



# City of Destin

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July 3, 2000

**ORDER No. 00-36**

## Final Development Order:

### **“DESTIN - FORT WALTON BEACH AIRPORT HANGERS”: A MAJOR DEVELOPMENT (SP-99-43)**

Based upon the City Council’s approval of this Development Order, on June 26, 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 City Council:

#### BACKGROUND / ISSUE:

**Applicant:** Tradewinds Development Corporation, on behalf of the Okaloosa County Board of County Commissioners.

**Location:** The proposed project is generally located at 1001 Airport Road.

**Request:** Approval of a Major Development identified as “Destin – Fort Walton Beach Airport Hangers.” The proposed project consists of two (2) airplane hangers: a T-Hanger (15,748 sq. ft.) and a Maintenance Hanger (15,400 sq. ft.).

**Parcel Size:** The subject property consists of 322.03 acres +/-.

**Future Land Use:** Light Industrial (IN)

**Zoning District:** Airport Industrial Park (AIP)

**Density:** N/A

**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.01 Floor Area Ratio

**Application Date:** December 9, 1999

**TRC Date:** January 19, 2000

**Approved Site Plan Date:** April 21, 2000

**Planning Commission Date:** May 4, 2000

**City Council Date:** June 26, 2000

#### DETERMINATIONS:

1. A hearing was held by the Destin City Council on June 26, 2000, and the City Council approved the development by a vote of 7-0 with conditions; and

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

2. The Planning Commission considered the proposal on May 4, 2000 and recommended the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and
3. All the findings of the Technical Review Committee report dated April 21, 2000 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "DESTIN - FORT WALTON BEACH AIRPORT HANGERS", A MAJOR DEVELOPMENT (SP-99-43):**

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

Construction must commence within twelve (12) months of approval of the Final Development Order on June 26, 2000 (no later than June 26, 2001) and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated April 21, 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 – Fort Walton Beach Airport Hangers" is protected through June 26, 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 obtaining a Certificate of Completion**, any encroachments on the private property shall require easement agreement(s) with the property owner(s) and must be recorded.
5. **Prior to the issuance of a Certificate of Occupancy**, a computer disk of the master plan in AutoCAD R14 format must be submitted to the City Engineer.
6. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
7. **Prior to the issuance of a Certificate of Occupancy**, all required impact fees must be paid or a determination made by the City Manager that the project is exempt from impact fees.
8. Findings and requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT**  
**“DESTIN - FORT WALTON BEACH AIRPORT HANGERS”:**  
**A MAJOR DEVELOPMENT**  
**(SP-99-43)**

**TRC Report: April 21, 2000**

**ISSUE:**

**Applicant:** Tradewinds Development Corporation, on behalf of the Okaloosa County Board of County Commissioners.

**Location:** The proposed project is generally located at 1001 Airport Road.

**Request:** Approval of a Major Development identified as “Destin – Fort Walton Beach Airport Hangers.” The proposed project consists of two (2) airplane hangers: a T-Hanger (15,748 sq. ft.) and a Maintenance Hanger (15,400 sq. ft.).

**Parcel Size:** The subject property consists of 322.03 acres +/-.

**Future Land Use:** Light Industrial (IN)

**Zoning District:** Airport Industrial Park (AIP)

**Density:** N/A

**Intensity:** Allowed: 1.07 Floor Area Ratio  
Proposed: 0.01 Floor Area Ratio

**Application Date:** December 9, 1999

**TRC Date:** January 19, 2000

**Approved Site Plan Date:** April 21, 2000

**Planning Commission Date:** May 4, 2000

**City Council Date:** June 26, 2000

**DISCUSSION/FINDINGS:**

Tradewinds Development Corporation, on behalf of the Okaloosa County Board of County Commissioners, is requesting approval of a Major Development identified as “Destin – Fort Walton Beach Airport Hangers.” The proposed project consists of two (2) airplane hangers: a T-Hanger (15,748 sq. ft.) and a Maintenance Hanger (15,400 sq. ft.). The proposed project is generally located at 1001 Airport Road and is described by legal descriptions found in the following Official Record Books and Page Numbers: Book 297, Pages 395 & 397; Book 627, Page 747; Book 796, Page 731; Book 788, Page 756; Book 821, Page 675; and Book 824, Page 533. The subject property consists of 322.03 acres +/-.

