



4200 Two Trees Road, Destin, Florida 32541 (850) 837-4242 FAX (850) 837-3267

September 29, 1999

ORDER #99-38

Final Development Order:

CITY OF DESTIN - DESTIN SPORTS COMPLEX:
A MAJOR DEVELOPMENT

Based upon the City's approval of this Development Order on May 26, 1998, and the amended approval on September 8, 1998, and May 3, 1999, 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 Destin City Council:

BACKGROUND / ISSUE:

Applicant: Dave Hemphill, Baskerville-Donovan, Inc. &
City of Destin, City Manager

Owner: Destin Water Users, Inc., Richard Griswold, General Mgr. &
City of Destin.

Property Location: That portion of City Hall property and that abutting leased property directly south of City Hall, both fronting on Two Trees Road, north of Emerald Coast Hwy., and south of Indian Bayou Trail.

Request: Approval of a Major Development consisting of 4 softball fields, 3 soccer fields, 2 little league fields, exercise trail, playground, a concession stand with restrooms, and 2 separate parking lots, one off of Airport Road and one off of Two Trees Road.

Parcel Size: 12+/- acres, City Hall property.
27+/- acres, DWUI property.

Land Use Designation: PL (Public Land) City Hall property.
C (Commercial) DWUI property.

Zoning District: RUA (Residential Urban Apartment) City Hall property.
BT (Business Tourism) DWUI property.

Density: N/A

Intensity: N/A

Application Date: March 2, 1998

TRC Date: March 19, 1998

Site Plan Date: April 29, 1998 (*March 5, 1998; April 2, 1998; April 14, 1998; April 22, 1998*)

Planning Commission Date: May 07, 1998 (recommendation for approval failed by a vote of 2-3)

City Council: May 26, 1998 (Approved); September 8, 1998 (amended approval);
May 3, 1999, (amended approval and lease agreement)

DETERMINATIONS:

1. A hearing was held by the Destin City Council on May 26, 1998, and September 8, 1998;
2. The Planning Commission considered the proposal on May 07, 1998;
3. All the findings of the City Council Report are incorporated herein; and
4. All the findings of the Technical Review Committee report dated March 19, 1998, Amended April 14, 1998 & April 29, 1998, are incorporated herein.

CONDITIONS OF APPROVAL FOR DESTIN SPORTS COMPLEX, A MAJOR DEVELOPMENT:

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

1. Development and/or construction must commence within twelve months of approval of the Development Order of May 3, 1999, (no later than May 3, 2000) and must be completed as shown on plans approved by the City Council.
2. The concurrency status of Destin Sports Complex is identified in the attached TRC Report and is protected (for five years) through September 8, 2004, IF Destin Sports Complex commences development within the twelve month period stipulated above. Construction permits must be attained in accordance to Section 2.09.00 of the Land Development Code to maintain concurrency.
3. City of Destin permits are required for the following activities on and off site:
 - a. disturbance to the city's rights of way
 - b. pavement cuts
 - c. construction of any kind
 - d. clearing and grubbing
 - e. construction trailers
 - f. signage
4. Prior to the issuance of a building permit, a DEP Stormwater Permit is required and must be submitted.
5. Prior to the issuance of a building permit, an easement agreement for the 50' by 200' easement from Airport Road to the site, must be completed, approved by the City Attorney, and recorded.
6. Prior to the issuance of a building permit, sheets E-1 & E-2 of the site plan, being the lighting plan and lighting distribution plan, must be amended and approved.
7. Prior to the issuance of a building permit, the City Engineer must approve the amended stormwater plan and details for the site and the retention ponds.
8. Requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT**

DESTIN SPORTS COMPLEX

A MAJOR DEVELOPMENT

MARCH 19, 1998

Amended April 14, 1998 & April 29, 1998

ISSUE

Applicant: Dave Hemphill, Baskerville-Donovan, Inc. & City Manager
Owner: Destin Water Users, Inc., Richard Grizwold, General Mgr.
City of Destin, Jill Scroggs, Deputy City Mgr.
Property Location: That portion of City Hall property and that abutting leased property directly south of City Hall, both fronting on Two Trees Road, north of Emerald Coast Hwy., and south of Indian Bayou Trail.
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26+/- acres, DWUI property.
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C (Commercial) DWUI property.
Zoning District: RUA (Residential Urban Apartment) City Hall property.
BT (Business Tourism) DWUI property.
Density: N/A
Intensity: N/A
Application Date: March 2, 1998
TRC Date: March 19, 1998
Plans resubmitted: *March 5, 1998; April 02, 1998; April 14, 1998, April 22, 1998; April 29, 1998*
Planning Commission Date: *April 16, 1998; May 7, 1998*

DISCUSSION:

The City of Destin and Dave Hemphill, of Baskerville-Donovan, Inc.; Richard Grizwold, General Manager, DWUI, requests approval of "The Destin Sports Complex", a Major Development. The project consists of 4 softball fields, 3 soccer fields, 2 little league fields, exercise trail, playground, a concession stand with restrooms, and 2 separate parking lots-one off of Airport Road and one off of Two Trees Road. The uses surrounding this project are the following: North: Baptist Church, vacant; South: Landry's Seafood, Joe's Crab Shack, Shark Tooth, Hotel, Race Track, Block Busters Video plaza; East: vacant and vacant under construction within the County for Apartments ; West: Destin Log office, two story office building, vacant.

