



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

December 2, 2008

Order No. 09-06

Final Development Order:

“DESTIN ELEMENTARY RESTROOM” A MINOR DEVELOPMENT (SP-08-17)

Based upon the City's approval and issuance of this Development Order, on December 1, 2008, 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:** The City of Destin is requesting approval of a Minor Development identified as “Destin Elementary Restroom”
- Request:** The proposed development consists of a 697 square foot restroom facility and sidewalk access to the existing track at the Destin Elementary School sports complex.
- Location:** The proposed development is located on the Destin Elementary School property south of Kelly Street and west of Beach Drive in Section 00, Township 2 South, Range 22 West (630 Kelly Street) and is more specifically known by the Property Appraiser's Parcel I.D. number 00-2S-22-0000-0001-00C0.
- Parcel Size:** The current site area is 21.56 acres, more or less.
- Future Land Use:** Institutional (INST)
- Zoning District:** Institutional (INST)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 0.50 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.12 FAR
- Application Date:** August 27, 2008
- TRC Date:** September 17, 2008
- Approved Site Plan Date:** November 18, 2008

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated December 1, 2008 are incorporated herein.

CONDITIONS OF APPROVAL:

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

Construction of infrastructure 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 December 1, 2008 (no later than December 1, 2009), 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) for construction of infrastructure and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated. (Article 2, Section 2.10.00)

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 of infrastructure. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, 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 No. 1 above, the concurrency capacity allocation status for “Destin Elementary Restroom” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
- A. **Construction permit(s) in association with construction of infrastructure are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**
 - B. **Construction of infrastructure 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 Article 6 of the Destin Land Development Code.**
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 (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Department.)
 - 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. **Conditions Per Community Development Department:** Refer to pages 10 and 11 of the attached TRC Report dated December 1, 2008.
5. **Conditions Per Public Services Department:** Refer to page 11 of the attached TRC Report dated December 1, 2008.
6. **Conditions Per Destin Water Users, Inc.:** Refer to pages 8 and 9 of the attached TRC Report dated December 1, 2008.

TECHNICAL REVIEW COMMITTEE REPORT

“DESTIN ELEMENTARY RESTROOM” A MINOR DEVELOPMENT (SP-08-17)

TRC Report: December 1, 2008

ISSUE:

- Applicant:** The City of Destin is requesting approval of a Minor Development identified as “Destin Elementary Restroom”
- Request:** The proposed development consists of a 697 square foot restroom facility and sidewalk access to the existing track at the Destin Elementary School sports complex.
- Location:** The proposed development is located on the Destin Elementary School property south of Kelly Street and west of Beach Drive in Section 00, Township 2 South, Range 22 West (630 Kelly Street) and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0000-0001-00C0.
- Parcel Size:** The current site area is 21.56 acres, more or less.
- Future Land Use:** Institutional (INST)
- Zoning District:** Institutional (INST)
- Density:** Allowed: N/A
Proposed: N/A
- Intensity:** Allowed: 0.50 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.12 FAR
- Application Date:** August 27, 2008
- TRC Date:** September 17, 2008
- Approved Site Plan Date:** November 18, 2008

DISCUSSION/FINDINGS:

The City of Destin is requesting approval of a Minor Development identified as “Destin Elementary Restroom”. The proposed development consists of a 697 square foot restroom facility and sidewalk access to the existing track at the Destin Elementary School sports complex. The proposed development is located on the Destin Elementary School property south of Kelly Street and west of Beach Drive in Section 00, Township 2 South, Range 22 West (630 Kelly Street) and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0000-0001-00C0. The current site area is 21.56 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical review, Concurrency Management review, and a Level of Service review.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Institutional (INST) and a Zoning designation of Institutional (INST). The proposed use is consistent with the Institutional (INST) Future Land Use designation and is a permitted principal use within the Institutional (INST) Zoning District.

LAND USE TRANSITION & SPECIAL DESIGN CRITERIA:

Comprehensive Plan: 2010 Policy 1-2.1.7 requires that *“All property designated for nonresidential use on the FLUM shall be developed and designed to ensure a smooth land use transition between the said nonresidentially designated property and any directly abutting low rise residential property, either existing or identified on the FLUM.”* The LDC requirements regulating “special design criteria” are *“...to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin.”* This section also states, *“These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.”* [LDC, §7.09.00].

Criteria for consideration to ensure smooth land use transition and special design include:

- Proximity of proposed nonresidential use to abutting low rise residential property
- Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio)
- Traffic generation
- Setbacks and buffers
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

Proximity of proposed nonresidential use to abutting low rise residential property:

The proposed development consists of a 697 square foot restroom facility and sidewalk access to the existing track at the Destin Elementary School sports complex. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Low Density Residential (LDR)	Low Density Residential - Village (LDR-V)	North: Residential
South	Institutional (INST)	Institutional (INST)	South: Church
East	Low Density Residential (LDR)	Low Density Residential - Village (LDR-V)	East: Residential
West	Low Density Residential (LDR)	Low Density Residential - Village (LDR-V)	West: Residential

As described herein, the surrounding uses are Residential and Church. The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio):

Massing (Width and Depth) and Height (Buildings):

The proposed development consists of a 697 square foot restroom. The structure measures 32.67 feet by 21.33 feet and has a height of 14.5 feet.

