



November 19, 1998

ORDER #98-41

First Amended Final Development Order:

DESTIN MOTOR COMPANY: AMENDMENT NO. 1:
A MINOR DEVELOPMENT.
(SP #98-60)

Based upon the City's approval of this Development Order on November 19, 1998, 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 Community Development Director:

BACKGROUND / ISSUE:

Applicant: Richard Morea, Agent for First National Bank, Owner
Property Location: 226 Main Street (East side of Main Street, south of Compass Bank)
Request: Approval of a Minor Deviation to the Final Development Order #97-56 consisting of the addition of an automotive repair, service, and detailing facilities within the existing building and on site.
Parcel Size: .9 acres / 39,412 sq.ft.
Land Use Designation: C (Commercial)
Zoning District: BT (Business Tourism)
Density: N/A
Intensity: F.A.R. = .06 (no change)
Application Date: October 29, 1998 (original application November 13, 1997)

DETERMINATIONS:

1. All the findings of the Final Development Order #97-56 dated December 27, 1997, are incorporated herein; and
2. This Development Order does not extend any rights not already conferred by the Original Development Order (97-56)

CONDITIONS OF APPROVAL FOR DESTIN MOTOR COMPANY: AMENDMENT NO. 1:
A MINOR DEVELOPMENT (SP #98-60).

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 the date of issuance of the development order on December 29, 1997 (no later than December 28, 1998) and must be completed as shown on plans approved by the Technical Review Committee (dated 11-9-98).
2. The concurrency status of Destin Motor Company is identified in the attached TRC Report dated November 25, 1997 (Amended November 19, 1998) and is protected (for five years) through December 28, 2002, IF Destin Motor Company commences development within the twelve month period following the issuance of the Development Order on December 29, 1997. Construction permits must be obtained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.
3. Destin Motor Company must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - a. disturbance to the city's rights of way.
 - b. pavement cuts.
 - c. construction of any kind.
 - d. clearing and grubbing.
 - e. paving, grading, drainage, sidewalks.
 - f. signage.
 - g. installation of utilities.
 - h. construction trailers.
4. Any future signage must be reviewed by and permitted by the City of Destin
5. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT
 DESTIN MOTOR COMPANY: A MINOR DEVELOPMENT
A MINOR DEVELOPMENT
 NOVEMBER 25, 1997 (Amended November 19, 1998)**

ISSUE

Applicant:	Richard Morea, Agent for First National Bank, Owner
Property Location:	226 Main Street (East side of Main Street, south of Compass Bank)
Request:	Approval of a Minor Deviation to the Final Development Order #97-56 consisting of the addition of an automotive repair, service, and detailing facilities within the existing building and on site.
Parcel Size:	.9 acres / 39,412 sq.ft.
Land Use Designation:	C (Commercial)
Zoning District:	BT (Business Tourism)
Density:	N/A
Intensity:	F.A.R. = .06 (no change)
Application Date:	October 29, 1998 (original application November 13, 1997)

DISCUSSION:

Richard Morea, agent for First National Bank of Crestview, owner, requests approval of a minor development consisting of a one-story commercial building containing 2,304 s.f. to be used for automobile sales and automobile repair, detailing, and service. The building will be located on Main Street, south of Compass Bank and north of Dr. Toomey's. The property contains 0.9 acres, more or less.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT and the Land Use Category is C. The proposed project is in compliance with these Land Use Requirements.

COMPATIBILITY

North: BT zoning, C land use, Compass Bank,

South: BT zoning, C land use, medical office building (Dr. Toomey's)

East: IP zoning, C land use, Destin Industrial Park

West: BT zoning, C land use, Main Street, various commercial businesses

There are no unresolved compatibility conflicts of issues regarding this project and the adjacent or surrounding development.

DENSITY

Not applicable.

HEIGHT

The proposed project consists of a one-story building which has a proposed approximate height of 20' as measured to the mean of the roof. This is an allowable height in the BT Zoning District.

