



City of Destin

July 22, 2003

Order No. 03-12

Final Development Order:

**“DONUT HOLE PARKING LOT:”
A MINOR DEVELOPMENT
(SP-02-54)**

Based upon the City's approval of this Final Development Order, on April 4, 2003, 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: William Chandler, Owner
Location: The proposed project will be located at 635 U.S Highway 98. The Tax Parcel Identification numbers for the property are No. 00-2S-22-0700-000A-0100 and No. 00-2S-22-0700-000B-0010.
Request: Approval of a Minor Development identified as “Donut Hole Parking Lot.” The proposed project consists of improving the existing parking lot.
Parcel Size: 0.92 acres/40,053 square feet
Future Land Use: Commercial (C)
Zoning District: Business Tourism(BT)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): Not applicable to parking lot improvements
Provided: Not applicable to parking lot improvements
Application Date: January 10, 2003
TRC Date: February 19, 2003
Approved Site Plan Date: April 4, 2003

DETERMINATIONS:

1. All the findings and requirements of the Technical Review Committee Report April 4, 2003, are incorporated herein.

CONDITIONS OF APPROVAL FOR THE “DONUT HOLE PARKING LOT”: A MINOR DEVELOPMENT (SP-2-54):

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 date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on July 22, 2003 (no later than July 22, 2004), and must be completed as shown on plans approved by the Technical Review Committee.

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 commence 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 No. 1 above, the concurrency capacity allocation status for "Donut Hole Parking Lot" will be protected. However, the protected concurrency status 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 so that concurrency is not maintained under section 6.02.00.B.3 of the Destin Land Development Code, 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.
2. **Condition:** Provide positive drainage flow across the north easement access drive to the inlet.
3. **Condition:** If groundwater is observed standing in stormwater structures, the stormwater management plan shall be void and a revised stormwater plan shall be resubmitted for review and approval.
4. **Condition:** 100% opacity should be maintained along the north property line east of the access easement to help buffer the adjacent residential neighborhood and to mitigate any transition in use, especially noise generated by traffic, patrons, and service vehicles using the parking and loading areas of the Donut Hole restaurant. If it is determined that adequate vegetative buffering (100% opacity) has not been provided, additional vegetation and/or an 8-foot privacy fence should be installed along the north property line if the existing fence along the southern property lines of the Sea Hills subdivision is removed for any reason.

5. **Prior to the issuance of any City Permit**, the vacation of ROW for First Street and the execution and recording of the ingress/egress easement agreement shall be completed per the direction of the City Engineer and City Land Use Attorney.
6. **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.
7. **Prior to the issuance of any City Permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
8. **Prior to the issuance of any City Permit**, the applicant shall provide 110% payment and performance bonds to the City in an amount of 10% greater than the total construction budget.
9. Prior to installing any outdoor lighting, a photometric plan must to submitted to the Community Development Department for review and approval.
10. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.
11. **Prior to the issuance of a Certificate of Occupancy**, the stormwater maintenance plan shall be acknowledged and signed by the owner. This plan shall include by 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 infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s).
12. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

TECHNICAL REVIEW COMMITTEE REPORT

“DONUT HOLE PARKING LOT:” A MINOR DEVELOPMENT (SP-02-54)

TRC Report: April 4, 2003

ISSUE:

Applicant: William Chandler, Owner
Location: The proposed project will be located at 635 U.S Highway 98. The Tax Parcel Identification numbers for the property are No. 00-2S-22-0700-000A-0100 and No. 00-2S-22-0700-000B-0010.
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Zoning District: Business Tourism(BT)
Density: Not Applicable
Intensity: Required Floor Area Ratio (FAR): Not applicable to parking lot improvements
Provided: Not applicable to parking lot improvements
Application Date: January 10, 2003
TRC Date: February 19, 2003
Approved Site Plan Date: April 4, 2003

DISCUSSION/FINDINGS:

William Chandler is requesting approval of a Minor Development identified as “Donut Hole Parking Lot.” The proposed project consists of improving and upgrading the existing parking lot that serves the Donut Hole Restaurant. The proposed project will be located 635 U.S. Highway 98. The Tax Parcel Identification numbers for these parcels are No. 00-2S-22-0700-000A-0100 and No. 00-2S-22-0700-000B-0010.

