



City of Destin

May 16, 2001

Order No. 01-10

Final Development Order:

**“VILLAGE BAPTIST CHURCH MASTER SITE USE PLAN”:
A MAJOR DEVELOPMENT
(SP-00-43)**

Based upon the City Council’s approval of this Development Order, on March 12, 2001, 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 City Council:

BACKGROUND / ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of Village Baptist Church, Inc.

Location: The proposed project is generally located at 101 Matthew Boulevard, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0580-0040-0010 / 0041-0010 and 00-2S-22-0580-0015-0010 / 0016-0010.

Request: Approval of a Major Development identified as “Village Baptist Church Master Site Use Plan.” The proposed project consists of a total of 75,501 square feet for existing and proposed buildings. The proposed uses are: a Church Sanctuary, Administrative Office, Educational, and Family Life Center space.

Parcel Size: The subject property contains 8.34 acres more or less.

Future Land Use: Public Lands (PL)

Zoning District: Public Lands (PL)

Density: Not applicable

Intensity: Allowed: Not stated
Proposed: 0.21 Floor Area Ratio

Application Date: July 31, 2000

TRC Date: August 16, 2000

Approved Site Plan Date: December 5, 2000

Planning Commission Date: February 15, 2001

City Council Date: March 12, 2001

DETERMINATIONS:

1. A hearing was held by the Destin City Council on March 12, 2001, and the City Council approved the development by a vote of 6-0. Motion to approve the project as presented by staff, and documented in the TRC report, subject to all of the conditions identified within the

report dated February 13, 2001 and amended on March 1, 2001 with the corrections noted by the City Engineer and City Attorney.

2. The Planning Commission considered the proposal on February 15, 2001, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 4-1; and
3. All the findings of the Technical Review Committee Report dated February 13, 2001, and amended on March 1, 2001, are incorporated herein.

CONDITIONS OF APPROVAL FOR "VILLAGE BAPTIST CHURCH MASTER SITE USE PLAN," A MAJOR DEVELOPMENT (SP-00-43):

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

Construction must commence within twelve (12) months of approval of the Final Development Order on March 12, 2001 (no later than March 12, 2002), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated December 5, 2000).

WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant /owner should review Article 2, Section 2.15.00, 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 Number 1 above, the concurrency status for "Village Baptist Church Master Site Use Plan" is protected through March 12, 2006. **The protected concurrency status, however, will be lost if:**
 - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Amended Final Development Order, or**
 - B. **Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.**

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 the issuance of any City Permit, all outstanding costs associated with this project that are owed to the City must be paid in full.
5. Prior to the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
6. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
7. Prior to obtaining a Building Permit, provide copy of Gulf Power Land Division approvals (A copy of the recorded Encroachment Agreement between Gulf Power and Village Baptist Church was submitted on March 13, 2001 and satisfies this condition).
8. Prior to the issuance of a Building Permit, a unity of title must be submitted for review and approval by the City Attorney. Once approved, the unity of title must be executed, recorded, and an original recorded copy provided to the Community Development Department.
9. Prior to obtaining a Certificate of Occupancy, the operation and maintenance plan must be acknowledged and signed by the owner.
10. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
11. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
12. If the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by Planning Commission and City Council.

13. All conditions of approval contained in the Compatibility Analysis, March 12, 2001 except for the condition pertaining to the installation of a hedge along Mark Street must be made on the site plans and architectural plans prior to the issuance of any City permits. At this time, the Church is not required to install a hedge along Mark Street. If the neighboring property owners complain about headlights shining onto their property from cars parked in the eastern parking lot of the Church, the Church shall attempt to resolve such a complaint. If the Church is unable to resolve the complaint within this sixty (60) day time frame, the Church shall install a hedge that is three (3) feet in height at the time of planting, and which will reach four (4) feet in height at maturity. The Church shall maintain the hedge at four (4) feet in height.

14. Per the applicant's letter dated July 18, 2000, the previously approved Development Order (DO-96-01) for the subject property is null and void based on the simultaneous approval of the current development order application.

