighboring retail and commercial developments in the area.

The outdoor lighting will consist of four (4) wall mounted lights, one on each of the buildings. The wall mounted lights, located on the center portion of each building's facade facing the internal access drive which contain 175 watt, mercury vapor bulbs. The location of the lights allows for the buildings themselves to act as buffers for the surrounding properties. There will be no pole mounted lights.

A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that these items are compatible with the surrounding development.

E) Alteration of light and air;

The four, one-story commercial mini-storage buildings are generally oriented in a north-south direction, perpendicular to Stahlman Avenue, and will not materially alter the light or flow of air around the proposed building or around the existing developments. The one-story buildings are approximately 16 feet in height, contains 12,240 total square feet, and have a FAR of 0.50 or less.

F) Setbacks and buffers.

The four mini-storage buildings meet all setback and buffer requirements. The property abuts a residential zoning district (RUD) on its rear (northern) property line and, therefore, is required to have a 10 foot vegetative buffer along the rear property line. This 10 foot vegetative buffer shall include a planting of one tree per 25 linear feet of buffer and a 6 foot high masonry wall or wooden fence. Also, a 5' Common Boundary Buffer is required along the side property lines. The required 5' Common Boundary landscaping shall provide a minimum of fifty percent opacity for that area between the finished grade level at the common boundary line and six feet above said level and horizontally along the length of all common boundaries within three years of planting. The site plan meets the open space and landscape requirements. The buildings are located 20 feet from the front property line (south), 13' from the rear (north) property line and 5.5' from the side property lines. The location of the building and the required buffers minimizes the impact of the structures on the surrounding neighborhoods.

DENSITY

Not applicable.

HEIGHT

The four, one-story mini-storage buildings all have an approximate height of 16'. This is an allowable height in the BR Zoning District. There is no maximum allowable height in the BR Zoning District.

FLOOR AREA RATIO

The floor area ratio for the project is 0.50. This is below the 1.07 maximum allowed.

RIGHT OF WAY DEDICATION

There are no new right of way dedications for this project.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Potable Water X Roadways X Solid Waste X
Recreation N/A Sewer X Drainage X

TRAFFIC ANALYSIS

A traffic analysis dated March 30, 1998, was conducted for this project by James Barton, P.E., of Gustin, Cothorn and Tucker, Inc. This report indicates that the traffic generated by this project during the PM peak hour is 3 total v.p.h. with 2 v.p.h entering (52%) and 1 v.p.h exiting (48%). The report indicates that the roadways evaluated for concurrency were U.S. Highway 98, Azalea Drive, Mountain Drive, Stahlman Avenue and Calhoun Avenue and the project meets concurrency.

Staff's analysis has determined that a 12,240 square foot mini-warehouse facility generates 26 AADT which converts to 1 PM Peak Hour Directional trip affecting Segment A of Highway 98 East. Based upon the latest update on traffic capacity from Hamilton -Smith and Associates on March 20, 1998, Segment A of Highway 98 East had 91 Pm Peak hour Trips available. On March 23, 1998, Destin City Council approved a Development Order for Main Street Plaza which generated 20 PM Peak Hour Trips on Segment A of Highway 98 East. No other projects have been approved by City Council. Thus, as of the writing of this report, 71 Pm Peak Hour Trips were available on Segment A of Highway 98. Based upon the most current update, there is sufficient capacity on the affected roadways for the trips generated by Destin Mini-storage, and thus, the project will not lower the adopted LOS on affected roadways.

SUBDIVISION OR PUD - PLAT

A MYLAR is not required for this project.

AIRPORT PROTECTION

Not applicable. 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 FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

	<u>Required Setbacks</u>	<u>Required Buffers</u>	<u>Provided</u>
Front (south)	10'	10' FPLA	20'
North: (north)	10'	10' VB	13'
Side: (west)	0'	5' CB	6'
Side: (east)	0'	5' CB	5.5'
Between Bldgs:	10'	n/a	10'

Note: 10' FPLA refers to the 10' Front Perimeter Landscaped Area, 5' CB refers to the 5' Common Boundary Landscaped Area, and the 10' VB refers to the 10' Vegetative Buffer.