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will not impact U. S. Highway 98. This is based on the fact that the T-hanger is being constructed to house existing aircraft which are currently parked outside on the tarmac. The maintenance hanger is being constructed to replace the existing repair facilities. Given these representations, staff agrees that no additional traffic impact will be generated by the proposed development.

Staff has determined that the proposed request is compatible with the surrounding area. The existing uses of the surrounding properties are as follows:

North: Single-Family Residential  
South: Townhomes, Single-Family Residential, & Medical Offices  
East: Single-Family Residential  
West: Townhomes, Single-Family Residential, & Commercial

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, Level of Service review, and the Vision 2000 Plan. This project is not located within the Community Redevelopment Area.

The Technical Review Committee reviewed the project on January 19, 2000, and approved the project with specific conditions and changes. The conditions given to the applicant during the TRC meeting have been satisfied.

**COMPREHENSIVE PLAN/ZONING:**

The property has a Future Land Use designation of Light Industrial (IN) and a Zoning designation of Airport Industrial Park (AIP). The proposed uses are consistent with the IN Future Land Use designation and are permitted principal uses in the AIP Zoning District.

**COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	LDR & MDR	RSS, RUA & RIA	Single-Family Residences
South:	C & PL	BT & BR	Townhomes, Single-Family Residences, & Offices
East:	LDR & MDR	RSS, RUS & RUA	Single-Family Residences
West:	MDR, MLDR, MU, & C	RUS, RUA, RGD & BR	Townhomes, Single-Family Residences, & Commercial

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

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

The proposed uses are permitted principal uses in both the Light Industrial (IN) Future Land Use designation and the Airport Industrial Park (AIP) Zoning District.

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

The proposed buildings meet and exceed all of the required setbacks for the Airport Industrial Park (AIP) Zoning District. The location of the proposed buildings exceed the required fifteen (15) feet setback from the property lines (43.6 feet for T-hanger / 105.77 feet and 171.2 feet for maintenance hanger at their closest points), and exceed the required 20-foot building separation requirements (103.0 feet for T hanger and 146.1 feet for maintenance hanger).

The AIP Zoning District has a maximum building height of forty (40) feet for aircraft hangers. The T-hanger has a proposed height of 18.7 feet (top of the roof). The maintenance hanger has a proposed height of 28.7 feet (top of the highest roof).

The proposed buildings' dimensions are compatible with the surrounding buildings (other aircraft hangers). Both of the areas that are set aside for the proposed hangers are currently vacant. Directly to the west is Harbor Breeze Subdivision (for the T-hanger) and Destin Racquet Club (for the maintenance hanger). To the south are White-Wilson and Destin Urgent Care. These two areas are the closest to the proposed development (hangers). The property to the east is vacant and part of the Indian Bayou Golf course. To the north of the property are Moreno Acres, Indian Trail Estates, and Indian Trail Condominiums.

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

The proposed project will not be generating the need for any new parking spaces. This is based on the fact that the T-hanger is being constructed to house existing aircraft which are currently parked outside on the tarmac. The maintenance hanger is being constructed to replace the existing repair facilities. It also meets the requirements for access drives (existing), service areas (no dumpsters are proposed), and loading spaces (not required). However, staff has requested that existing landscape islands, which do not have trees installed, be brought up to code with new trees installed.

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

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will not impact U. S. Highway 98. This is based on the information submitted and the fact that the T-hanger is being constructed to house existing aircraft which are currently parked outside on the tarmac. The maintenance hanger is being constructed to replace the existing repair facilities. Given these representations, staff agrees that no additional traffic impact will be generated by the proposed development.

A review of the traffic generated, elevation plans, and architectural plans, in relation to lot sizes and use, indicates that the proposed project will be compatible with the surrounding development. No outdoor lighting plan is proposed at this time.

**E) Alteration of light and air;**

The proposed one-story buildings will not significantly alter the light or air of the surrounding properties.

**F) Setbacks and buffers.**

The proposed location of the buildings exceeds all of the required setbacks for the Airport Industrial Park (AIP) Zoning District. The proposed buildings exceed the required fifteen (15) feet setback from the property lines (43.6 feet for T-hanger / 105.77 feet and 171.2 feet for maintenance hanger at their closest points), and exceed the required 20-foot building separation requirements (103.0 feet for T-hanger and 146.1 feet for maintenance hanger).