TECHNICAL REVIEW COMMITTEE REPORT

“VILLAGE BAPTIST CHURCH MASTER SITE USE PLAN”: A MAJOR DEVELOPMENT (SP-00-43)

TRC Report: February 13, 2001,
amended on March 1, 2001

ISSUE:

Applicant: Choctaw Engineering, Inc., on behalf of Village Baptist Church, Inc.

Location: The proposed project is generally located at 101 Matthew Boulevard, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0580-0040-0010 / 0041-0010 and 00-2S-22-0580-0015-0010 / 0016-0010.

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Parcel Size: The subject property contains 8.34 acres more or less.

Future Land Use: Public Lands (PL)

Zoning District: Public Lands (PL)

Density: Not applicable

Intensity: Allowed: Not stated
Proposed: 0.21 Floor Area Ratio

Application Date: July 31, 2000

TRC Date: August 16, 2000

Approved Site Plan Date: December 5, 2000

Planning Commission Date: February 15, 2001

City Council Date: March 12, 2001

DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of Village Baptist Church, Inc., is requesting approval of a Major Development identified as “Village Baptist Church Master Site Use Plan.” The proposed project consists of a total of 75,501 square feet for existing and proposed buildings. The proposed uses are: a Church Sanctuary, Administrative Office, Educational, and Family Life Center space. The proposed project is generally located at 101 Matthew Boulevard, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0580-0040-0010 / 0041-0010 and 00-2S-22-0580-0015-0010 / 0016-0010. The property contains 8.34 acres more or less.

According to the traffic review conducted by the City's traffic consultant, the proposed development will return one (1) PM Peak Hour directional trip to Segment “C” of U. S. Highway 98. Segment “C” currently has 149 PM Peak Hour directional trips available and, with this project, there will be 150 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City’s traffic consultant (See Exhibit “D”).

The City's compatibility consultant has determined that the proposed request is compatible with the surrounding area (See Exhibit "C").

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, and Level of Service review. This project is not located within the Community Redevelopment Area or the Destin Harbor Area Master Plan.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use designation of Public Lands (PL) and a Zoning designation of Public Lands (PL). The proposed use is consistent with the PL Future Land Use designation and is a permitted principal use in the PL Zoning district.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and does meet the minimum requirements. Refer to Exhibit "C" for the complete Compatibility Analysis Report from the City's compatibility consultant, dated March 8, 2001, finding the proposed project incompatible with the surrounding area, unless the applicant complies with the recommendations as provided in the Compatibility Analysis.

DENSITY:

Not applicable.

HEIGHT:

The PL Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to Exhibit "C" for the complete Compatibility Analysis Report from the City's compatibility consultant, dated March 8, 2001.

FLOOR AREA RATIO:

The total floor area ratio for this project is 0.21.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

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

Please refer to the attached Exhibits "D" through "H" for approved Concurrency Evaluation Certificates.

PHASING:

The applicant has proposed to construct the project in five (5) phases. Refer to the phasing plan prepared by Choctaw Engineering, Inc., and signed and sealed by Ms. Robyn Gaston on sheet 3 of 11 of the plans (See Exhibit "I").

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, the proposed development will return one (1) PM Peak Hour directional trip to Segment "C" of U. S. Highway 98. Segment "C" currently has 149 PM Peak Hour directional trips available and, with this project, there will be 150 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

SUBDIVISION OR PUD - PLAT:

A subdivision is not part of this application. However, prior to the issuance of any building permit, a unity of title must be submitted for review and approval by the City Attorney. Once approved, the unity of title must be executed, recorded, and an original recorded copy provided to the Community Development Department. The unity of title will tie together all land (lots) that constitutes the subject property currently under review.

AIRPORT PROTECTION:

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

The PL Zoning district does not require setbacks. However, landscape buffers are required for the proposed project, which are listed as follows:

	Required	Buffers	Provided
Side (north):	None	5' CB	309.88' +/- including a 5' CB
Front (west):	None	10' FP	18.37' +/- including a 10' FP
Front (south):	None	10' FP	73.66' +/- including a 10' FP
Side (east):	None	5' CB & 10' VB	97.96' +/- including a 5' CB & 10' VB
Front (east):	None	10' FP	66.26' +/- including a 10' FP
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Area is required along the western, southern, and a portion of the eastern property lines. A five (5) foot Common Boundary Landscape Area is required along the northern and a portion of the eastern property lines. Additionally, a ten (10) foot Vegetative Buffer Area is required along a portion of the eastern property line.