The Technical Review Committee reviewed the project on March 19, 1998, and approved the project with specific conditions and changes. These conditions and changes **have** been addressed by the applicant.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and RUA (Residential Urban Apartment) with a Land Use Category of C (Commercial) and PL (Public Land). The proposed project complies with the City's Land Use Requirements.

COMPATIBILITY

- North: Zoning: County-Residential/vacant; Future Land Use: County; Existing Use: Church & vacant; R-O-W: Indian Bayou Trail
- South: Zoning: BT & County BT; Future Land Use: Commercial & County Commercial; Existing Use: Landry's Seafood, Joe's Crab Shack, Shark Tooth, Hotel, Race Track, & Block Busters Video plaza; R-O-W: Emerald Coast Hwy.
- East: Zoning: BT & County, Future Land Use: Commercial & County Mixed Use; Existing Use: Vacant and vacant under construction within the County for Apartments; R-O-W: Two Trees Road
- West: Zoning: BT & County BT, Future Land Use: Commercial & County Commercial; Existing Use: Destin Log office, 2story office building, vacant; R-O-W: Airport Rd.

The project, as required by Ordinance 152.23, has undergone a compatibility review and meets the minimum code requirements. The General Compatibility Checklist and the following items were included in the compatibility review.

The subject property, north of Emerald Coast Hwy, south of Indian Bayou Trail, East of Airport Road, and fronting on Two Trees Road, is part of the City Hall property and the property leased by the City from DWUI, which abuts the City Hall property to the south. The uses located within three hundred feet of the subject property have been identified above. The property is located in an area which is developed with multi-family (under construction), restaurants, amusement park, office, & retail complexes. The buildings located within the abutting developments are primarily one and two-stories in height.

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

The proposed use and activity of a sports complex is a permitted use in the RUA/BT Zoning District and the PL/C Land Use Category. The project contains 4 softball fields, 3 soccer fields, 2 little league fields, exercise trail, playground, a concession stand with restrooms, and 2 separate parking lots-one off of Airport Road and one off of Two Trees Road. The buildings and uses are compatible with the existing development pattern, the current zoning, and the existing future land use designation.

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

The only building proposed is the concession stand/restroom which will be located in the center of the 4 softball fields and approximately center of the entire project area.. The building which is approximately 39' x 39' containing approximately 1,495.11 square feet meets all setback requirements. The building location, height and floor area ratio are within the requirements of the

Land Development Code, and less intensive to other developments in the area. The project is considered to be compatible.

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

The subject site accesses off of Two Trees Road and Airport Road via a 24' two-way access way. The connection from Two Trees Road is off of the existing drive, while the access from Airport Road is by a 50ft. wide by 200ft. easement. All parking spaces, number of spaces, number and location of landscape islands, location of parking areas, and pedestrian access ways have been approved and located in order to preserve and to protect the natural landscape and vegetation existing on the site. There will be a total of 351 parking spaces, including 14 handicap spaces.

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

A traffic analysis dated April 30, 1998 was conducted for this project by Gay Smith, of Hamilton, Smith & Associates. This report indicates that 16.2 Peak Hour trips which impact three roadways and both Segment B & C of Highway 98 (attached). The tables within the report specifies PM peak hour/ peak directional was conducted and that the report meets the standards required by City Code.

Therefore, the report concludes that the project will generate 3 peak hour directional trips for both Segments B & C of Highway 98; 2.7 peak hour directional trips for Airport Road; 3.9 peak hour directional trips for Two Trees Road; and less than 1 peak hour directional trip for Indian Bayou Trail. The trips generated by this project do not exceed the adopted LOS for any of the roadways identified, and Ms. Smith stated verbally that the adopted LOS for Segment B or C of Highway 98 will not be degraded by the 3 trips created. This has been identified in the submitted traffic analysis attached.

Note: As of this date, the remaining trips available for Segment B of Hwy 98 is 224 Peak Hour Directional and the remaining trips available for Segment C of Hwy 98 is -10 Peak Hour Directional.

The report also takes into account vested trips generated by the Sheriff's substation and EMS facility, both of which will be vacating in the near future. These vested trips will off-set the Peak Hour trips generated by the Complex. The report further states that "the analysis therefore demonstrates that the project trips from the proposed Destin Sports Complex can be accommodated by the existing roadway network within the traffic influence area without degrading the adopted level of service."

A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that these items are compatible with the surrounding development.

E) Alteration of light and air;

The subject site is proposing 26 lighting poles. The final height of these poles will not exceed 60 feet. There is no alteration to air, the projects is proposing to protect the bulk of the portion of wild cat mountain within the developed area. The FAA has approved the heights of the lighting features. (The lighting plan - sheet E-1 & E-2 will be amended for City Council review)

F) Setbacks and buffers.