The overall site plan meets the open space requirements (83.18% provided / 18% required). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer area

along the northern and southern property lines, a five (5) foot common boundary landscape buffer area on the southern property line, and a ten (10) foot vegetative buffer area on the eastern, western, and northern property lines.

Parking islands and required tree/vegetation/reforestation requirements have been satisfied (refer to Landscape section of this report).

**HEIGHT:**

The AIP Zoning District has a maximum building height of forty (40) feet for aircraft hangers. The T-hanger has a proposed height of 18.7 feet (top of the roof). The maintenance hanger has a proposed height of 28.7 feet (top of the highest roof).

**DENSITY:**

Not applicable.

**FLOOR AREA RATIO:**

The floor area ratio for the subject property is 0.01, which is below the maximum of 1.07.

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

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

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, Gay Hamilton Smith, the proposed development will not impact U. S. Highway 98. This is based on the information submitted and the fact that the T-hanger is being constructed to house existing aircraft which are currently parked outside on the tarmac. The maintenance hanger is being constructed to replace the existing repair facilities. Given these representations, staff agrees that no additional traffic impact will be generated by the proposed development.

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**AIRPORT PROTECTION:**

The subject site is located within the airport protection area.

**SETBACKS:**

The proposed buildings meet and exceed all of the required setbacks for the Airport Industrial Park (AIP) Zoning District. The AIP Zoning District has the following setbacks: from taxiway – pursuant to adopted FAA construction standards – 15 feet; from property lines – 15 feet and building separation requirements – 20 feet.

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (south):	15'	10' FP & 5' CB	Over 1,000' (T-hanger) / 171'.2 (Maintenance) with 10' FP & 5' CB
Side (east):	15'	10' VB	Over 1,000' (T & Maintenance hangers) with 10' VB
Side (west):	15'	10' VB	43'.6 (T-hanger) / 105'.77" (Maintenance) with 10' VB
Rear (north):	15'	10' FP & 10' VB	Over 1,000' (T & Maintenance hangers) with 10' FP 10' VB
Between Bldgs.:	20'	N/A	103'.0 (T-hanger) / 146'.1 (Maintenance) nearest Bldg.

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard ten (10) foot front perimeter landscape buffer area along the northern and southern property lines, a five (5) foot common boundary landscape buffer area on the southern property line, and a ten (10) foot vegetative buffer area on the eastern, western, and northern property lines. However, the existing conditions of the buffers in the affected areas are satisfactory, provided that maintenance of these areas is continued.

**WHITE SANDS ZONE:**

The proposed project is not located within either of the White Sand Zones.

**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 January 19, 2000, TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated April 6, 2000.

**GULF POWER:**

Gulf Power approved the project in a letter dated January 19, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated January 19, 2000.

**SPRINT:**

Sprint approved the project at the January 19, 2000, TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project at the January 19, 2000, TRC meeting.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated April 21, 2000.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated March 21, 2000, with the following condition:

1. Provide a computer disk of the master plan in AutoCAD R14 format prior to obtaining a certificate of occupancy.

Additionally, upon review of the water hydrant submittal from Tradewinds Development Inc., the following approval conditions will apply:

1. Dirt form trenching shall not be placed on the concrete stormwater conveyance.
2. Sedimentation/Erosion control devices shall be properly installed between excavation area and concrete stormwater conveyance.
3. All disturbed areas shall be returned to original or better condition.
4. Any encroachments on the private property shall require easement agreement(s) with the property owner(s) and must be recorded prior to obtaining a Certificate of Completion (C.C.).
5. Include these developments on the As Built Survey which is required for C.C.

**INGRESS/EGRESS:**

There is one (1) ingress/egress point for the airport. This access point is off Airport Road and no changes are proposed for it.

**SIDEWALKS:**

No sidewalks are required with this project.

