

Community Development

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-650-0693 | www.cityofdestin.com

June 19, 2015

Order No. 15-08⁴ AG

Final Development Order:

**“DESTIN-FWB AIRPORT, 11TH AMENDMENT (CONTROL TOWER)”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MINOR DEVELOPMENT
1001 AIRPORT ROAD
(14-22-SP)**

Based upon the City's approval and issuance of this Development Order on June 19, 2015, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.

Reynolds Smith & Hill, Inc., on behalf Okaloosa County Board of County Commissioners, is requesting approval of a Minor Deviation to a previously approved Minor Development identified as “Destin-FWB Airport, 11th Amendment (Control Tower).” The proposed development consists of a 4,419 square foot control tower. The proposed project is located 875 Harbor Boulevard, also identified by Okaloosa County Property Appraiser’s parcel I.D. number 00-2S-22-0000-0007-0000 and 00-2S-22-0000-0001-0540. The total site area is 212.95 acres, more or less.

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, drainage plan, landscape plan, outdoor lighting plan, architectural plans, etc., and dated approved June 19, 2015.
2. All the findings of the Technical Review Team report dated June 4, 2015 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 of the Final Development Order on **June 19, 2015** (no later than **June 19, 2016**), and must be completed as shown on plans approved by the Technical Review Team.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project 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 2.21.00).

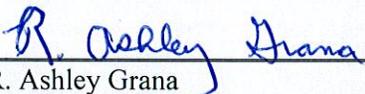


NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (Article 2, Section 2.21.00).

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written 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 or construction of the entire project. 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-FWB Airport, 11th Amendment (Control Tower)” 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 or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or
 - B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued 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 Director).
 - 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. The following items must be addressed in the appropriate order:
 - A. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.
 - B. **Prior to the issuance of any City Permit**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.

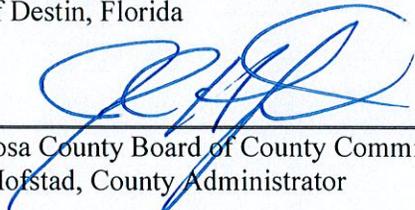
- C. **Prior to the issuance of any City Permit**, obtain a Joint Dredge and Fill permit and provide a copy to the Public Services Department.
 - D. **Prior to the Commencement of Construction**, a construction screen meeting the standards set forth in the City of Destin Code of Ordinances, Chapter 6, Article III, Section 6-51 *Screen Criteria* must be installed prior to commencement of clearing / grading / tree removal.
 - E. **Prior to the Commencement of Construction**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy of the approved permit to the Planning Division and Public Services Department.
 - F. **Prior to the Commencement of Construction**, a copy of the approved Northwest Florida Water Management District (NFWFMD) storm water permit shall be provided to the Planning Division and Public Services Department.
 - G. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
 - H. **Prior to the issuance of a Certificate of Occupancy**, the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
 - I. **Prior to the issuance of a Certificate of Occupancy**, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
 - J. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for Air Traffic Control Tower shall be displayed and clearly visible and legible, preferably reflective. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *Ref. LDC Section 7.18.04.*
5. The owner must comply with all of the comments, notes and conditions of the Technical Review Team members as stated on pages 4 through 27 of the attached TRT Report, dated June 4, 2015, which is incorporated into this Final Development Order.



 R. Ashley Grana
 Planning Manager
 City of Destin, Florida

7/15/15

 Date



 Okaloosa County Board of County Commissioners
 John Hofstad, County Administrator

7/14/15

 Date

TECHNICAL REVIEW TEAM REPORT

**“DESTIN-FWB AIRPORT, 11TH AMENDMENT (CONTROL TOWER)”
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MINOR DEVELOPMENT
1001 AIRPORT ROAD
(14-22-SP)**

TRT Report: June 4, 2015

ISSUE:

Applicant: Reynolds Smith & Hill, Inc., on behalf Okaloosa County Board of County Commissioners, is requesting approval of a Minor Deviation to a previously approved Minor Development identified as “Destin-FWB Airport, 11th Amendment (Control Tower).”

