



The City of Destin

Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267

Order # 96-01

Final Development Order: Village Baptist Church

Type of Development:	Major Development
Acres:	6.78 acres, more or less
Zoning:	Residential Intensive Apartment (RIA)
Land Use Category:	Public Lands (PL)
City Council Approval Date:	6-17-96
Square Feet of Approved use:	74,800 s.f.
Owner:	Village Baptist Church
Property Address:	Matthew Boulevard
Property Legal Description:	N/A

Determinations:

1. A valid preliminary development order dated April 23, 1996, exists for the Village Baptist Church; and,
2. All conditions of the preliminary developed order (attached hereto as Exhibit 1) have been met by the Village Baptist Church; and,
3. All the findings of the Technical Review Committee report are incorporated herein.

Conditions of Approval of the Village Baptist Church 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 City Council approval on **June 17, 1996** (no later than June 16, 1997); and,
2. The concurrency status of the Village Baptist Church is identified in the attached Technical Review Committee Report dated June 6, 1996 and identified as Exhibit 2 here to.

3. The concurrency status of the Village Baptist Church is protected through June 16, 2001, IF the Village Baptist Church commences development within the twelve month period following City Council approval on June 17, 1996; 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 Protections (DEP) permit for Stormwater Discharge Facilities must be presented to the city for the Village Baptist Church prior to the issuance of a building permit. (Attached hereto as Exhibit 3)

Kelly Carpenter

KELLY CARPENTER, AICP
COMMUNITY DEVELOPMENT DIRECTOR.

7/8/96

DATE

cc: Permit Department
Destin Architectural Group

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The City of Destin

Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267

April 23, 1996

VIA FACSIMILE
AND U.S. MAIL

Mr. Spence King,
Choctaw Engineering, Inc.
Agent for Village Baptist Church
112 Truxton Avenue
Fort Walton Beach, FL 32547

Re: Village Baptist Church, a Major Development

Dear Mr. King:

At the meeting of the Technical Review Committee on April 16, 1996, the following deficiencies and changes were noted to the plans for Village Baptist Church. The required revisions and issues must be addressed and the required information or changes submitted to the City not later than 2:00 p.m. Friday, May 3, 1996, in order for your project to be reviewed by the Planning Commission:

1. The building must have a sprinkler system.
2. Reroute sewer to and tap existing manhole on R/W at N.E. corner of lot, or provide manhole at tie-in to sewer main on Mark Street.
3. Fire line backflow assembly is required. Contact DWU BFP/CCC office at 654-4826 for specific requirements.
4. DEP permit application must be filed with the City prior to the issuance of a building permit. Copies of DEP permit and engineer certification of completion are required before the issuance of the Certificate of Occupancy.
5. The floor slab elevation is shown at less than 9" above the adjacent highway, this must be addressed by the project engineer and approved by the City Engineer prior to the issuance of the Building Permit.
6. The project is located in an RIA zoning category. The height limitation for this category is 40'. The maximum building height in the Crystal Beach area, according to the Comprehensive Plan is 50'. The building as designed exceeds the maximum height restrictions and must be redesigned to comply with these requirements.
7. There must be a minimum of 10' between structures. The existing building and the proposed facility only provide 8'.

8. The off-site parking is not allowed for parking to meet requirements of the Land Development Code. Off-site is only allowed for overflow parking. Based on the size of the sanctuary, 285 spaces are required. Only 190 spaces are shown on-site. Redesign the parking lot to comply or reduce size of sanctuary to show compliance with parking requirements.

9. The west parcel for over-flow parking must have 5' sidewalks.

If you need any further assistance, please do not hesitate to contact my office.