WHITE SANDS ZONE:

The southern portion of the proposed project is located within White Sands Zone II. All fill material will have to comply with the White Sands Ordinance in this area.

SIGNS:

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Cox Communications approved the project at the August 16, 2000, TRC meeting.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated August 16, 2000.

GULF POWER:

Gulf Power approved the project in a letter dated August 16, 2000.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated August 16, 2000.

SPRINT:

Sprint approved the project in a letter dated August 15, 2000.

UNIVERSALCOM:

Universal Com approved the project at the August 16, 2000, TRC meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated September 13, 2000.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated December 5, 2000, and had the following conditions:

1. Prior to obtaining a Building Permit, provide copy of Gulf Power Land Division approvals (A copy of the recorded Encroachment Agreement between Gulf Power and Village Baptist Church was submitted on March 13, 2001 and satisfies this condition).
2. Prior to obtaining a Certificate of Occupancy, the Operation and Maintenance Plan must be acknowledged and signed by the owner.

INGRESS/EGRESS:

The ingress/egress points for the proposed development are provided by three (3) existing and three (3) proposed driveways off of Crystal Plaza Drive, Matthew Boulevard, John Avenue, and Mark Street. The ingress/egress points do not exceed the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The two (2) proposed dumpsters are each enclosed by a six (6) foot tall brick wall with a gate. The location of the dumpsters and their screening is indicated on sheet 5 of 11 of the plans.

SIDEWALKS:

A new five (5) foot wide sidewalk is required along a portion of the eastern right-of-way of Matthew Boulevard. A five (5) foot wide sidewalk currently exists along a portion of the eastern right-of-way of Matthew Boulevard from the intersection of John Avenue to approximately 295 feet to the north.

LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

Open Space Requirement:

<u>363,440.20</u> sq. ft. of property x 18 %	= 65,419.20 sq. ft. required
Site plan provides <u>26.9</u> %	= <u>97,604.20</u> sq. ft. provided

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (11 trees x 2 credits per tree):	22
Credits for Existing Trees (7" to 12" diameter) on Site (4 trees x 3 credits per tree):	12
Credits for Existing Trees (13" to 19" diameter) on Site (2 trees x 4 credits per tree):	8
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	<u>0</u>
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u><u>42</u></u>
Total Reforestation Credits for Trees Required on Site:	42
Reforestation Trees (1 per every .10 of an acre: 8.34 x 10 = 83) Required on Site:	<u>83</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u><u>41*</u></u>

*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	41
Front Perimeter Trees (1 per 25') Required on Site:	73
Parking Lot Trees (1 per end row and landscape island) Required on Site:	71
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>6</u>

TOTAL TREES REQUIRED:	191**
TOTAL TREES PROVIDED:	191**

**Note: The number of total trees required and provided includes trees that are currently planted in the existing portion of the site (e.g. frontage, parking lot, and reforestation trees).

A five (5) foot Common Boundary Landscape Area is required along the northern and a portion of the eastern property lines. A ten (10) foot Front Perimeter Landscape Area is required along the western, southern, and a portion of the eastern property lines. Additionally, a ten (10) foot Vegetative Buffer Area is required along a portion of the eastern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. The required ten (10) foot Vegetative Buffer Area shall be designed not less than six (6) feet in height to form a continuous opaque screen adjacent to the common lot line. 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. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

PARKING:

The project meets the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Churches/other places of public assembly:

One (1) space for every three (3) seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium.

Per site plan:

Churches/other places of public assembly:

One (1) space for every three (3) seats within the main auditorium / 1,500 seat sanctuary = 500 parking spaces.

TOTAL REQUIRED: 500 parking spaces (including 10 handicap spaces)

TOTAL PROVIDED: 502 parking spaces (including 10 handicap spaces)

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Churches/other places of public assembly:

One (1) space for the first 20,000 sq. ft. of gross floor area or fraction thereof and one (1) space for each additional 100,000 sq. ft.