Request: The request for approval consists of a 4,419 square foot control tower.

Location: The proposed project is located at 1001 Airport Road, also identified by Okaloosa County Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0007-0000 and 00-2S-22-0000-0001-0540.

Parcel Size: The overall property contains 212.95 acres, more or less.

Future Land Use: Airport (A)

Zoning District: Airport (A)

Density: Allowed: N/A

Proposed: N/A

Intensity: Allowed: 1.30

Proposed: 0.024

Application Date: May 13, 2014

Completeness Date: May 22, 2014

Rezoning Approval Date: January 20, 2015

Approved Site Plan Date: June 4, 2015

DISCUSSION/FINDINGS:

The proposed request as presented and described is consistent with Comprehensive Plan: 2020 and the Land Development Code, which include a Concurrency Management review, and a Level of Service review. This project is located within the Old Destin sub-area of the Multimodal Transportation District. The project is not located within either of the two Community Redevelopment Areas of the City. The Technical Review Team (TRT) reviewed and approved the project with specific conditions in their comment letters which are attached at the end of this report.

COMPREHENSIVE PLAN/ZONING:

This application was reviewed pursuant to the City of Destin’s Comprehensive Plan: 2020 and Land Development Code (LDC). The property had a Zoning District designation of Medium Density Residential – Village (MDR-V) up until January 20, 2015. City Council approved the rezoning ordinance to change the Zoning District designation to Airport (A). Therefore, the property currently has a Future Land Use designation of Airport (A) and a Zoning designation of Airport (A). The proposed land use is consistent with the intent of the Airport Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2020. The Airport zoning district specifically allows for the described use (Support activities for air transportation). This project is not located in either of the Community Redevelopment Areas (Town Center or Harbor).

CONCURRENCY MANAGEMENT:

Staff has received approved Concurrency Evaluation Certificates (CEC) for the following areas:

Traffic: The City's Transportation Consultant signed the CEC on May 28, 2014.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on June 16, 2014.

Potable Water: Destin Water Users, Inc. signed the CEC on June 9, 2014.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on June 9, 2014.

Stormwater Management: The City's Stormwater Manager signed the CEC on July 14, 2014.

TRANSPORTATION 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 July 14, 2014, 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: 2020.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

Within the adjacent right-of-way of Airport Road, there is an existing sidewalk that provides direct pedestrian connection from the right-of-way to the driveway of the development. The development site includes sidewalks from the Tower to the parking area that is directly adjacent to it.

RIGHT-OF-WAY DEDICATION:

Not applicable.

PHASING:

A phasing plan was not submitted for review as part of this application.

ADDRESSING:

The following condition shall apply:

1. **Prior to the issuance of a Certificate of Occupancy**, assigned address number for the principal building shall be displayed and clearly visible and legible, preferably reflective. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *Ref. LDC Section 7.18.04.*

AIRPORT PROTECTION:

Not applicable.

DENSITY:

Not applicable.

INTENSITY:

The proposed development has a floor area ratio of 0.24. The maximum allowable floor area ratio in Airport Zoning District is 1.30.

HEIGHT:

The Airport (A) Zoning District is the applicable zoning district to use in determining height limitations for this development. The maximum allowable height for development in the Airport Zoning District is thirty-five feet (35'). However, the Land Development Code specifically exempts Aircraft Communications Towers from the height limitation of this district. The proposed Air Traffic Control Tower is 67'6 in height from the average grade of the site to the cornice line of the building, as measured per the City's adopted Comprehensive Plan: 2020 definition for height.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the Airport (A) Zoning District:

1. Setbacks from the taxiway pursuant to adopted FAA construction standards.
2. Setbacks from property lines a minimum of 15 feet.
3. Building separation requirements minimum of 10 feet or 20 feet if designated a fire lane.

