



City of Destin

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September 20, 2000

Order No. 00-48

Final Development Order:

**“DESTIN TILE & MARBLE CO., INC.”:
A MINOR DEVELOPMENT
(SP-00-31)**

Based upon the City's approval of this Development Order, on September 20, 2000, 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 Technical Review Committee:

BACKGROUND / ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of Thomas Nick, Jr.
Location: The proposed project is located at 838 Airport Road.
Request: Approval of a Minor Development identified as “Destin Tile & Marble Co., Inc.” The proposed project consists of a 6,000 square foot office/showroom and warehouse facility (Phase I) and a 3,980 square foot office/showroom and warehouse (Phase II).
Parcel Size: The property contains 36,581 square feet or .84 acres +/-.
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not applicable
Intensity: 0.27 Floor Area Ratio
Application Date: June 5, 2000
TRC Date: June 21, 2000
Approved Site Plan Date: September 20, 2000

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee report dated September 20, 2000 are incorporated herein.

Community Development ♦
(850) 837-5686
Fax: (850) 837-7949

Engineering ♦
(850) 837-5694

Building Inspections ♦
(850) 654-1119
Fax: (850) 837-7949

Public Works
(850) 837-6869

Community Center ♦
(850) 654-5184
Fax: (850) 654-8998

Library ♦
(850) 837-8572
Fax: (850) 837-5248

CONDITIONS OF APPROVAL FOR THE "DESTIN TILE & MARBLE CO., INC.": A MINOR DEVELOPMENT (SP-00-31):

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

1. Construction must commence within twelve (12) months of approval of the Final Development Order on September 20, 2000 (no later than September 20, 2001) and must be completed as shown on plans approved by the Technical Review Committee (stamp dated September 20, 2000).

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 "Destin Tile & Marble Co., Inc." is protected (for five years) through September 20, 2005. 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. **Prior to the issuance of a Certificate of Occupancy, the required landscaping must be inspected and approved by the Community Development Department.** -
5. **Prior to the issuance of a Certificate of Occupancy, all required parking and related landscaping for all phases shall be installed, inspected, and approved by the Engineering Department and Community Development Department.**
6. **Prior to the issuance of a Certificate of Occupancy, all required impact fees must be paid.**
7. **Findings and requirements identified by the Technical Review Committee:** -

TECHNICAL REVIEW COMMITTEE REPORT

"DESTIN TILE & MARBLE CO., INC." A MINOR DEVELOPMENT (SP-00-31)

TRC Report: September 20, 2000

ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of Thomas Nick, Jr.
Location: The proposed project is located at 838 Airport Road.
Request: Approval of a Minor Development identified as "Destin Tile & Marble Co., Inc." The proposed project consists of a 6,000 square foot office/showroom and warehouse facility (Phase I) and a 3,980 square foot office/showroom and warehouse (Phase II).
Parcel Size: The property contains 36,581 square feet or .84 acres +/-.
Future Land Use: Commercial (C)
Zoning District: Business Tourism (BT)
Density: Not applicable
Intensity: 0.27 Floor Area Ratio
Application Date: June 5, 2000
TRC Date: June 21, 2000
Approved Site Plan Date: September 20, 2000

DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of Thomas Nick, Jr., is requesting approval of a Minor Development identified as "Destin Tile & Marble Co., Inc. The proposed project consists of a 6,000 square foot office/showroom and warehouse facility (Phase I) and a 3,980 square foot office/showroom and warehouse (Phase II). The proposed project is located at 838 Airport Road. The property contains 36,581 square feet or .84 acres more or less.

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:	LIU	RUS	Vacant
South:	C/IN	IP	Commercial/Industrial
East:	IN	IP	Fire Station
West:	C	BT	Commercial

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

DENSITY:

Not applicable.

HEIGHT:

The BT Zoning District does not have a maximum building height.

FLOOR AREA RATIO:

The project has a 0.27 Floor Area Ratio, which is less than the maximum of 1.07 allowed.

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:

The City of Destin Community Development Department performed a traffic analysis for the proposed project. The trips generated by this project affect Airport Road. The proposed project is more than a quarter mile from U.S. Highway 98, which is outside of the U.S. Highway 98 distribution criteria. The proposed office/showroom and warehouse project will not impact Segment "A", "B", or "C" of U.S. Highway 98. There are five (5) PM Peak Hour Directional Trips added onto Airport Road. The Level of Service (LOS) for Airport Road is not degraded by this project.

SUBDIVISION OR PUD - PLAT:

Not applicable.

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 FAA for temporary encroachment into this restrictive area and a copy of 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:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (northern):	10'	10' FP	59.66' including 10' FP
Side (eastern):	0'	5' CB	49' including 5' CB
Side (western):	0'	5' CB	10.78' including 5' CB
Back (southern):	0'	10' FP	43.01' including 10' FP
Between Bldgs:	N/A	N/A	N/A

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

WHITE SANDS ZONE:

The proposed project is not located within either White Sand Zone 1 or 2.

SIGNS:

No signs 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 at the June 21, 2000, TRC meeting.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated June 21, 2000.

GULF POWER:

Gulf Power approved the project in a letter dated June 21, 2000.