WHITE SANDS ZONE

Not applicable

SIGNS

No signs are requested for this project at this time. All future signage must comply with the City of Destin Sign Ordinance #245.

STORMWATER

In a memorandum dated May 8, 1998, the City Engineer approved the project with the following conditions:

1. Driveway shall be a maximum of 27' within 10' landscape buffer.
2. Drawing no. 4 - exfiltration pipe section require stone specifications.
3. FDEP permit required before issuance of building permit.
4. Re-calculate stormwater concurrency to include the 25 yr. - 24hr. Storm event.

DESTIN WATER USERS

DWU approved the project in a letter dated April 23, 1998 with the following condition:

- 1. Move all meters and backflows to the northeast corner of the property.

FIRE DEPARTMENT

The Fire Department approved the project in a letter dated April 23, 1998.

GULF POWER

Gulf Power approved the project at the April 23, 1998, TRC meeting.

DESTIN ELECTRONIC SERVICES

DES approved the project at the April 23, 1998, TRC meeting.

UTILITIES

All utilities are required to be underground.

INGRESS/EGRESS

Access to the property is provide by one, 24' wide, two-way drive connecting from the northwest to Stahlman Avenue. This access point is at least 250' away from Stahlman Avenue, Palmetto Street, and Azalea Drive intersection.

SIDEWALKS

5' wide sidewalks are required along Stahlman Avenue and are shown on the site plan. Sidewalks shall be in place prior to issuance of Certificate of Occupancy.

REFUSE COLLECTION

Trash collection is provided by individual refuse containers as currently operating at the existing Destin Mini-storage.

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE:

24,739 s.f. of property x 18% = 4,453 s.f. required
24 % provided = 5,964 s.f. provided

TREES REQUIRED:

Reforestation: 3* Perimeter: 4 Parking Lot: N/A Buffers: 4 Tree Replacement: 3

Preserved trees on site (24" or greater) = N/A
Protected trees on site (12' to 24")= 11
Protected trees in the building's footprint= 7
Protected trees being saved= 1
Credit for protected/preserved trees= 3*
TOTAL TREES REQUIRED : 14
TOTAL TREES PROVIDED : 14

*Note: The three tree credit for preserving the 12" oak tree shall only be applied to the reforestation requirement. Also, the three protected trees being removed from the site which are not in the building's footprint shall each be replaced by an indigenous tree.

The property abuts a residential zoning district (RUD) on its rear (northern) property line and, therefore, is required to have a 10 foot vegetative buffer along the rear property line. This 10 foot vegetative buffer shall include a planting of one tree per 25 linear feet of buffer and a 6 foot high masonry wall or wooden fence. Also, a 5' Common Boundary Buffer is required along the side property lines. The required 5' Common Boundary landscaping shall provide a minimum of fifty percent opacity for that area between the finished grade level at the common boundary line and six feet above said level and horizontally along the length of all common boundaries within three years of planting. All required trees must be a minimum of 6' at time of planting and reach a crown of 20' at maturity. If trees are planted which do not reach a 20' crown at maturity, then additional trees shall be added and grouped together to meet the 20' crown requirement.

PARKING

The project, in accordance to Section 8.05.00.L.b(24) of the land Development Code, is not required to have a minimum number of parking spaces provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. The aisle width provided between buildings is 24 feet, which should allow for adequate turn around and parking space. Therefore, based on section 8.05.00.L.b(24), there is no minimum parking space required.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit.

ITEMS REQUIRED BEFORE ISSUANCE OF A BUILDING PERMIT

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COMMENTS

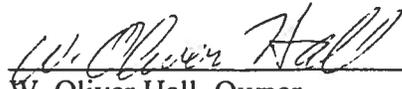
There have been no public comments filed with Staff regarding this project.

UNRESOLVED ISSUES

None.



Robert P. Franke, AICP 6/17/98 DATE
Community Development Director



W. Oliver Hall, Owner DATE
Destin Mini-Storage II

cc: City Clerk
City Engineer
Permit & Inspections Division
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