Per site plan:

Churches/other places of public assembly:

74,823 sq. ft. / 1 space per first 20,000 sq. ft. and 1 space for each additional 100,000 sq. ft.
= 2 loading spaces

TOTAL REQUIRED: 2 loading spaces

TOTAL PROVIDED: 2 loading spaces

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A Florida Department of Environmental Protection (FDEP) general notice permit (for stormwater).

IMPACT FEES:

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the “Office per 1,000 sq. ft. = \$24.88” fee amount under the “Non-residential – Outside U.S. 98 Corridor” category.

$$(59,315 \text{ sq. ft.}) \times (\$24.88) = 1,475,757.20 / 1,000 = \$1,475.76$$

$$(\text{sq. ft. of proposed buildings}) \times (\text{Office per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Police Protection Impact Fees to be paid for “Village Baptist Church Master Site Use Plan”: *\$1,475.76*

Road: The road impact fees were calculated using the “Church = \$1,038.00” fee amount.

$$(59,315 \text{ sq. ft.}) \times (\$1,038.00) = 61,568,970 / 1,000 = \$61,568.97$$

$$(\text{sq. ft. of building}) \times (\text{Church per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Road Impact Fees to be paid for “Village Baptist Church Master Site Use Plan”: *\$61,568.97*

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$1,475.76
Roads:	=	\$61,568.97
TOTAL:	=	<u>\$63,044.73</u>

OTHER FEES:

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

City Compatibility Consultant:	\$3,392.50 (pd.)	Planning Commission Advertising:	\$58.94 (pd.)
	\$843.75	City Council Advertising:	\$88.41 (pd.)
City Traffic Consultant:	\$180.00 & \$60.00 (pd.)	City Land Use Attorney:	\$314.55

COMMENTS:

Public Input:

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

CONDITIONS:

Per Community Development Department:

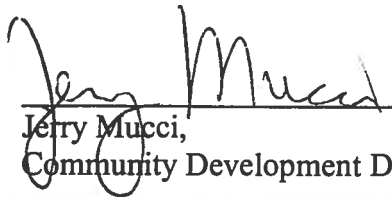
1. Prior to the issuance of any City Permit, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. Prior to the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
3. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
4. Prior to the issuance of a Certificate of Occupancy, a unity of title must be submitted for review and approval by the City Attorney. Once approved, the unity of title must be executed, recorded, and an original recorded copy provided to the Community Development Department (the term "Certificate of Occupancy" was changed to "Building Permit" at the City Council Meeting).
5. Prior to the issuance of a Certificate of Occupancy, the landscaping must be inspected and approved by the Community Development Department.
6. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
7. If the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by Planning Commission and City Council.
8. All conditions of approval contained in the Compatibility Analysis must be made on the site plans and architectural plans prior to the issuance of any City Permits (condition 2b of the Compatibility Analysis was not adopted by the City Council in its motion to approve the project and is not required to be met by the applicant).
9. Per the applicant's letter dated July 18, 2000, the previously approved Development Order (DO-96-01) for the subject property is null and void based on the simultaneous approval of the current development order application.

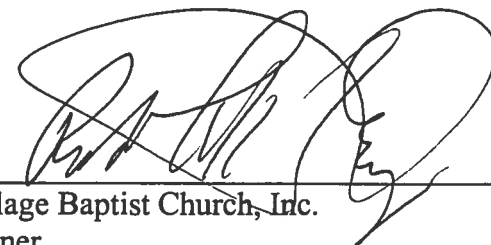
Per Engineering Department:

1. Prior to obtaining a Building Permit, provide copy of Gulf Power Land Division approvals (A copy of the recorded Encroachment Agreement between Gulf Power and Village Baptist Church was submitted on March 13, 2001 and satisfies this condition).
2. Prior to obtaining a Certificate of Occupancy, the operation and maintenance plan must be acknowledged and signed by the owner.

CONDITIONS PRIOR TO BEING ADVERTISED FOR CITY COUNCIL:

None.

 5-16-01
Date
Jerry Mucci,
Community Development Director

 5-17-01
Date
Village Baptist Church, Inc.
Owner
Robert T. Harvey,
Vice-President