OKALOOSA GAS:

Okaloosa Gas approved the project at the June 21, 2000, TRC meeting.

SPRINT:

Sprint approved the project at the June 21, 2000, TRC meeting.

UNIVERSALCOM:

UniversalCom approved the project at the June 21, 2000, TRC meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated July 26, 2000.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved the stormwater plan in a memo dated September 20, 200 and attached hereto.

INGRESS/EGRESS:

Access to the property is provided by one (1) twenty (20) foot wide one-way drive along Airport Road and one (1) twenty-four (24) foot wide two-way drive along Industrial Park Road.

SIDEWALKS:

A five (5) foot sidewalk currently exists along the property adjacent to Airport Road. An additional section of five (5) foot sidewalk must be installed along the property adjacent to Industrial Park Road.

REFUSE COLLECTION:

Refuse collection is provided by curbside removal as noted on the approved site plan.

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:

36,581 sq. ft. of property x 18%	=	<u>6,585</u> sq. ft. required
Site plan provides 33%	=	<u>12,183</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 (1 trees x 4 credits per tree):	4
Credits for Existing Trees (20" or 24" diameter) on Site (0 trees x 5 credits per tree):	<u>0</u>
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u><u>4</u></u>

Reforestation Trees (1 per every .10 of an acre: $.89 \times 10 = 9$) Required on Site:	9
Total Reforestation Credits for Trees Required on Site ($4 - 9 = -5$ (0) remaining credits):	0
Total Reforestation Trees Required on Site:	5
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	5
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	22
Perimeter Trees (1 per 25') Required on Site:	10
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:	0
TOTAL TREES REQUIRED:	40
TOTAL TREES PROVIDED:	40

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

PARKING:

The project meets or exceeds the parking requirements as follows:

Per code:

Phase I:

Office: 1 space for every 200 square feet of gross floor area.

Warehouse/storage: 1 space for every 1,000 square feet of gross floor area.

Phase II:

Office: 1 space for every 200 square feet of gross floor area.

Warehouse/storage: 1 space for every 1,000 square feet of gross floor area.

Per site plan:

Phase I:

Office: 1,500 square feet / 200 = 7.5 spaces

Warehouse/storage: 4,500 square feet / 1,000 = 4.5 spaces

Phase II:

Office: 1,000 square feet / 200 = 5 spaces

Warehouse/storage: 2,980 square feet / 1,000 = 3 spaces

TOTAL REQUIRED: 20 spaces

TOTAL PROVIDED: 20 spaces (includes 2 handicapped parking spaces)

LOADING SPACE (ZONE):

Per code:

Commercial: 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, and one space for each additional 20,000 sq. ft.

Per site plan:

Commercial: 9,980 sq. ft. of gross floor area (Phase I and II) = 1 loading space

TOTAL REQUIRED: 1 loading space

TOTAL PROVIDED: 1 loading space

One 10' x 25' loading spaces is provided at the southwestern side of the Phase I building.

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 site 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: The police protection impact fees were calculated using the "Office per 1,000 sq. ft. = \$24.88" fee amounts under the "Non-residential –Outside Corridor" category and "Industrial per 1,000 sq. ft. = \$5.87" fee amounts under the "Non-residential –Outside Corridor" category.

Phase I:

(sq. ft. of building) x (Office per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(1,500 \text{ sq. ft.}) \times (\$24.88) = \$37,320 / 1,000 = \underline{\$37.32}$$

(sq. ft. of building) x (Industrial per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(4,500 \text{ sq. ft.}) \times (\$5.87) = \$26,415 / 1,000 = \underline{\$26.42}$$

Subtotal (Phase I) Police Impact Fees to be paid for "Destin Tile & Marble Co., Inc.": \$63.74

Phase II:

(sq. ft. of building) x (Office per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(1,000 \text{ sq. ft.}) \times (\$24.88) = \$24,880 / 1,000 = \underline{\$24.88}$$

(sq. ft. of building) x (Industrial per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(2,980 \text{ sq. ft.}) \times (\$5.87) = \$17,492.60 / 1,000 = \underline{\$17.49}$$

Subtotal (Phase II) Police Impact Fees to be paid for "Destin Tile & Marble Co., Inc.": \$42.37

Total Police Impact Fees to be paid for "Destin Tile & Marble Co., Inc.": \$106.11

Road: The road impact fees were calculated using the "Office < 100,000 sq. ft. per 1,000 sq. ft. = \$822.00" fee amounts and "Warehouse/Storage per 1,000 sq. ft. = \$214.00" fee amounts.

Phase I:

(sq. ft. of building) x (Office < 100,000 sq. ft. per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(1,500 \text{ sq. ft.}) \times (\$822.00) = \$1,233,000 / 1,000 = \underline{\$1,233.00}$$

(sq. ft. of building) x (Warehouse/Storage per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

$$(4,500 \text{ sq. ft.}) \times (\$214.00) = \$963,000 / 1,000 = \underline{\$963.00}$$

Subtotal (Phase I) Road Impact Fees to be paid for "Destin Tile & Marble Co., Inc.": \$2,196.00