This project is located within the Old Destin MMTD and as such is exempt from the Front Perimeter Landscaped Area and Common Boundary Landscaped Area.

SIGNS:

No approved signage plan or design was requested as part of this application. The following condition applies to this project:

1. Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of a City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

UTILITIES:

The following condition applies to this project:

1. All new development projects 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.*

OUTDOOR LIGHTING:

The outdoor lighting plan for this project has been approved. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is located in Flood Zone “X” and is **not** located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The subject property is **not** located in either White Sand Zone.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on July 14, 2014, and had the following stormwater related notes and 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:** If groundwater is observed standing in the storm structures, the SWOMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.
3. **Condition:** Prior to obtaining any City permit, a copy of the Northwest Florida Water Management District (NFWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) approval shall be provided.
4. **Condition:** Prior to obtaining a Certificate of Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

INGRESS/EGRESS:

Ingress and egress to the project is provided via a two-way driveway, 24.0’ wide, located on the south side of project which connects to Airport Road.

REFUSE COLLECTION:

Refuse collection shall be provided via dumpster service and the following condition shall apply:

1. **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. *Ref. LDC Section 7.09.02(B)(3).*

LOADING SPACE (ZONE): Not applicable.

PARKING:

The parking provided complies with Land Development Code Section 8.06.00. *Vehicle and bicycle parking standards*, as indicated on the approved plans.

Type of Use:	Parking standard:	Number of Units		Total
Office	1 per 250 square feet	1,250		5
			Total vehicle spaces required:	5
			Total vehicle spaces provided:	5
Handicap Spaces Required/Provided =		1		
Minimum Bicycle Parking			Total bicycle spaces required	1
10% of total vehicle spaces (5 x .10)			Total bicycle spaces provided	1

OPEN SPACE/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:

Site Development Area (Total Area): 212.95 acres (9,276,102 sq. ft., more or less)
 Total Required Open Space: 25.0% (53.23 acres)
 Total Provided Open Space: 43.5% (92.81 acres)

Unless otherwise noted, all required trees must be a minimum of ten (10) 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, one-third shall be a minimum of thirty-six (36) inches in height time of planting; one-third shall be a minimum of eighteen (18) inches in height when measured immediately after planting; and one-third shall be round cover plantings of a one-gallon size. **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.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the overall development land use and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Parks: Not applicable.

Public Library: Not applicable.

Police Protection: The police protection impact fees were calculated using the following rates and fees.

Use: *Other Institutional*

Impact Fee Rate = \$18.00 per 1,000 square feet

Proposed total square feet: 4,419 square feet

Impact Fee for 4,419 square feet = $4,419/1,000 \times \$18.00 = \79.54

Total Police Protection Impact Fees to be paid: **\$79.54**

Transportation: Not applicable. The trip generation of the proposed project is .12% of 1%. Therefore, the impact on the Transportation system is *de minimus*.

Total Impact Fees to be paid: \$79.54

MULTIMODAL TRANSPORTATION MITIGATION FEES:

The City's Transportation Consultant determined that the trips generated by the proposed 4,419 square foot control tower, has a *de minimus* impact on the surrounding road network. Please refer to the letter from Renaissance Planning Group, dated May 28, 2014 for approval of the traffic analysis. This project did not have to submit the MMTD worksheet for approval. No MMTD mitigation fees are required for this project.

OTHER FEES:

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

Application Fee:	\$2,500.00 (pd.)
FY 12 Application Fee:	\$1,143.30 (pd.)
City Traffic Consultant:	\$264.74 (pd.)
Re-Review Fees (Community Dev.):	\$288.40 (pd.)
Administrative:	\$50.00 (pd.)
Surrounding Property Notification:	\$283.79 (pd.)
City Council Advertising:	N/A
TOTAL DUE (as of 06/04/15)	\$0.00 (pd.)