Sincerely,



Michael W. Chinn
City Planner

MWC:ss

cc: Charlie C. Clary, III, DAG Architects

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TECHNICAL REVIEW COMMITTEE REPORT

**PLANNING AND ZONING DEPARTMENT
VILLAGE BAPTIST CHURCH, MASTER PLAN
A MAJOR DEVELOPMENT
MATTHEW BOULEVARD, CRYSTAL BEACH
JUNE 6, 1996**

ISSUE

Request approval of VILLAGE BAPTIST CHURCH, Master Plan, a Major Development, consisting of five phases totaling 74,800 s.f., to be located at the existing site of Village Baptist Church in Crystal Beach, Destin, FL. Request is made by Mr. Spence King, Choctaw Engineering, Inc., as agent for Village Baptist Church, owner. The property contains 6.78 acres, more or less.

ZONING/COMPREHENSIVE PLAN - COMPATIBILITY

The property is zoned RIA (Residential Intensive Apartment) District and the Land Use Category is PL (Public Lands). The proposed project is in compliance with these land use regulations.

The property located to the north consists of the 100' Gulf Power Easement and a vacant lot in Crystal Beach Plaza. The property to the south across John Avenue is primarily single family residences, the property located to the east across Mark Street consists of single family homes, the property located to the west across Matthew Boulevard consists of a parking area for the church and further west is Henderson Beach State Park.

The proposed property use is compatible with the adjacent property uses.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Sanitary Sewer	<u> X </u>	Potable Water	<u> X </u>	Roadways	<u> X </u>
Solid Waste	<u> X </u>	Recreation	<u> N/A </u>	Drainage	<u> X </u>

TRAFFIC ANALYSIS

Traffic Analysis was conducted by Choctaw Engineering, Inc., and is on file in the Planning and Zoning Department - 698 new vehicle trips per day.

MYLAR - SUBDIVISION OR PUD

No mylar is required for this project.

STORMWATER

The Stormwater Management Plan for the site has been approved by the City Engineer. A DEP permit for stormwater management is required prior to the issuance of a building permit.

AIRPORT PROTECTION

N/A

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), you 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

Front: req. 20' - pro. 30'
North Side: req. 10' - pro. 185'
South Side: req. 10' - pro. 73'
Rear: req. 10' - pro. 63'

Distance Between Structure: req. 10' - pro. 10'

FLOOR AREA RATIO

The floor area ratio for this project is .26; maximum allowed is 0.50.

SIGNS

There are no additional signs requested for this property.

WATER/SEWER

Water and sewer is available through Destin Water Users.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department. Approval letter issued by Destin Fire Control District on April 16, 1996.

UTILITIES

Underground utilities are required.

INGRESS/EGRESS

Access to the property is from Matthew Boulevard and Mark Street. There are three 25' entryways from Matthew Boulevard. There are two 25' entryways from Mark Street.

SIDEWALKS

Sidewalks are required/provided.

REFUSE COLLECTION

Refuse collection is provided by garbage cans located on the site. Typically, Churches are not charged for pick-up fees.

WHITE SANDS ZONE

The project does not lie within a White Sands Zone.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

293,180 s.f. of property X 18% = 52,772.4 s.f. required

Site plan provides 32.7 % = 95,877 s.f. provided

TREES REQUIRED:

Reforestation 68 Perimeter 93 Parking Lot 48
(1 per acre) (1 per 25')

Protected Trees on Site (12" to 23" diameter): 0

Preserved Trees on Site (24" or more diameter): 0

Credits for Protected/Preserved Trees : 0

TOTAL TREES REQUIRED : 209

TOTAL TREES PROVIDED : 209

PARKING

The project meets or exceeds the parking requirements based on the following standards:

585 seating capacity = 1 sp./3 persons = 585/3 = 195 sp. req/195 provided on-site and
135 provided off-site

According to the Land Development Code section 8.05.03.H. required parking must be provided on-site. The applicant has provided additional parking in excess of the required spaces on their property located across Matthew Boulevard to the west. This additional parking is not necessary in order to satisfy the City's Land Development Code requirements.