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. Refer to the attached “Compatibility Analysis: Donut Hole Parking Addition (SP-02-54)” for the complete analysis, dated December 3, 2003, which finds the proposed project compatible with the surrounding area, provided the applicant complies with the recommendations/conditions as provided in the Compatibility Analysis. The following is a brief overview of the analysis.

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

The proposed project is to improve the existing parking lot that serves the Donut Hole Restaurant. Restaurants are permitted principal uses in both the Commercial (C) Future Land Use Category and the Business Tourism (BT) Zoning District. The existing building meets setback, height, and floor area requirements of the Land Development Code.

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

This section is not applicable, since no structures have been proposed.

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

According to the regulations in the City of Destin's Land Development Code, 44 parking spaces are required for this development. 50 parking spaces have been provided, including three (3) handicapped parking spaces.

The property meets the requirements for access by providing one 25-foot two-way driveway off U.S. Highway 98.

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

No formal transportation concurrency analysis was deemed necessary by the City's traffic consultant due to the nature of this project.

No adverse impacts related to noise or hours of operation have been identified. Lighting plans have not been submitted. The applicant has been notified that lighting plans must be approved by the City prior to the issuance of a Certificate of Occupancy.

E) Alteration of light and air;

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. No new structures are proposed with this project. The existing structures meet all of the required setbacks for the Business Tourism (BT) zoning district.

The overall site plan meets the open space requirement (18% required / 30.7% provided). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer along the northern property line, and the standard five (5) foot common boundary landscape buffer on the western, eastern, and southern property lines. Tree replacement, parking island, and reforestation requirements have been satisfied.

DENSITY:

Not applicable.

HEIGHT:

Not applicable.

FLOOR AREA RATIO:

Not applicable.

RIGHT-OF-WAY DEDICATION:

Not applicable.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Potable Water: X Roadways: X Solid Waste: X
Recreation: X Sewer: X Drainage: X

TRAFFIC ANALYSIS:

No formal transportation concurrency analysis was deemed necessary by the City's traffic consultant due to the nature of this project.

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. No new structures are proposed with this project. The existing structures meet all of the required setbacks for the Business Tourism (BT) zoning district.

WHITE SANDS ZONE:

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

SIGNS:

No signs have been proposed and approved 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 in a letter dated November 19, 2002.

DESTIN FIRE CONTROL DISTRICT:

Destin Fire Control District approved the project in a letter dated November 20, 2002.

GULF POWER:

Gulf Power approved the project in a letter dated November 20, 2002.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated November 20, 2002.

SPRINT:

Sprint approved the project in a letter dated November 20, 2002.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated November 20, 2002.

UTILITIES:

All utilities are required to be underground.

STORMWATER:

The City Engineer approved the stormwater plan in a letter dated March 28, 2003.

INGRESS/EGRESS:

The property meets the requirements for access by providing one 24-foot two-way driveway off U.S. Highway 98.

SIDEWALKS:

A concrete sidewalk already exists on the south side of the property facing U.S. Highway 98.

REFUSE COLLECTION:

Not applicable.