Intensity (Floor Area Ratio - FAR):

The FAR calculation methodology results in an FAR of 0.12, which is also below 0.50 and is calculated as follows:

Total sq. ft. of existing and proposed buildings / sq. ft. of subject parcel = FAR

$$113,945 \text{ sq. ft.} / 939,154 \text{ sq. ft.} = 0.12 \text{ FAR}$$

Traffic Generation:

Please refer to the "Traffic Analysis" section below.

Setbacks and Buffers:

The proposed development meets all of the required setbacks for the INST Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	None	N/A	325'
Rear:	None	N/A	435'
Side:	None	N/A	550'
Between Bldgs.:	10'	N/A	30'

Mechanical equipment:

Condition: Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.

Outdoor storage and display:

No storage or display areas are depicted on the approved site plan. Therefore, the outdoor storage and display of materials, equipment, and merchandise is not permitted for this proposed development.

Solid waste collection areas:

All non-construction related dumpsters, trashcans, and recycling bins are to be placed in solid waste collection areas or inside a building. Solid waste collection areas are to be set back a minimum of ten feet from any property line that abuts single-family, duplex or townhome uses and setback a minimum of five feet from any property line which abuts a non-residential or mixed use.

Condition: All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque.

Parking, loading, or accessway areas:

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

The site plan for "Destin Elementary Restroom" complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.00.

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to further analysis if required pursuant to provisions of the Comprehensive Plan [Policy 1-2.1.7] and Land Development Code [LDC, §7.09].

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 transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on November 18, 2008, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City's Comprehensive Plan: 2010.

As a requirements of the City's multimodal transportation district, as adopted in Comprehensive Plan: 2010, the City's Transportation Manager has reviewed and approved the applicant's traffic impact analysis dated November 6, 2008.

SUBDIVISION OR PUD - PLAT:

Not applicable.

AIRPORT PROTECTION:

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion 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 the FAA for temporary encroachment into this restrictive area and a copy of a 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.

WHITE SANDS ZONE:

The project property is not located in a White Sand Zone area.

SIGNS:

No overall 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.

UTILITIES:

All proposed utilities are required to be placed underground.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated September 4, 2008.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated September 16, 2008.

GULF POWER:

Gulf Power approved the project in a letter dated September 17, 2008.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated September 17, 2008

EMBARQ:

Embarq approved the project in a letter dated December 1, 2008.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated September 12, 2008, and had the following conditions:

1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.

2. **Condition:** Field verified and scaled “as-built” plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

STORMWATER:

The City approved the stormwater management plan on September 10, 2008, and had the following **stormwater** related conditions:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.
2. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
3. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided by the existing two-way ingress/egress accessway off of Kelly Street.

PARKING:

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

Per code:

Replacing existing restroom will not generate additional parking requirements.

Per site plan:

Replacing existing restroom will not generate additional parking requirements.

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The solid waste from this structure will be handled by the existing dumpster.

SIDEWALKS:

No additional sidewalks along the ROW are required for this project.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 939,154 sq. ft. (21.56 acres, more or less)
Required 25% Open Space: 234,789 sq. ft.
Provided Open Space: 825,209

Landscape Requirements:

It has been determined this project does not require a landscape plan. The Site Plans shows that no Trees will be removed and identifies four trees which will have a tree protection barrier installed during construction.

IMPACT FEES:

This is a City project and impact fees are waived.

OTHER FEES:

This is a City project and other fees are waived.

COMMENTS/CONDITIONS:

Public Input:

No public comments have been presented to staff at the time of this report.

Per Community Development Department:

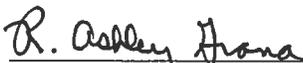
1. **Condition:** Prior to the issuance of a Certificate of Occupancy, assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*
2. **Condition:** Prior to the issuance of a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
3. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*

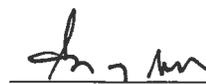
4. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. Please indicate this requirement on sheet 4 of 11 of the Site Construction Plans and state that the project will expect dumpster service. *Ref. LDC Section 7.09.02(B)(3).*
5. **Condition:** Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
6. **Condition:** Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan shall be submitted prior to the issuance of any city permit, must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
7. **Condition:** The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02(A)(5).*
8. **Condition:** All new development projects that include erecting a new building and/or structure shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*
9. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
10. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

Per Public Services Department:

1. **Condition:** Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the City Public Services Department.
2. **Condition:** Ensure the proposed RPZ is located on the school property and out of the ROW.

SIGNATURE BLOCK:

 _____ 12/2/08
 R. Ashley Grana Date
 Planning Manager

 _____ 12/2/08
 City of Destin Date
 Greg Kisela
 City Manager

