



# City of Destin

---

October 22, 2003

Order No. 03-39

**Final Development Order:**

**“CORPUS CHRISTI CHURCH PARKING LOT”:  
A MINOR DEVELOPMENT  
(SP-03-22)**

Based upon the City's approval of this Development Order, on October 22, 2003, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

**BACKGROUND / ISSUE:**

**Applicant:** Ong-In Shin, Agent, on behalf of John H. Ricard, Owner  
**Location:** The proposed project will be located at 307 Beach Drive. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0001-000A.  
**Request:** Approval of a Minor Development identified as “Corpus Christi Church Parking Lot.” The proposed project consists of the construction of a parking lot addition adjacent to the existing parking lot located in the northwest portion of the existing development.  
**Parcel Size:** 20.3 acres (882,814 square feet)  
**Future Land Use:** Public Land (PL)  
**Zoning District:** Residential Urban Single (RUS)  
**Density:** Not applicable  
**Intensity:** Not applicable  
**Application Date:** July 11, 2003  
**TRC Date:** August 20, 2003  
**TRC Approval Date:** October 10, 2003

**DETERMINATIONS:**

1. All the findings and requirements of the Technical Review Committee Report October 10, 2003, are incorporated herein.

**CONDITIONS OF APPROVAL FOR THE “CORPUS CHRISTI CHURCH PARKING LOT”: A MINOR DEVELOPMENT (SP-03-22):**

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 of the Final Development Order on October 22, 2003 (no later than October 22, 2004), and must be completed as shown on plans approved by the Technical Review Committee (October 10, 2003).

**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 commenced 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 Number 1 above, the concurrency capacity allocation status for "Corpus Christi Church Parking Lot" will be protected. **The protected concurrency status, however, will be lost if:**
  - A. **Building permit(s) are not obtained in accordance with Article 6, Section 6.01.00 of the Land Development Code to maintain concurrency capacity allocation.**
  - B. **Construction activity ceases for a period exceeding one (1) year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void and capacity assigned to the development will be returned to the pool of available capacity.**
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 installing any outdoor lighting**, a photometric plan must be submitted to the Community Development Department for review and approval.
5. **Prior to the issuance of any city permit**, all outstanding costs associated with this project that are owed to the City must be paid in full.
6. **Prior to the issuance of a Certificate of Occupancy/Completion**, all required parking and related landscaping shall be installed, inspected, and approved by the Engineering and Community Development Departments.

7. **Prior to the issuance of a Certificate of Occupancy/Completion, the Stormwater Maintenance Plan shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system will require periodic maintenance for continued proper operation. This will include, 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 area as required to maintain approved design cross-section(s), line(s), and grade(s).**

## TECHNICAL REVIEW COMMITTEE REPORT

### “CORPUS CHRISTI CHURCH PARKING LOT” A MINOR DEVELOPMENT (SP-03-22)

TRC Report: October 10, 2003

#### ISSUE:

**Applicant:** Ong-In Shin, Agent, on behalf of John H. Ricard, Owner  
**Location:** The proposed project will be located at 307 Beach Drive. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0001-000A.  
**Request:** Approval of a Minor Development identified as “Corpus Christi Church Parking Lot.” The proposed project consists of the construction of a parking lot addition adjacent to the existing parking lot located in the northwest portion of the existing development.  
**Parcel Size:** 20.3 acres (882,814 square feet)  
**Future Land Use:** Public Land (PL)  
**Zoning District:** Residential Urban Single (RUS)  
**Density:** Not applicable  
**Intensity:** Not applicable  
**Application Date:** July 11, 2003  
**TRC Date:** August 20, 2003  
**TRC Approval Date:** October 10, 2003

#### DISCUSSION/FINDINGS:

Ong-In Shin, Agent, on behalf of John H. Ricard, Owner, is requesting approval of a Minor Development identified as “Corpus Christi Church Parking Lot.” The proposed project consists of the construction of a parking lot addition adjacent to the existing parking lot located in the northwest portion of the existing development. The proposed project will be located at 307 Beach Drive. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0001-000A.

#### COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Public Land (PL) and a Zoning Designation of Residential Urban Single (RUS). The proposed use is consistent with these land use regulations.

#### COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review. This compatibility review is incorporated into the report language below.

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

The proposed construction is a permitted use in both the Public Land (PL) Future Land Use Category and the Residential Urban Single (RUS) Zoning District.

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

This section is not applicable, since no structures are proposed.

