



CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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November 18, 2004

Order No. 05-06

Final Development Order:

**“DESTIN-FT. WALTON BEACH AIRPORT
GENERAL AVIATION TERMINAL FACILITY”
A MAJOR DEVELOPMENT
(SP-04-19)**

Based upon the City Council's approval of this development order on November 1, 2004, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report, testimony, and with the following conditions as specified by the City Council:

BACKGROUND / ISSUE:

Applicant: Mr. Jerry Sealy of the Okaloosa County Airport Authority and The LPA Group, Inc., on behalf of The Okaloosa County Board of County Commissioners, is requesting approval of a Major Development identified as “General Aviation Terminal Facility.”

Request: The proposed project consists of redeveloping the existing terminal facility at the Destin-Ft. Walton Beach Airport. The phased redevelopment will encompass demolishing the existing aircraft hangar, flight school building, terminal building, and parking areas and replaced with a stand-alone 5,355 sq. ft. terminal facility and parking area.

Location: The proposed project is located at the existing Destin-Ft. Walton Beach Airport, 1001 Airport Road, and is more specifically known as Property Appraiser's parcel I.D. numbers 00-2S-22-0000-0007-0000 and 00-2S-22-0000-0033-0010. (Exhibit A: Location Map).

Parcel Size: The total airport site area is 224.4 acres, more or less and with the area of redevelopment encompassing 2.43 acres, more or less.

Future Land Use: Light Industrial (IN)

Zoning District: Airport Industrial Park (AIP)

Density: Not applicable

Intensity: Allowed: 1.07 Floor Area Ratio (FAR) per current Comprehensive Plan – 2000
Proposed: -0.78 FAR per Land Development Code Definition OR
0.05 FAR per more commonly used methodology

Application Date: May 3, 2004

TRC Date: May 19, 2004

Approved Site Plan Date: October 14, 2004

City Council Date: November 1, 2004

DETERMINATIONS:

1. The Destin City Council held a public hearing on November 1, 2004. The Council voted 7 to 0, to approve the project as presented in the agenda package and subject to all applicable conditions identified within the Final Development Order, TRC report dated October 14, 2004, with all necessary changes and updates, testimony, and contingent upon payment of all outstanding fees prior to the issuance of the Development Order.

All the findings of the Technical Review Committee report dated October 14, 2004, are incorporated herein.

CONDITIONS OF APPROVAL FOR "DESTIN-FT. WALTON BEACH AIRPORT GENERAL AVIATION TERMINAL FACILITY" A MAJOR DEVELOPMENT (SP-04-19):

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 November 18, 2004 (no later than November 18, 2005), 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 "Destin-Ft. Walton Beach Airport General Aviation Terminal Facility" 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 (Note: Applicant must obtain the proper ROW permit(s) from the Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
 - 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.

Community Development Department Conditions: Refer to pages 11, 12, and 13 of the attached TRC Report dated October 14, 2004.

TECHNICAL REVIEW COMMITTEE REPORT

**“DESTIN-FT. WALTON BEACH AIRPORT
GENERAL AVIATION TERMINAL FACILITY”
A MAJOR DEVELOPMENT
(SP-04-19)**

TRC Report: October 14, 2004

ISSUE:

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DISCUSSION/FINDINGS:

Mr. Jerry Sealy of the Okaloosa County Airport Authority and The LPA Group, Inc., on behalf of The Okaloosa County Board of County Commissioners, is requesting approval of a Major Development identified as “General Aviation Terminal Facility.” The proposed project consists of redeveloping the existing terminal facility at the Destin-Ft. Walton Beach Airport. The phased redevelopment will encompass demolishing the existing aircraft hangar, flight school building, terminal building, and parking areas and replaced with a stand-alone 5,355 sq. ft. terminal facility and parking area. The proposed project is located at the existing Destin-Ft. Walton Beach Airport, 1001 Airport Road, and is more specifically known as Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0007-0000 and 00-2S-22-0000-0033-0010. The total airport site area is 224.4 acres, more or less and with the area of redevelopment encompassing 2.43 acres, more or less.

The proposed project as depicted on the site plan(s) (Exhibit B), as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review that is detailed below under the "Compatibility" section of this TRC Report.

The proposed request as presented and described is consistent with the Comprehensive Plan and Land Development Code, which include a Compatibility review with conditions, 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 Map category of Light Industrial (IN) and a Zoning District designation of Airport Industrial Park (AIP). The phased redevelopment of demolishing the existing aircraft hangar, flight school building, terminal building, and parking areas and the construction of a stand-alone 5,355 sq. ft. terminal facility and parking area is consistent with the Light Industrial (IN) Future Land Use Map category as an allowed use pursuant to the Comprehensive Plan - 2000. The Airport Industrial Park (AIP) zoning district specifically allows for the described use(s) (§7.12.01 (P) (1), LDC). However, the proposed development must satisfy compatibility criteria established in Policy 7.A.4.6 (p), Comprehensive Plan and §7.09.03, LDC.