STATE/FEDERAL PERMITS REQUIRED BEFORE COMMENCEMENT OF CONSTRUCTION:

The following state permits are required prior to the Commencement of Construction:

1. **Prior to the Commencement of Construction**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Planning Division and Public Services Department.
2. **Prior to the Commencement of Construction**, a copy of the Northwest Florida Water Management District (NFWMD) storm water permit shall be provided to the Planning Division and Public Services Department.

PUBLIC INPUT:

Staff did not receive any input from the public during the review process for this project.

TECHNICAL REVIEW TEAM MEMBER COMMENTS, NOTES AND CONDITIONS:

- A. Planning Division Comments: Approved.** Please refer to the previously provided memo dated October 14, 2014. To discuss Planning Division related comments or conditions, please contact Mr. Hank Woollard at 850-837-4242, extension 3121.
1. **Prior to the issuance of the Final 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 any City Permit,** a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign.
 3. **Prior to the issuance of a Certificate of Occupancy,** all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
 4. **Prior to the issuance of a Certificate of Occupancy,** the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.
 5. **Prior to issuance of a Certificate of Occupancy,** assigned address numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. Ref. LDC Section 7.18.04.
- B. Transportation Comments: Exempt from transportation concurrency.** Please refer to the previously provided memo dated May 28, 2014. To discuss transportation related comments, please contact Mr. Scott Sinclair of Renaissance Planning Group at 813-254-7741.
- C. Building Division Comments: None.** Please refer to the memo dated May 28, 2015. To discuss Building Division related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.
- D. Public Services Department Comments: Approved.** Please refer to the memo dated May 28, 2015. To discuss Public Services related comments or conditions, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- E. Stormwater Management Comments: Approved.** Please refer to the previously provided memo dated July 14, 2014. To discuss Stormwater Management related comments or conditions, please contact Mr. David Forstrom, Floodplain Manager, at 850-837-4242, extension 3130.

- F. **Destin Fire Control District Comments: Approved for permit with conditions.** Please refer to the previously provided e-mail dated June 6, 2014. To discuss Destin Fire Control District related comments or conditions, please contact Mr. Ronald Gerdeman, Fire Marshall at 850-837-8413.
- G. **Destin Water Users Comments: Approved.** Please refer to the previously provided letter dated July 14, 2014. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.
- H. **CenturyLink: Able to provide service.** Please refer to the previously provided letter dated May 23, 2014. To discuss CenturyLink related comments or conditions, please contact Ms. Carmen Guffey at 850-664-3054.
- I. **Cox Communications: No objections.** Please refer to the letter dated July 18, 2014 from Cox Communications. To discuss Cox Communications related conditions, please contact Mr. Roger Dixon at 850-314-8163.
- J. **Gulf Power: No conflicts.** Please refer to the previously provided letter from Gulf Power Company dated June 9, 2014. To discuss Gulf Power related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.
- K. **Okaloosa Gas District: No objection. However, an existing 4” gas main will need to be located and protected. Please refer to the attached letter and marked up plans dated October 10, 2014.** To discuss Okaloosa Gas District related comments or conditions, please contact Mr. Essa Rhebi at 850-729-4870.
- L. **Waste Management: Able to provide service.** Please refer to the attached letter dated October 10, 2014. To discuss Waste Management related conditions, please contact Ms. Pam LaCourse at 850-301-2816.
- M. **Okaloosa County Public Works: No objections.** Please refer to the previously provided memo dated June 2, 2014. To discuss Okaloosa County Public Works related comments or conditions, please contact Mr. Edwin S. Sanguyo, P.E. at (850) 689-5770.
- N. **Okaloosa County Planning: No objections.** Please refer to the previously provided memo dated June 9, 2014. To discuss Okaloosa County Planning related comments or conditions, please contact Ms. Marissa Martinez at (850) 651-7180.