FLOOR AREA RATIO

The floor area ratio is .06. This is below the 1.07 maximum allowed.

RIGHT OF WAY DEDICATION

Not Applicable

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 conducted by Staff which showed that this 2,304 s.f. automobile sales building would generate 87 new AADT trips (new car sales). The location of this project is more than 1/4 mile from Highway 98. The streets affected are Main Street, Airport Road and Legion Drive. Assuming a 50% split occurs at each intersection, 44 AADT trips will head south on Main Street and 44 AADT will head north. The trips heading north will reach the Airport / Legion / Main Street intersection where it is assumed 1/3 of the trips or 15 AADT will continue in each direction.

The City's Traffic Consultant has reviewed the revised traffic report, and has determined that the trips generated by this project do not negatively impact the LOS on affected roadways.

SUBDIVISION OR PUD - PLAT

Not applicable

STORMWATER

The City Engineer approved this project in a letter dated December 19, 1997.

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</u>	<u>PROVIDED</u>	<u>REQUIRED BUFFERS</u>
Front (east):	10'	100'		10' FPLA
Rear (west):	0'	48'		5' FPLA
Side (south)	0'	76'		5' CB
Side (north)	0'	76'		5' CB

WHITE SANDS ZONE

This project DOES NOT lie within a White Sand Zone.

SIGNS

No signs are requested for this project. All future signage must comply with the City of Destin Sign Ordinance #245 and be reviewed and approved by the City.

WATER/SEWER

DWU approved the project in a letter dated December 28, 1997.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project in a letter dated December 8, 1997 with the following conditions:

- 1) Provide an exit sign in the repair area and delete the ones over the roll-up doors.

OKALOOSA GAS

Okaloosa Gas approved the project at the November 25, 1997 TRC meeting.

GULF POWER

Gulf Power approved the project at the November 25, 1997 TRC meeting.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the property is provided by a 24' wide two-way drive which connects to Main Street.

SIDEWALKS

A 5' wide sidewalk is required along Main Street and must be in place prior to the issuance of a Certificate of Occupancy.

REFUSE COLLECTION

Trash collection is provided by dumpster service. Dumpsters are shown on the site plan.

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE:

39,412 s.f. of property x 18% = **7,092 s.f. REQUIRED**
54% provided = **21,570 s.f. PROVIDED**

TREES REQUIRED:

Reforestation: 9 Perimeter: 8 Parking Lot: 4 Buffers: n/a

Protected Trees on Site: 4
Preserved Trees on Site: 0
Credit (protected or preserved): 9

TOTAL TREES REQUIRED: 12*
TOTAL TREES PROVIDED: 12

Note: Three (3) "protected" oak trees currently exist on the property and will be saved / left standing by the developer. Therefore, the reforestation requirement has been reduced to "0" trees as specified in the LDC.

PARKING

Parking for the project is based off the following calculations:

AUTO SALES,
AUTO REPAIR: 1 space per 400 s.f. of gross floor area
2,304 s.f./ 400 s.f. = 5.76 = 6 spaces

PARKING SPACE REQUIRED: 6 including 1 Handicapped Space
PARKING SPACE PROVIDED: 6 including 1 Handicapped Space

NOTE: A 10' x 25' Loading space is required and shown on the site plan

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

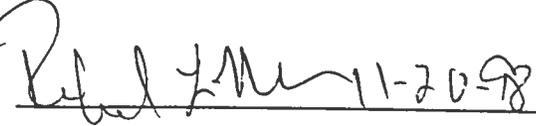
1. A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit.

