



City of Destin

January 23, 2004

Order No. 04-04

Final Development Order:

**“DESTIN RV CENTER”:
A MINOR DEVELOPMENT
(SP-03-23)**

Based upon the City's approval of this Development Order, on January 22, 2004, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

Applicant: Rick Morea, Owner
Location: The proposed project will be located southwest of the intersection of Airport Road and Industrial Park Road. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0058-000A.
Request: Approval of a Minor Development identified as “Destin RV Center.” The proposed project consists of a 1-story storage building containing 5,650 sq. ft. of conditioned storage area for recreational vehicles.
Parcel Size: 0.319-acres (13,903 square feet)
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not applicable
Intensity: Required Floor Area Ratio (FAR): 1.07
Provided FAR: 0.47
Application Date: July 25, 2003
TRC Date: August 20, 2003
TRC Approval Date: January 22, 2004

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report January 22, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE “DESTIN RV CENTER”: A MINOR DEVELOPMENT (SP-03-23):

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

Construction must commence within one (1) year of approval of the Final Development Order on January 22, 2004 (no later than January 22, 2005), and must be completed as shown on plans approved by the Technical Review Committee (January 22, 2004).

WARNING: If the applicant/owner has not obtained a building permit(s) or has not commenced construction within one (1) year of issuance of the final development order, the final development order will become null and void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commenced construction. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code and City Ordinance 02-06-LC 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 capacity allocation status for "Destin RV Center" will be protected. **The protected concurrency status, however, will be lost if:**
 - A. **Building permit(s) are not obtained in accordance with Article 6, Section 6.01.00 of the Land Development Code to maintain concurrency capacity allocation.**
 - B. **Construction activity ceases for a period exceeding one (1) year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void and capacity assigned to the development will be returned to the pool of available capacity.**
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. If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be submitted for review and approval.
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 a FDEP stormwater approval.**

7. **Prior to the issuance of a Certificate of Occupancy/Completion**, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
8. **Prior to the issuance of a Certificate of Occupancy/Completion**, provide a cross-access (drainage/utility as necessary) easement and agreement for the west adjacent property. The cross-access easement and agreement must be forwarded to the City for review and approval by the City Attorney, after which it must be executed, recorded, and forwarded to the City.
9. **Prior to the issuance of a Certificate of Occupancy/Completion**, 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 area as required to maintain approved design cross-section(s), line(s), and grade(s). Provide schedule of maintenance and provide for annual city inspections and 30-day schedule for correcting deficiencies after notification by the City Engineer or City Manager's designee.

TECHNICAL REVIEW COMMITTEE REPORT

"DESTIN RV CENTER" A MINOR DEVELOPMENT (SP-03-23)

TRC Report: January 22, 2004

ISSUE:

Applicant: Rick Morea, Owner
Location: The proposed project will be located southwest of the intersection of Airport Road and Industrial Park Road. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0058-000A.
Request: Approval of a Minor Development identified as "Destin RV Center." The proposed project consists of a 1-story storage building containing 5,650 sq. ft. of conditioned storage area for recreational vehicles.
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Provided FAR: 0.47
Application Date: July 25, 2003
TRC Date: August 20, 2003
TRC Approval Date: January 22, 2004

DISCUSSION/FINDINGS:

Rick Morea, Owner, is requesting approval of a Minor Development identified as "Destin RV Center." The proposed project consists of a 1-story storage building containing 5,650 sq. ft. of conditioned storage area for recreational vehicles. The proposed project will be located southwest of the intersection of Airport Road and Industrial Park Road. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0058-000A.

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 project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review. This compatibility review is incorporated into the report language below.

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

The proposed construction is a permitted use in both the Commercial (C) Future Land Use Category and the Business Tourism (BT) Zoning District.



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

The proposed development consists of a 1-story building located southwest of the intersection of Airport Road and Industrial Park Road. The mid-point of the roof of the proposed building is 30 feet above finished grade, which is compatible with other structures in the vicinity. The proposed development has a floor area ratio of 0.47 (6,531 sq. ft. of floor area ÷ 13,901 sq. ft. of land area = 0.47 FAR) and is consistent with the Comprehensive Plan and Land Development Code.

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

According to the regulations in the City of Destin's Land Development Code, Six (6) parking spaces are required for this project. Seven (7) parking spaces have been provided, including one handicapped space.

The property meets the requirements for access by providing one 24-foot ingress/egress from the access easement off of Airport Road (located on the west side of the property) into the northern parking lot and a second 24-foot ingress/egress from the parking lot of the adjacent business (Destin Motors). In addition, a 12-foot exit only driveway is provided from the interior of the storage building to Industrial Park Road so that the storage recreational vehicles can exit separately.

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

According to the traffic review conducted by the City's Transportation Manager, and approved on January 8, 2004, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials). The major transportation facility segments and links, as identified per the RAC Interlocal Agreement / Unified Transportation Concurrency Methodology, impacted the most by the proposed development are as follows:

- Main Street between U.S. 98 and Kelly Street: 2 Trips (395 Remaining Trips)

The proposed use does not require restrictions on hours of operation.

The applicant must comply with City ordinances governing noise.

No lighting plans have been submitted as part of the application. If it is determined that additional lighting is necessary, a photometrics plan must be submitted and approved by the City prior to the installation of additional lighting.

E) Alteration of light and air;

This development will not alter the light or air of the surrounding properties.

F) Setbacks and buffers.