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

59 parking spaces have been provided for this development.

The property meets the requirements for access by providing two 24-foot two-way driveways off Beach Drive.

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

No formal transportation concurrency analysis was deemed necessary by the City's traffic consultant due to the fact that the parking facility is an ancillary use that will generate no additional vehicle trips.

No adverse impacts related to noise or hours of operation have been identified. Lighting plans have not been submitted. The applicant has been notified that lighting plans must be approved by the City prior to the issuance of a Certificate of Occupancy.

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

This development will not alter the light or air of the surrounding properties.

**F) Setbacks and buffers.**

The Residential Urban Single (RUS) Zoning district requires the following setbacks: front – 20 feet, side – 7.5 feet, and rear – 10 feet. No new structures are proposed with this project. The existing structures meet all of the required setbacks for the RUS zoning district.

The overall site plan meets the open space requirement (18% required / 81.3% provided). The standard ten (10) foot front perimeter landscape buffer the five (5) foot common boundary landscape buffer(s) do not apply to this particular development due to the limits of construction and the existing dense vegetation on site. Tree replacement, parking island, and reforestation requirements have been satisfied.

**DENSITY:**

Not applicable.

**HEIGHT:**

Not applicable.

**FLOOR AREA RATIO:**

Not applicable.

**RIGHT-OF-WAY DEDICATION:**

Not applicable.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

- Solid Waste: X
- Potable Water: X
- Sanitary Sewer: X
- Traffic: X
- Stormwater Management: X

**TRAFFIC ANALYSIS:**

No formal transportation concurrency analysis was deemed necessary by the City's traffic consultant due to the fact that the parking facility is an ancillary use that will generate no additional vehicle trips.

**SUBDIVISION OR PUD - PLAT:**

No applicable.

**AIRPORT PROTECTION:**

The subject site is not located within the airport protection area.

**WHITE SANDS ZONE:**

The proposed project is located outside of both White Sands Zones.

**SIGNS:**

No 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.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated August 19, 2003.

**DESTIN FIRE CONTROL DISTRICT:**

Destin Fire Control District approved the project in a letter dated August 20, 2003.

**GULF POWER:**

Gulf Power approved the project in a letter dated August 11, 2003.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated August 20, 2003.

**SPRINT:**

Sprint approved the project in a letter dated August 18, 2003.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated October 1, 2003

**UTILITIES:**

Underground utilities/service (existing and proposed) are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated September 24, 2003.

**INGRESS/EGRESS:**

The property meets the requirements for access by providing two 24-foot two-way driveways off Beach Drive.

**SIDEWALKS:**

There is an existing sidewalk adjacent to Beach Drive. Two new 5' sidewalks and one new 8' sidewalk are proposed on the interior of the lot. These new sidewalks will link the proposed parking lot to the existing adjacent parking lot.

**REFUSE COLLECTION:**

Not applicable.

**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:**

Required 18% Open Space: 158,384 sq. ft.  
Provided 81.3% Open Space: 715,727 sq.ft.

**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):	0
<b>Total Reforestation Credits for Existing, Protected, or Preserved Trees:</b>	<b>0</b>
Reforestation Trees (1 per every .10 of an acre: .81 x .10 = 9) Required on Site:	9
Total Reforestation Credits:	0
<b>Total Reforestation Trees Required on Site:</b>	<b>9</b>

Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	9
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	1
Perimeter Trees (1 per 25') Required on Site:	N/A
Parking Lot Trees (1 per end row and landscape island) Required on Site:	10
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	N/A
<b>TOTAL TREES REQUIRED:</b>	<u>20</u>
<b>TOTAL TREES PROVIDED:</b>	<u>20</u>

The standard five (5) foot Common Boundary Buffer(s) and ten (10) foot Front Perimeter Landscape Buffer are not required for this particular development, due to the limits of construction and the existing dense vegetation on site. 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. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

**PHASING:**

Not applicable.

**PARKING:**

The proposed development is a parking facility. No parking requirements.

**LOADING SPACE (ZONE):**

Not applicable.

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

1. A Florida Department of Environmental Protection general notice permit for stormwater discharge facilities. (Note: This was submitted to the City on August 11, 2203.)

**IMPACT FEES:**

Not applicable.

**OTHER FEES:**

None.

**COMMENTS/CONDITIONS:**

**Public Input:**

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

**Per Community Development Department:**

1. **Prior to installing any outdoor lighting**, a photometric plan must be submitted to the Community Development Department for review and approval.