COMMENTS

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

UNRESOLVED ISSUES

NONE

	11-20-98		11-20-98
Robert P. Franke; AICP Community Development Director	Date	Richard Morea Destin Motor Company	Date

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The City of Destin



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

December 29, 1997

ORDER #97-56

Final Development Order: DESTIN MOTOR COMPANY: A MINOR DEVELOPMENT

Applicant: Richard Morea, Agent for First National Bank, Owner
Location: East side of Main Street, south of Compass Bank
Request: Approval of a Minor development for a 2,304 s.f commercial building
Parcel Size: .9 acres / 39,412 s.f.
Land Use: C (Commercial)
Zoning District: BT (Business Tourism)
Density: N/A
Intensity: F.A.R. = .06
Application Date: November 13, 1997

Determinations:

1. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval for DESTIN MOTOR COMPANY, a Minor 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 the date of issuance of the development order on December 29, 1997 (no later than December 28, 1998).
2. The concurrency status of Destin Motor Company is identified in the attached TRC Report dated November 25, 1997; and
3. The concurrency status of Destin Motor Company is protected (for five years) through December 28, 2002, IF Destin Motor Company commences development within the twelve month period following the issuance of the Development Order on December 29, 1997.
4. 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. placement of construction trailers

5. An approved, valid and current Department of Environmental Protection (DEP) Stormwater Discharge Facilities permit for Destin Motor Company must be presented to the city prior to the issuance of a building permit.
6. Any future signage must be reviewed by and permitted by the City of Destin
7. Requirements identified by the Technical Review Committee:

TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT
DESTIN MOTOR COMPANY: A MINOR DEVELOPMENT
EAST SIDE OF MAIN STREET, SOUTH OF COMPASS BANK
NOVEMBER 25, 1997

ISSUE

Applicant: Richard Morea, Agent for First National Bank, Owner
 Location: East side of Main Street, south of Compass Bank
 Request: Approval of a Minor development for a 2,304 s.f commercial building
 Parcel Size: .9 acres / 39,412 s.f.
 Land Use: C (Commercial)
 Zoning District: BT (Business Tourism)
 Density: N/A
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DISCUSSION:

Richard Morea, agent for First National Bank of Crestview, owner, requests approval of a minor development consisting of a one-story commercial building containing 2,304 s.f. to be used for automobile sales. The building will be located on Main Street, south of Compass Bank and north of Dr. Toomey's. The property contains 0.9 acres, more or less.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT and the Land Use Category is C. The proposed project is in compliance with these Land Use Requirements.

COMPATIBILITY

North: BT zoning, C land use, Compass Bank, Exxon gas station
 South: BT zoning, C land use, medical office building (Dr. Toomey's)
 East: IP zoning, C land use, Destin Industrial Park
 West: BT zoning, C land use, Main Street, various commercial businesses

There are no unresolved compatibility conflicts of issues regarding this project and the adjacent or surrounding development.

DENSITY

Not applicable.

HEIGHT

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FLOOR AREA RATIO

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CONCURRENCY MANAGEMENT

Concurrency requirements met:

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TRAFFIC ANALYSIS

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SUBDIVISION OR PUD - PLAT

Not applicable

STORMWATER

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AIRPORT PROTECTION

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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

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TREES REQUIRED:

Reforestation: <u>9</u>	Perimeter: <u>8</u>	Parking Lot: <u>4</u>	Buffers: <u>n/a</u>
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Protected Trees on Site:	<u>4</u>
Preserved Trees on Site:	<u>0</u>
Credit (protected or preserved):	<u>0</u>
TOTAL TREES REQUIRED:	
TOTAL TREES PROVIDED:	<u>12*</u>

Note: Three (3) "protected" oak trees currently exist on the property and will be saved / left standing by the developer. Therefore, the reforestation requirement has been reduced to "0" trees as specified in the LDC.

PARKING

Parking for the project is based off the following calculations:

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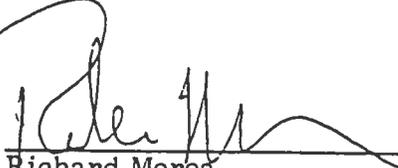
1. A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit.

COMMENTS

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

UNRESOLVED ISSUES

NONE

	<u>12/31/97</u>		<u>12-31-97</u>
Lockwood Wernet	DATE	Richard Morea	DATE
Community Development Director		Destin Motor Company	
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