The site plan meets the open space and landscape requirements. The landscape requirements includes a 5ft. common boundary, a 10ft. frontage boundary along both Comp Plan Road and Two Trees Road, and all structures exceed the required setbacks. The location of the building and the required buffers minimize the impact of the structures on the surrounding parcels.

HEIGHT

The proposed project contains one single story building which has an approximate height of 34.5'+/- as measured to the mean of the roof. This is an allowable height in the BT Zoning District. There is no maximum allowable height in the BT Zoning District. Furthermore, there will be 26 lighting poles, not to exceed 60ft in height for the subject site. The FAA has approved the heights of the structures and lighting features. (See attached letter of approval.)

FLOOR AREA RATIO

The floor area ratio for the concession stand/ restroom is below the 1.07 maximum allowed.

RIGHT OF WAY DEDICATION

No right-of-way dedication is required, however, the subject site does indicate a future public road way on the north property line, and identified as "Comp Plan Road".

CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

TRAFFIC ANALYSIS

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A review of the traffic generated, the hours of operation, the anticipated noise levels and the proposed lighting plan indicates that these items are compatible with the surrounding development.

SUBDIVISION OR PUD – PLAT

Not Applicable.

STORMWATER

The City Engineer has approved the site plan and the stormwater plan.

AIRPORT PROTECTION

The subject site is located within the airport protection area. The FAA has approved the site for the sports complex, see attached letter. 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 FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS

	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front (Two Trees Road)	10'	150+'	10' FPLA
Front: (Comp Plan Road)	10'	150+'	10' FPLA
Rear:	N/A	700+'	5'common boundary
Sides:	10'	250+'	10' vegetative buffer & 5'common boundary
Between Bldgs.:	N/A	N/A	N/A

NOTE: The landscape buffers, 5'common boundary, and perimeter boundary area must meet Code.

WHITE SANDS ZONE

A portion of the project is **located** within the White Sand **Zone II**. All fill material must meet the White Sand Zone Ordinance and City Codes.

SIGNS

No signs are requested for this project. All future signage must comply with the City of Destin Sign Ordinance #245.

WATER/SEWER

DWU approved the project verbally on March 19, 1998.

FIRE DEPARTMENT REVIEW

The Fire Department approved the project, with 2 conditions, in a letter dated March 19, 1998.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the property is provided by two, 24' wide, two-way drives. One drive connects to Airport Road from the west and via a 50' wide easement, while the other connects to Two Trees Road from the existing drive for City Hall. Both drives provide direct access to the parking area located on either side of the complex. NOTE: the 50' by 200' easement from Airport Road has not been finalized, this easement must be completed and recorded prior to building permits being issued.

SIDEWALKS

A 5' wide sidewalk is required along Two Trees Road and will be required along Comp Plan Road once completed. If any existing sidewalks are destroyed or damaged during construction, they must be repaired or replaced by the developer.

REFUSE COLLECTION

Trash collection is provided by dumpster service. Dumpsters are shown on the site plan.

LANDSCAPE

This project meets the landscape requirements as follows:

OPEN SPACE: 1,693,351.4 sq.ft. of property x 18% = **304,803.25 sq.ft. REQUIRED**
 1,444,868.4 sq.ft.

PROVIDED

= **85% open space provided**

TREES REQUIRED:

Reforestation: 389 - 6 Perimeter: 66 Parking Lot: 40
 Buffers: -0- Replacement of protected trees: 0

Protected Trees on Site (12" to 23" diameter):	<u>2</u>
Preserved Trees on Site (24" or more diameter):	<u>0</u>
Protected Trees being removed:	<u>0</u>
Preserved Trees being removed:	<u>0</u>
Protected Trees located in footprint:	<u>0</u>
Preserved Trees located in footprint:	<u>0</u>
Reforestation Credit for saved trees:	<u>6</u>

TOTAL TREES REQUIRED:	<u>489</u>
TOTAL TREES PROVIDED:	<u>520</u>

Size of trees being saved which may be applied to Reforestation requirement:

2-6 inches	=	n/a	credit = 0
7-12 inches	=	2	credit = 6
13 -19 inches	=	0	credit = 0
20-24 inches	=	0	<u>credit = 0</u>
TOTAL CREDIT =			6

PARKING

Parking for the project is based on the following calculations:

Per code:

Public-related use: neighborhood park: minimum 1 handicap parking space per park.

Other considerations, if all ball fields are occupied at the same time and one car per player:

soccer = (18 per team x 2) x 3=108	
little league = (15 per team x 2) x 2	=60
softball = (16 per team x 2) x 4	=128
umpires = (2 per field) x 9	=18
coaches = (1 per field) x 9	=9

Total =323

TOTAL REQUIRED = 1 spaces including 1 handicapped
TOTAL PROVIDED = 351 spaces including 14 handicapped


STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. . A DEP Stormwater Permit is required and must be submitted prior to the issuance of a building permit.

COMMENTS

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


Larry Rubenstein, City Manager Date
City of Destin


Richard Griswold, General Mgr
Destin Water Users, Inc.

cc: Building Division
City Engineer