COMPATIBILITY:

A compatibility analysis was submitted by the applicant's agent for staff review and approval. A review of the analysis resulted in the need for the City to conduct an additional analysis. See the attached compatibility analysis prepared by Renaissance Planning Group (RPG) (Exhibit C) for the complete analysis, conclusions, and recommendations for this project.

Based on the characteristics to measure compatibility and the analysis by RPG dated September 27, 2004, the proposed site plan for the "General Aviation Terminal Facility" development and attributable conditions associated with the Final Development Order complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09 and is deemed more compatible with the surrounding area

Any additional revisions to the site plan must be reviewed and approved by the appropriate 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].

INTENSITY:

Floor Area Ratio:

The Light Industrial (IN) Future Land Use Map category has a maximum floor area ratio (FAR) of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" of the Destin Land Development Code is as follows:

(Total gross floor area) - (Total square feet of required setbacks and open space + parking) = FAR
Total square feet of site

120,586 +/- sq. ft. - 67,629 sq. ft. = FAR
9,801,000 sq. ft.

52,957 / 9,801,000 sq. ft. = 0.0054 FAR

Utilizing the formula as defined above, the FAR of 0.0054 is below the maximum of 1.07. Thus, the FAR is in compliance.

The more common FAR calculation methodology results in an FAR of 0.01, which is below the current 1.07 FAR requirement.

Total square feet of existing and proposed buildings / square feet of subject parcel = FAR

120,586 sq. ft. / 9,801,000 sq. ft. = 0.01 FAR

The Light Industrial (IN) Future Land Use Map category has a maximum floor area ratio (FAR) of 1.07. The project's code required FAR and more commonly used FAR, as calculated, are compliant.

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is part of this redevelopment.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Solid Waste: **X**

Potable Water: **X**

Sanitary Sewer: **X**

Traffic: **X**

Stormwater Management: **X**

Please refer to the attached Exhibits E through I for approved Concurrency Evaluation Certificates.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Manager and approved on July 26, 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).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after discussions and agreement with the applicant's engineer that no trips will be added or taken away due to the redevelopment aspects of the project.

SUBDIVISION OR PUD - PLAT:

No division or resubdivision of land is proposed as part of this development.

WHITE SANDS ZONE:

The project property is not located in either White Sand Zone I or II.

PHASING:

The proposed development will be a phased development. See sheets G3.1, C1.1 and C1.2.

AIRPORT PROTECTION:

The proposed redevelopment is entirely within the property of the Destin-Ft. Walton Beach Airport. The proposed redevelopment is compliant with the airport zoning regulations (LDC, Article 7, Section 7.15.00.

HEIGHT:

The proposed structure is designed at a height of 27' 10 1/2 inches from finished floor to the top of the highest roof. Maximum height in the AIP zoning district, other than for hangars and communication towers, is 35'.

SETBACKS:

The proposed buildings meet and exceed all of the required setbacks for the following zoning district(s):

Airport Industrial Park (AIP):

Distances provided are from the proposed terminal facility to the nearest property lines:

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (south):	15'	10' FP	271' including the 10' FP
Side (east):	15'	10' VB	1079' including the 10' VB
Side (west):	15'	10' VB	434' including the 10' VB
Rear (north):	15'	10' VB	Over 1000' including the 10' V
Between Bldgs.:	20'	N/A	Over 20.0'

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: 10' FP is required along the property abutting the right-of-way. Due to the more intense use of the Airport, 10' VB is necessary along all other property lines.

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:

Utilities/service (existing and proposed) shall be placed underground.

CITY OF DESTIN BUILDING OFFICIAL:

Building Official has no technical comments at this time. A full set of construction plans; specifications and related documents must be submitted to the Building Department for review and approval before a building permit will be issued.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated May 13, 2004.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated August 5, 2004.

GULF POWER:

Gulf Power did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated May 19, 2004.

SPRINT:

Sprint did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated September 1, 2004.

STORMWATER:

The stormwater management plan was found acceptable and approved on September 10, 2004, and had the following stormwater related conditions:

1. **Condition:** All stormwater runoff from the 7.70 acre basin shall be directed to retention areas.
2. **Condition:** The existing swales shall remain operational, until the proposed swales are complete and APPROVED by the Engineer of Record and the City of Destin.
3. **Condition:** 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 resubmitted for review and approval.

4. **Prior to obtaining any city permit**, a copy of the FDEP Stormwater & NPDES approvals shall be forwarded to the City Engineer's office.
5. **Prior to obtaining a Certificate of Occupancy**: The Stormwater Operation / Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including 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 areas as required to maintain approved design cross-section(s), line(s), and grade(s) and shall keep all inlets and exfiltration pipes clean and unobstructed.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is not located within any identifiable special flood hazard areas per the FEMA Flood Insurance Rate Maps. There are identified environmentally sensitive zones on the airport grounds; however, none are affected and/or disturbed by the proposed redevelopment.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided by the existing accesspoint along Airport Road. There are no proposed changes to this accesspoint.