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:

40,053 sq. ft. of property x 18%	=	7,210 sq. ft. required
Site plan provides 30.7%	=	12,285 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 (12 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:	0
Reforestation Trees (1 per every .10 of an acre: .92/ .10 = 9.2) Required on Site:	10

Total Reforestation Credits:	0
Total Reforestation Trees Required on Site:	10
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	10
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	8
Parking Lot Trees (1 per end row and landscape island) Required on Site:	12
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
TOTAL TREES REQUIRED:	22
TOTAL TREES PROVIDED:	22

A 5' Common Boundary Buffer is required along the eastern, western, and northern property lines, and a 10' Front Perimeter Landscape Area is required along the southern property line. The required five (5) foot Common Boundary Buffer on the eastern, western property lines and the northern property line west of the easement 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. If shrubs are used in these required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. The required five (5) foot Common Boundary Buffer along the northern property line east of the easement shall provide 100 percent opacity for that area between the finished grade level and 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. If it is determined that adequate vegetative buffering (100% opacity) has not been provided, additional vegetation and/or an 8-foot privacy fence should be installed along the north property line if the existing fence along the southern property lines of the Sea Hills subdivision is removed for any reason. 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:

The applicant has not proposed to construct the project in a multiple phases. Therefore, the construction plans do not contain a phasing plan.

PARKING:

The project meets or exceeds the parking requirements as follows:

Per code:

Restaurants: 1 space for every 75 square feet of gross floor area.

Per site plan:

Restaurants: 3,309 square feet / 75 = 44 spaces

TOTAL REQUIRED: 44 spaces

TOTAL PROVIDED: 50 spaces (includes 3 handicapped parking spaces)

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 shown (10 feet wide and 27 feet long with 15 foot clearance)

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).
2. A National Pollution Discharge Elimination System permit.

IMPACT FEES:

Not applicable.

OTHER FEES:

None.

COMMENTS/CONDITIONS:

Public Input:

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

Per Community Development Department:

1. **Condition:** 100% opacity should be maintained along the north property line east of the access easement to help buffer the adjacent residential neighborhood and to mitigate any transition in use, especially noise generated by traffic, patrons, and service vehicles using the parking and loading areas of the Donut Hole restaurant. If it is determined that adequate vegetative buffering (100% opacity) has not been provided, additional vegetation and/or an 8-foot privacy fence should be installed along the north property line if the existing fence along the southern property lines of the Sea Hills subdivision is removed for any reason.
2. **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.
3. **Prior to installing any outdoor lighting** (in addition to what has been shown on the approved site plans), a photometric plan must be submitted to the Community Development Department for review and approval.

4. **Prior to the issuance of a Certificate of Occupancy**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.
5. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.

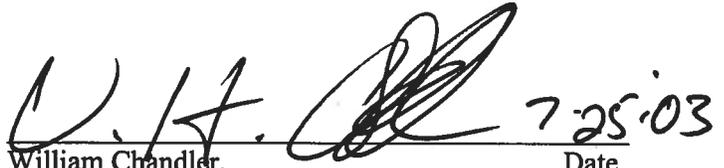
Per Engineering Department:

1. **Condition:** Provide positive drainage flow across the north easement access drive to the inlet.
1. **Condition:** If groundwater is observed standing in stormwater structures, the stormwater management plan shall be void and a revised stormwater plan shall be resubmitted for review and approval.
2. **Prior to the issuance of any City Permit**, the vacation of ROW for First Street and the execution and recording of the ingress/egress easement agreement shall be completed per the direction of the City Engineer and City Land Use Attorney.
4. **Prior to the issuance of a any City Permit**, a copy of the FDEP stormwater and NPDES approvals shall be forwarded to the City Engineer's office.
6. **Prior to the issuance of any City Permit**, the stormwater maintenance plan shall be acknowledged and signed by the owner. This plan shall include by 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 infiltration areas. Owner shall regrade swale/retention areas as required to maintain approved design cross-section(s), line(s), and grade(s).
7. **Prior to the issuance of any City Permit**, the applicant shall provide 110% payment and performance bonds to the City in an amount of 10% greater than the total construction budget.

UNRESOLVED ISSUES:

None, except for the conditions previously identified.