STATE/FEDERAL PERMITS REQUIRED

DEP Stormwater Permit required.

GENERAL COMMENTS

There have been no objections filed with the Staff regarding this project.



Department Environmental Protection

EXHIBIT 3

Received 6/27/96 SS

Lawton Chiles Governor

Northwest District 160 Governmental Center Pensacola, Florida 32501-5794

Virginia B. Wetherell Secretary

JUN 26 1996

Mr. Robert Harvey 101 Matthew Boulevard Post Office Box 968 Destin, Florida 32540

RECEIVED

JUN 27 1996

Re: Village Baptist Church Okaloosa County, RC46-290783

GHODTAG ENGINEERING INC.

Dear Mr. Harvey:

We have reviewed your Notice of General Permit received by the Submerged Lands and Environmental Resources Program on June 18, 1996, concerning the above referenced project. The project appears to qualify for the general permit specified by Rule 62-25.801, Florida Administrative Code (F.A.C.).

Please thoroughly review and be aware of the conditions associated with the general permit (attached). Your particular attention is directed to the statement contained in the general permit which states that this general permit does not relieve you, the permittee, from obtaining a dredge and fill, collection system or distribution system permit where it is required.

We wish to point out that Rule 62-25.801, F.A.C. also requires that the permittee file an As-Built Certification with the Submerged Lands and Environmental Resources Program within thirty (30) days after the facility's completion. This certification is included as Page 4 of DEP Form 62-1.215(2), the General Permit for Stormwater Discharge Facilities.

If you have any questions about the need to obtain additional permits, or any other matters, please call Jim Sherrouse at (904) 444-8320.

Sincerely,

J. B. Sherrouse for Clifford G. Street, P.E. Supervisor, Engineering Support Submerged Lands & Environmental Resources Program

CGS:mer Attachment

cc: George S. King, P.E. Chuck Meister, P.E., Director of Public Works

D.O. file



The City of Destin

Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267

July 8, 1996

Mr. Spence King
Choctaw Engineering, Inc.
112 Truxton Avenue
Ft. Walton Beach, FL 32547

RE: Final Development Order for Village Baptist Church, a Major Development
#96-01

Dear Mr. King:

The Destin City Council approved Village Baptist Church, a Major Development, at its meeting held on June 16, 1997. Please find attached Development Order 96-01 for Village Baptist Church. The applicant must comply with all provisions of the Development Order and the Technical Review Committee Report.

If you have any questions or need any additional information about this Development Order, please contact my office at (904) 837-5686.

Sincerely,

Kelly Carpenter
Kelly Carpenter, AICP
Community Development Director

KC/ss

The City of Destin



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

April 1, 1999

Mr. Spence King, Agent
Choctaw Engineering, Inc.
112 Truxton Avenue
Ft. Walton Beach, FL 32547

Re: Village Baptist Church-Development Order #96-01

Dear Mr. King:

It has come to my attention that the Village Baptist Church (Development Order #96-01) has not completed construction of the project. In reviewing the Building Inspections file, the last construction permit was issued in July 1996. According to Article 6, Section 6.02.00 b.3:

In cases where construction is phased by the developer over a period of time exceeding one year, reserved capacity for any or all phases shall be retained by the developer so long as construction has proceeded in accordance with the schedule on which capacity allocation was originally based. If construction activity ceases, or if phased development falls behind scheduled phases by a period of one year following the issuance of a final development order, capacity allocation for succeeding phases, if any, shall be withdrawn and made available to other developers on a first come, first served basis.

Please note that, according to our records, it has been determined that construction has not continued in a timely manner; therefore, concurrency for this project is withdrawn.

In order to secure new capacity allocations, the project must be resubmitted for review. If you have any questions regarding this process, do not hesitate to contact me at (850) 837-5686.

Sincerely,


Robert P. Franke, AICP
Community Development Director

cc: City Manager\Larry Rubenstein
City Land Use Attorney\David Theriaque