**REFUSE COLLECTION:**

Refuse collection is to be provided by trashcan pickup. A dumpster location is not indicated on the 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 Requirement:**

14,027,626.00 sq. ft. of property x 18% = 2,524,972.60 sq. ft. required  
Site plan provides 83.18% = 11,668,179.00 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 (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):	<u>0</u>
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u><u>0</u></u>
Reforestation Trees (1 per every .10 of an acre) Required for Construction Site:	9
Total Reforestation Credits for Trees Required for Construction Site:	<u>0</u>
Total Reforestation Trees Required on Site:	<u><u>9</u></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 (1 per every .10 of an acre minus credits) Required on Site:	9
Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	3
Vegetative Buffer Trees (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>
<b>TOTAL TREES REQUIRED:</b>	<b>12</b>
<b>TOTAL TREES PROVIDED:</b>	<b><u><u>12</u></u></b>

The applicant has agreed to plant the reforestation trees in the existing parking lot, which is south of the proposed Maintenance Hanger. The existing conditions of the buffers in the affected areas are satisfactory, provided that maintenance of these areas is continued. All required trees shall have a minimum height of six (6) feet at time of planting and reach a crown of twenty (20) feet at maturity. Trees having an average mature spread of crown less than twenty (20) feet may be arranged in groupings so as to create the equivalent of twenty (20) foot crown spread. 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 City Engineer has determined that the proposed project will not generate the need for any new parking spaces. This is based on the fact that the T-hanger is being constructed to house existing aircraft which are currently parked outside on the tarmac. The maintenance hanger is being constructed to replace the existing repair facilities.

**TOTAL REQUIRED: 0 parking spaces (including 0 handicap spaces)**  
**TOTAL PROVIDED: 0 parking spaces (including 0 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 as follows:

Per code:

Aircraft Hanger:

Aircraft hanger is not listed as requiring a loading space (zone).

Per site plan:

Aircraft Hanger:

No loading space is proposed with this development.

**TOTAL REQUIRED: 0**  
**TOTAL PROVIDED: 0**

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:**

1. A Florida Department of Environmental Protection general notice permit (for stormwater) is required. A previously issued permit covers this requirement and is already on file.

**IMPACT FEES:**

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

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

**T-Hanger:**

$$(15,748 \text{ sq. ft.}) \times (\$5.87) = 92,440.76 / 1,000 = \underline{\$92.44}$$

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

**Maintenance Hanger:**

$$(15,400 \text{ sq. ft.}) \times (\$5.87) = 90,398.00 / 1,000 = \underline{\$90.39}$$

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

Total Police Impact Fees to be paid for "Destin – Fort Walton Beach Airport Hangers": \$182.83

**Road:** The road impact fees were calculated using the "Warehouse/Storage (per 1,000 sq. ft.) = \$214.00" (for the T-Hanger) and "Light Industrial (per 1,000 sq. ft.) = \$596.00" (for the Maintenance Hanger) fee amounts.

**T-Hanger:**

$$(15,748 \text{ sq. ft.}) \times (\$214.00) = 3,370,072 / 1,000 = \underline{\$3,370.07}$$

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

**Maintenance Hanger:**

$$(15,400 \text{ sq. ft.}) \times (\$596.00) = 9,178,400 / 1,000 = \underline{\$9,178.40}$$

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

Total Road Impact Fees to be paid for "Destin – Fort Walton Beach Airport Hangers": \$12,548.47

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection (for T-Hanger):	=	\$92.44
Police Protection (for Maintenance Hanger):	=	\$90.39
Roads (for T-Hanger):	=	\$3,370.07
<u>Roads (for Maintenance Hanger):</u>	=	<u>\$9,178.40</u>
<b>TOTAL:</b>	=	<b><u>\$12,731.30</u></b>

However, an exemption or credit may be applied for and awarded based on the appropriate section of the applicable Ordinances.

**COMMENTS:**

**Public Input:**

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

**Per Community Development Department:**

1. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.

**Per Engineering Department:**

1. Prior to the issuance of a Certificate of Occupancy, a computer disk of the master plan in AutoCAD R14 format must be submitted to the City Engineer.
2. Dirt from trenching shall not be placed on the concrete stormwater conveyance.
3. Sedimentation/Erosion control devices shall be properly installed between excavation area and concrete stormwater conveyance.
4. All disturbed areas shall be returned to original or better condition.
5. Any encroachments on the private property shall require easement agreement(s) with the property owner(s) and must be recorded prior to obtaining a Certificate of Completion (C.C.).
6. Include these developments on the As Built Survey which is required for C.C.

**ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION:**

None.