PARKING:

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

Per code:

Offices (Administrative, Business, Professional, Government, etc.): 1 space for every 200 square feet of gross floor area.

5,355 square feet (new facility) / 200 = 27 parking spaces

Per site plan:

5,355 square feet (new facility) / 200 = 27 parking spaces PLUS 51 additional spaces

TOTAL REQUIRED: 27 parking spaces (including 2 handicap spaces)

TOTAL PROVIDED: 78 parking spaces (including 4 handicap spaces)

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

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. Dumpster must be enclosed by fully opaque screen and gate as indicated on Sheet Exhibit 2B.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

No sidewalks are proposed along the Airport Road right-of-way. Internal pedestrian connectivity is achieved.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

- Development Area (Total Area): 9,775,735.2 sq. ft. (224.42 acres, more or less)
- Redevelopment Area (Limits of Construction): 105,789 sq. ft. (2.43 acres, more or less)
- Required 18% Open Space (Redevelopment Area): 19,042.02 sq ft. (0.44 acres)
- Provided Open Space (Redevelopment Area): 50.2% 55,757 sq. ft. (1.28 acres)

Tree Requirements (Redevelopment Area):

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" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Reforestation Trees (1 per every .10 of an acre: 2.42 x 10 = 24 Required on Site):	<u>24</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>24</u>

Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	24
Front Perimeter Trees (1 per 25') Required on Site:	12
Parking Lot Trees (1 per end row and landscape island) Required on Site:	16
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site: (Includes additional vegetation per Compatibility Analysis)	*
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	52
TOTAL TREES PROVIDED:	58*

*The number of trees provided shall be adjusted (increased) to address any compatibility requirements prior to the certificate of occupancy.

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (east). A ten (10) foot Front Perimeter Landscape Area is required along the southern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) 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 required, the ten (10) foot Front Perimeter Landscape Buffer shall be calculated as one (1) tree per twenty-five (25) linear feet of buffer. Unless otherwise noted, 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 per the approved landscape plan has been inspected and approved by the Community Development Department. Additional vegetation may be required per compatibility.**

IMPACT FEES:

The proposed project is a redevelopment of an existing general aviation facility (fixed based operation). As a result of the decrease in square footage from approximately 11,000 sq. ft. to 5,355 sq. ft. and the use is preexisting, no impact fees shall be calculated and required.

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (September 28, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	Paid from escrow
City Compatibility Consultant:	\$108.39
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Stormwater Man.)	Paid
Administrative Costs:	Paid
City Council Advertising:	\$116.64
TOTAL (as of 11/18/04) =	\$225.03 (Subject to change)

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

FDEP stormwater and NPDES approvals shall be forwarded to the city engineer's office for stamp received and then forwarded to the Community Development Department.

COMMENTS/CONDITIONS:

Public Input:

Over the last several months, public comments have been presented to staff about the Destin-Ft. Walton Beach Airport. None have been presented formally about this proposed project.

Per Community Development Department:

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
2. **Prior to the issuance of a Certificate of Occupancy**, the landscaping and all outdoor lighting, if installed, must be inspected and approved by the Community Development Department. **All proposed outdoor lighting at this time is accent and landscaping related. No request for outdoor pole lighting for the parking area is part of the application.** If any additional outdoor lighting is planned, provide the following information on the proposed outdoor lighting plan or photometrics plan: 1) the height and location of the lighting fixtures (pole and/or wall mounts); 2) the proposed wattage of the light bulbs; 3) the direction of illumination (e.g. straight down, outwards, etc...), 4) area of illumination, and 5) levels of illumination – foot candles throughout the site. See staff if you need further explanation. If you are not requesting approval of the outdoor lighting at this time, then a note must be placed on the site plan indicating this desire. If outdoor lighting is requested at a later time, the lighting plan must be submitted for review. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
3. **Prior to the issuance of the Certificate of Occupancy, additional buffer zone landscaping on the airport property may be required to “soften the industrial nature of the site.”** Even though the majority of the redevelopment is occurring within an identifiable “Limits of Construction” area, it is necessary to provide an increased vegetative buffer area per the compatibility review to “soften the industrial nature of the site” from the surrounding commercial and residential uses.
4. All stormwater runoff from the 7.70 acre basin shall be directed to retention areas.
5. The existing swales shall remain operational, until the proposed swales are complete and APPROVED by the Engineer of Record and the City of Destin.
6. 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 resubmitted for review and approval.
7. **Prior to obtaining any city permit**, a copy of the FDEP Stormwater & NPDES approvals shall be forwarded to the City Engineer’s office
8. **Prior to obtaining a Certificate of Occupancy:** The Stormwater Operation / Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including 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 areas as required to maintain approved design cross-section(s), line(s), and grade(s) and shall keep all inlets and exfiltration pipes clean and unobstructed.

