



4200 Two Trees Road Destin, Florida 32541 (904) 837-4242 FAX (904) 837-3267

April 30, 1997

ORDER # 97-17

Final Development Order:

CITY OF DESTIN PRACTICE BASEBALL FIELDS

Background/Issue

Applicant: City of Destin, owner
Property Location: 4200 Two Trees Road, City Hall
Request: Approval of a Major Development consisting of two unlighted practice baseball fields with an unpaved parking area abutting existing City Hall parking.
Parcel Size: City Hall property consists of 16 acres, of which 8.3 will be used for this development.
Land Use Designation: RUA (Residential Urban Apartment)
Zoning District: PL (Public Land)
Density: N/A
Intensity: This project provides an FAR of 0.15
City Council Approval Date: Approved 21 April 1997
Application Date: March 12, 1997

Determinations:

1. All the findings of the Technical Review Committee report are incorporated into and made a part of this development order.

Conditions of Approval for the City of Destin Practice Baseball Fields, a Major Development:

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

1. Development must commence within twelve months of the issuance date of this development order on April 21, 1997 (no later than April 20, 1998); and,
2. The concurrency status of City of Destin Practice Baseball Fields is identified in the attached Technical Review Committee Report dated March 31, 1997, and identified as Exhibit 1 here to.
3. The concurrency status of City of Destin Practice Baseball Fields is protected (for five years) through April 20, 2002, IF City of Destin Practice Baseball Fields commences development within the twelve month period following the issuance of this development order on April 7, 1997; and

4. 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
5. An approved, valid and current Department of Environmental Protection (DEP) permit for City of Destin Practice Baseball Fields must be presented to the city for the Stormwater Management Facilities prior to the issuance of a building permit.
6. Requirements identified by the Technical Review Committee:

ISSUE

Request approval of a Major Development for two (2) unlighted baseball fields on the City Hall parcel along with an unpaved parking area abutting existing City Hall parking. This is intended to be a temporary site which may be removed once a new sports complex is completed. City Hall is located at 4200 Two Trees Road, Destin, Florida. Request is made by Chuck Meister, Public Works Director, representing the owner of property. The property contains 16 acres, more or less of which this project will use approximately 8.6 acres.

plan minor
practice
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into city
meets

ZONING/COMPREHENSIVE PLAN

The property is zoned RUA (Residential Urban Apartments) and the Land Use Category is PL (Public Lands). The proposed project is in compliance with these land use regulations.

COMPATIBILITY

- North: Unincorporated area located in Okaloosa County consisting of a church.
 South: Gulf Power ROW and further south commercial developed property located in the County.
 West: Undeveloped land located in the County.
 East: Two Trees Road and further east is vacant land zoned BT.

RIGHT OF WAY DEDICATION

N/A, no new right of ways are proposed.

MYLAR - SUBDIVISION OR PUD

N/A

AIRPORT PROTECTION

N/A. There are no permanent structures associated with this project. The two backstops will not exceed 20 feet in height. No lighting will be provided for this project.

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 placed 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>
Residential Area:		
Front:	20'	65'
Side:	North- 7.5'	42'
	South- 7.5'	185'
Rear:	10'	85'
Between Bldgs.	N/A	N/A

FLOOR AREA RATIO (FAR) - COMMERCIAL AREA

Not applicable, no structures being built.

DENSITY PROPOSED - RESIDENTIAL AREA

Not applicable, no structures being built.

BUILDING HEIGHT

The backstops will not exceed 20 feet in height.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

WATER/SEWER -

No water or sewer will be used at this site. Portable toilets are planned.

Traffic Analysis

Traffic analysis was conducted by the City's Traffic Consultant, and the report is on file in the Planning and Zoning Department - 32 total new trips will be generated.

INGRESS/EGRESS

Access is provided through existing driveways for the City Hall. The clay road accessing the City Hall dumpster will be widened to allow for two way traffic into the unpaved parking area. The second access point will be through the main entrance to City Hall.

property stabilized an

PARKING

The project meets or exceeds the minimum parking requirement of one (1) handicap parking space per park for a neighborhood city park. The City will provide 30 parking spaces. ~~The parking area~~ will be unpaved and will be covered in shell, dolomite, or gravel.

*additional
in the unpaved accessibility of two feet level.*

SIDEWALKS

No new sidewalks are required for this project.

REFUSE COLLECTION

Refuse collection will continue to be provided by dumpster pick-up for City Hall. The City will place an individual trash container at each field and dump it into the dumpster.

WHITE SANDS ZONE

This project does not lie within a White Sands Zones.

STORMWATER

The Stormwater Management Plan for the site has been approved by the City Engineer. The City's existing retention pond will not be used to support this project. Stormwater swales are designed into this project and are illustrated on the site plan. A DEP permit for Stormwater Management has been applied for.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department on March 27, 1997.

UTILITIES

No utilities are required.

GULF POWER -

The proposed project does not project over the Gulf Power Right of Way located on the southern property line. This project does not require any electrical service.

LANDSCAPE

The project increases the landscape requirements of the City Hall parcel by one tree to be located in the new parking isle. Now existing trees will be removed to complete this project.

OPEN SPACE:

374,616 s.f. of property X 18% = 67,431 s.f. required

Site plan provides 100% = 374,616 s.f. provided

SIGNS

No signage is shown on the site plan. Any future signage must be permitted by the City of Destin and must comply with the City of Destin Sign Ordinance 245.

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

No additional permits are required.

GENERAL COMMENTS

There have been no objections filed with staff regarding this proposed development.

OUTSTANDING REQUIREMENTS

None.

Franklin T. Etheridge
Franklin T. Etheridge, Senior Planner
Community Development Department

April 30, 1997
DATE

Charles L. Meister
Charles L. Meister, P.E.
City Engineer/Public Works Director

5/1/97
DATE

cc: Permit & Inspections Division
Public Works Department
City Clerk

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TECHNICAL REVIEW COMMITTEE REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF DESTIN PRACTICE BASEBALL FIELDS
A MAJOR DEVELOPMENT
4200 TWO TREES ROAD
MARCH 31, 1997

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