The proposed building on this lot meets all of the required setbacks for the BT Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	10'	10' FP	10' including the 10' FP
Back:	0'	5' CB	57' including the 5' CB
Side (north):	0'	5' CB	5' including the 5' CB
Side (south):	0'	5' CB	5' including the 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard ten (10) foot front perimeter landscape buffer on the eastern property line, a five (5) foot common boundary buffers along the, northern, western, and southern property lines.

DENSITY:

Not applicable.

HEIGHT:

The BT Zoning District does not have a maximum building height. Building height in this district is determined by compatibility and whether the proposed structure is three stories or more, which requires increased setbacks. The height of the proposed one-story building is 32 feet to the top of the roof and 25.6 feet to the cornice line. This is compatible with other buildings in the vicinity.

FLOOR AREA RATIO:

The Floor Area Ratio (FAR) for the proposed project is 0.47. The Future Land Use Designation for this property is Mixed Use (MU), which has an allowable FAR of 1.07. Therefore, the proposed development meets the FAR requirements.

RIGHT-OF-WAY DEDICATION:

Not applicable.

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 Transportation Manager, and approved on January 8, 2004, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials). The major transportation facility segments and links, as identified per the RAC Interlocal Agreement / Unified Transportation Concurrency Methodology, impacted the most by the proposed development are as follows:

- Main Street between U.S. 98 and Kelly Street: 2 Trips (395 Remaining Trips)

SUBDIVISION OR PUD - PLAT:

No applicable.

AIRPORT PROTECTION:

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

WHITE SANDS ZONE:

The proposed project is located outside of both White Sand Zones.

SIGNS:

No sign approval is part of this application. All future signs must comply with the applicable 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 August 19, 2003.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated August 20, 2003.

GULF POWER:

Gulf Power approved the project in a letter dated August 11, 2003.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated August 20, 2003.

SPRINT:

Sprint approved the project in a letter dated August 18, 2003.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated December 30, 2003.

UTILITIES:

Underground utilities/service (existing and proposed) are required.

STORMWATER:

The City approved the stormwater plan in a letter dated January 21, 2004.

INGRESS/EGRESS:

The property meets the requirements for access by providing one 24-foot two-way driveway off Ann Circle.

SIDEWALKS:

The property meets the requirements for access by providing one 24-foot ingress/egress from the access easement off of Airport Road (located on the west side of the property) into the northern parking lot and a

second 24-foot ingress/egress from the parking lot of the adjacent business (Destin Motors). In addition, a 12-foot exit only driveway is provided from the interior of the storage building to Industrial Park Road so that the storage recreational vehicles can exit separately.

REFUSE COLLECTION:

The owner intends to use roll-out dumpster service.

OPEN SPACE/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:

Required 18% Open Space: 2,502.64 sq. ft.
 Provided 32.4% Open Space: 4,510.56 sq.ft.

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" or 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u>0</u>
 Reforestation Trees (1 per every .10 of an acre: .319 x .10 = 4) Required on Site:	 <u>4</u>
 Total Reforestation Credits:	 <u>0</u>
Total Reforestation Trees Required on Site:	<u>4</u>
 Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	 4
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	10
Parking Lot Trees (1 per end row and landscape island) Required on Site:	2
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
TOTAL TREES REQUIRED:	<u>16</u>
TOTAL TREES PROVIDED:	<u>16</u>

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

Not applicable.

PARKING:

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

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

Per site plan:

5,650 square feet of gross floor area / 1,000 = 5.65 (6 required parking spaces)

TOTAL REQUIRED: 6 parking spaces (including one handicap space)

TOTAL PROVIDED: 7 parking spaces (including one handicap space)

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 are 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 may be subject to change. Final impact fee amounts will be determinant upon whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees. The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Outside Corridor 98 Industrial per 1,000 square feet" fee = \$5.87

$$(5,650 \text{ sq. ft.}) \times (\$5.87) = 33,165.50 / 1,000 = \$33.17$$

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

Total Police Protection Impact Fees to be paid for "Destin RV Center": \$33.17

Roads: The roads impact fees were calculated using the "Warehouse/storage/mini-warehouse per 1,000 sq. ft = \$369.00

$$(5,650 \text{ sq. ft.}) \times (\$369.00) = 2,084,850.00 / 1,000 = \$2,084.85$$

(sq. ft. of buildings) x (retail under 100,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Roads Impact Fees to be paid for "Destin RV Center": \$2,084.85

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$33.17
Roads:	=	<u>\$2,084.85</u>
TOTAL:	=	<u>\$2,118.02</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (December 31, 2003). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	\$506.25 (\$506.25 - \$500.00 Escrow account = \$6.25)
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Engineering Dept.)	Paid
Consultation Fees:	N/A
Administrative Costs:	\$23.37
Planning Commission Advertising:	N/A
City Council Advertising:	<u>N/A</u>
TOTAL (as of 12/31/03) =	\$29.62

COMMENTS/CONDITIONS:

Public Input:

There have been no comments of support or opposition filed with Staff regarding this project.

Per Community Development Department:

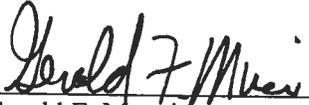
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2. **Prior to the issuance of a Certificate of Completion**, if applicable, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.

Per Engineering Department:

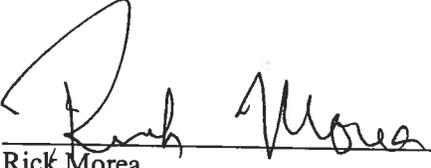
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UNRESOLVED ISSUES:

None, except for the conditions previously identified.



Gerald F. Mucci, Date
Community Development Director



Rick Morea, Date
Owner