 Gerald F. Mucci, Date 7-22-03
 Community Development Director


 William Chandler, Date 7-25-03
 Owner

COMPATIBILITY ANALYSIS: DONUT HOLE PARKING ADDITION, A MINOR DEVELOPMENT (SP-02-54)

FOR CITY OF DESTIN, FLORIDA

PURPOSE OF THIS REPORT

The Donut Hole Restaurant is located on the north side of US 98, approximately 750 feet west of Beach Drive and directly south of the Sea Hills single-family residential subdivision. The Donut Hole desires to improve its parking lot. This report addresses the compatibility of the proposed expansion with the surrounding area.

The report: 1) identifies the compatibility requirements of the City of Destin that are contained in the City's Land Development Code (LDC, §7.09) and Comprehensive Plan; 2) analyzes whether the proposed development complies with those requirements; and 3) provides an opinion regarding the compatibility of the proposed development.

Aside from addressing the compatibility issue, this report does not address issues regarding the consistency of the proposed improvements with any other provisions of the City's Comprehensive Plan or the LDC.

DEFINITION OF "COMPATIBILITY" AND REQUISITE CONSIDERATIONS

In land use planning, "compatibility" means the extent to which a use(s) or development is capable of existing in harmony with other uses situated in its immediate vicinity. In the City's LDC as well as in Rule 9J-5, FAC, *compatibility* is defined as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." The City's Comprehensive Plan also includes this definition but elaborates more broad-based concerns consistent with accepted planning principles and practices.

The LDC requirements regulating compatibility are "*intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations*" [LDC, §7.09.01].

The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

- Type of land use, zoning district, and land use category;
- Building location, dimensions, height, and floor area ratio;
- Location and extent of parking, access drives, and service areas;
- Traffic generation, hours of operation, noise levels and outdoor lighting;
- Alteration of light and air; and
- Setbacks and buffers.

DESCRIPTION OF SURROUNDING AREA

The surrounding properties are as follows:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	MLDR	RUS	Single family residential subdivision
South	Mixed Use	BT	Single family residential and commercial
East	Commercial	BT	Two-story metal commercial building
West	Commercial	BT	One story stucco commercial building

ANALYSIS OF COMPATIBILITY

A. Type of Land Use, Zoning District, and Land Use Category.

SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
Donut Hole	Commercial	Business Tourism (BT)	Restaurant

The restaurant and accessory parking lot are allowable uses within the "Commercial" Comprehensive Plan Future Land Use designation and within the BT zoning district. The proposed improvements are consistent with the Comprehensive Plan provided compatibility criteria are met. The purpose of this compatibility analysis is to ensure that the proposed expansion will not adversely impact neighboring properties.

B. Building Location, Dimensions, Height, and Floor Area Ratio.

No new buildings are proposed. The Donut Hole is located immediately south of an existing single-family residential subdivision. The purpose of this compatibility analysis is to ensure that the proposed parking improvements will not negatively impact neighboring residential properties. Therefore, this analysis is intended to ensure that the single-family residential development immediately north of the Donut Hole is not adversely impacted by the commercial parking area. In addition, the analysis is intended to prevent any nuisance impacts occasioned by noise, glare, odor, traffic generation, or other negative impacts that may characterize the planned parking area.

The potential adverse impacts generated by the proposed development on adjacent residential uses to the north can be partially mitigated by maintaining the existing wood privacy fence that is approximately four feet tall and located along the north property line. In addition, the north property line should include a substantive vegetative buffer to mitigate the transition in use, especially noise generated by traffic, patrons, and service vehicles using the parking and loading areas.

100% opacity should be maintained along the north property line east of the access easement to help buffer the adjacent residential neighborhood and to mitigate any transition in use, especially noise generated by traffic, patrons, and service vehicles using the parking and loading areas of the Donut Hole restaurant. If it is determined that adequate vegetative buffering (100% opacity) has not been provided, additional vegetation and/or an 8-foot privacy fence should be installed along the north property line if the existing fence along the southern property lines of the Sea Hills subdivision is removed for any reason (See below).

Commercial development locating adjacent to a residential development is required to provide "buffer zone landscaping" [cross reference Section 7.10.02 (D), LDC]. In this case, an existing fence provides a partial buffer between the commercial and residential development. The fence, located along the common property line of the Sea Hills single-family residential subdivision and the subject site, is an amenity constructed by Sea Hills within its common area. As a condition of this site plan approval, the applicant must agree to provide a new eight (8) foot tall wood privacy fence along the south property line of the applicant's property if the existing fence becomes damaged in the future or otherwise becomes a maintenance or safety concern to the City or the residents of Sea Hills. This condition shall apply to successors in ownership of the subject commercial site.

C. Location and Extent of Parking, Access Drives, and Service Areas.

1. **Design of the Parking Facilities.** The Community Development Department and the City Engineering Department are reviewing the adequacy of the parking facilities, including the number of spaces provided, the design, and surfacing of the parking lot. The plans do not clearly denote whether the First Street right-of-way has been vacated to accommodate private use of this right-of-way. The City Engineer is responsible for this assessment.
2. **Service Areas.** The Engineering Department is reviewing the service area.

D. Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting.

1. **Traffic Generation.** This analysis does not address traffic generation or the impact of additional traffic on the roadway system.
2. **Noise Levels.** The proposed improvements are not anticipated to create any noise impacts above thresholds permitted by City ordinance.
 1. **Outdoor Lighting.** No additional outdoor lighting is proposed. Any additional or revised exterior lighting proposed for installation in the future will require a revised compatibility analysis at the time of plan submittal.

E. Alteration of Light and Air.

The plan is not anticipated to generate any other adverse impacts to light and air.

F. Setbacks and Buffers

The setbacks and buffers are adequate excepting the required rear vegetative screen and buffer described in Paragraph "B" herein

OPINION. The site plan for the proposed parking lot improvements complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code, §7.09 subject to compliance with the following conditions:

1. ***Parking Area Requires Additional Buffer and Screening.*** Commercial development locating adjacent to a residential development is required to provide “buffer zone landscaping” [cross reference Section 7.10.02 (D), LDC]. The noise and headlight projection generated by motorists, patrons, and service vehicles using the parking and loading areas, can be mitigated by the following:
 - a. ***Responsibility for Maintenance of Fence.*** As a condition of this site plan approval, the applicant must agree to provide a new eight foot (8’) tall wood privacy fence along the north property line of the applicant’s property if the existing fence becomes damaged in the future or otherwise becomes a maintenance or safety concern to the City or the residents of the single family subdivision to the north. This condition shall apply to successors in ownership of the subject commercial site.
 - b. ***Install Vegetative Buffer along South Property Line.*** The applicant shall maintain along the north property line east of the access easement a substantive vegetative buffer to mitigate the noise and headlight projection generated by traffic, patrons, and service vehicles. The vegetative buffer should provide the following:
 - i. 100% opacity should be maintained along the north property line east of the access easement to help buffer the adjacent residential neighborhood and to mitigate any transition in use, especially noise generated by traffic, patrons, and service vehicles using the parking and loading areas of the Donut Hole restaurant. If it is determined that adequate vegetative buffering (100% opacity) has not been provided, additional vegetation and/or an 8-foot privacy fence should be installed along the north property line if the existing fence along the southern property lines of the Sea Hills subdivision is removed for any reason.
2. ***Outdoor Lighting.*** The plan includes no outdoor lighting. Prior to installing any outdoor lighting, the applicant must first submit plans for such outdoor lighting to the City for review and approval. The plans must provide specifications for the proposed outdoor lighting, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spillover and illumination onto adjacent properties, public streets and highways, and the night sky. The source of all illumination should not be visible from off-site.

Summary. Subject to the above conditions, the site plan complies with the criteria for compatibility review contained in the City of Destin Comprehensive Plan and the Land Development Code. Any revisions to the site plan must be reviewed and approved by the Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].