

**TECHNICAL REVIEW COMMITTEE REPORT
PLANNING AND ZONING DEPARTMENT
CORNERSTONE PRESBYTERIAN CHURCH
BEACH DRIVE
MAY 23, 1996**

ISSUE

Request approval to of a Minor Development a 3,040 s.f. church facility to be located on Beach Drive, Destin, FL. Property contains 0.944 acres. Property is owned by Cornerstone Church.

ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Land Use Category is C (Commercial). This is an allowable land use and is consistent with the Comprehensive Plan.

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>

MYLAR

No subdivision of the property is required and, therefore, no mylar is required.

STORMWATER

Stormwater Management Plan has been approved by the City Engineer. Approval letter issued May 17, 1996.

SIGNS

No signage is shown on drawings. All future signs must comply with the City of Destin Sign Ordinance 245.

UTILITIES

Must have underground utilities.

WATER/SEWER

Water and sewer are available through Destin Water Users.

INGRESS/EGRESS

Access to the property is provided by one 27' driveway off of Beach Drive.

WHITE SANDS ZONE

This project lies within White Sands Zone #2. All infill material must comply with the City of Destin White Sands Ordinance.

AIRPORT

The church will not impact the airport.

SETBACKS

	Required	Provided
Front:	10'	70'
North:	0'	134'
South:	0'	80'
Rear:	0'	192'

SIDEWALKS

5' sidewalks are required and must be installed prior to issuance of a Certificate of Occupancy.

LANDSCAPE

The landscape provided for this project meets or exceeds the landscape requirements:

OPEN SPACE:

<u>41,121</u> s.f. of property x 18%	=	<u>7,402</u> s.f. required
Site plan provides <u>47%</u>	=	<u>19,444</u> s.f. provided

TREES REQUIRED:

Reforestation <u>9</u> (10 per acre)	Perimeter <u>11</u> (1 per 25')	Parking Lot <u>10</u> (Islands)
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Protected Trees on Site (12" to 23" diameter):	_____
Preserved Trees on Site (24" or more diameter):	_____
Credits for Protected/Preserved Trees:	<u>0</u>
TOTAL TREES REQUIRED:	<u>30</u>
TOTAL TREES PROVIDED:	<u>30</u>

BUFFER ZONE REQUIRED N/A **PROVIDED** _____

NOTE: MUST PROVIDE FENCING AND MINIMUM LANDSCAPING; OR OPAQUE LANDSCAPE WHICH TOTALLY BLOCKS VISIBILITY (MUST BE MAINTAINED).

PARKING

The proposed development exceeds the parking requirements based on the following standards:

1 space per 35 s.f. = 1,428/35 = 42 spaces required/ 49 provided
(includes three handicap spaces)

FAR

The Floor Area Ratio for this project is .07.

FIRE DEPARTMENT

The project has been reviewed and approved by the Fire Department. Approval letter dated April 15, 1996.

STATE/FEDERAL PERMITS REQUIRED

DEP permit for stormwater management plan received on May 29, 1996. Copy attached.

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RECEIVED

MAY 17 1996



The City of Destin

PLANNING & ZONING

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

May 17, 1996

Pastor Dewey Roberts
51 Beach Drive
Destin, FL 32541

Subject: Cornerstone Presbyterian Church

Dear Pastor Roberts:

I have reviewed your stormwater plan for the subject project and approve the plan as it is designed. Please note that this approval is only extended to that portion of the property that you represented for current development.

Any proposed "future" development plans must be submitted to the City of Destin for approval consideration at the time of actual intended construction.

Very truly yours,

A handwritten signature in cursive script, appearing to read "C. Meister".

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

CK:dr

cc: Ingram Engineering
701-C Edge Street
Fort Walton Beach, FL 32548

cc: Planning & Zoning



RECEIVED

Department of
Environmental Protection

MAY 29 1996

PLANNING & ZONING

Lawton Chiles
Governor

Northwest District
160 Governmental Center
Pensacola, Florida 32501-5794

Virginia B. Wetherell
Secretary

APR 26 1996

Dewey Roberts, Pastor
726 Vintage Circle
Destin, Florida 32541

Re: Cornerstone Presbyterian Church
Okaloosa County, RC46-288024

Dear Pastor Roberts:

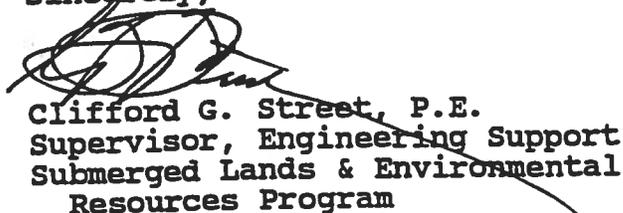
We have reviewed your Notice of General Permit received by the Submerged Lands and Environmental Resources Program on April 22, 1996, concerning the above referenced project. The project appears to qualify for the general permit specified by Rule 62-25.801, Florida Administrative Code (F.A.C.).

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,


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

CGS:mer
Attachment

cc: C. L. Ingram, P.E.
Chuck Meister, P.E., Destin City Engineer



Department of Environmental Protection

Lawton Chiles
Governor

Northwest District
160 Governmental Center
Pensacola, Florida 32501-5794

Virginia B. Wetherell
Secretary

62-25.801 General Permit for New Stormwater Discharge Facilities

- (1) Your project appears to qualify for a general permit to construct a new stormwater discharge facility that has been designed in accordance with the standards and criteria set forth in Florida Administrative Code Rule 62-25.025.
- (2) This general permit is subject to the general conditions of Rules 62-4.540(see reverse side) and 62-25.801.
- (3) The permittee or his engineer of record shall file with the Department within 30 days of completion of construction a certification of construction in accordance with the approved plans and specifications and compliance with Florida Administrative Code Rule 62-25.025.
- (4) This general permit does not relieve you, the permittee, from obtaining a dredge and fill permit where it is required. **SPECIFIC AUTHORITY** 403.814(1), 403.912, F.S. **LAW IMPLEMENTED** 403.061, 403.087, 403.088, 403.121, 403.141, 403.161, 403.182, 403.502, 403.702, 403.814, 403.908, F.S. **HISTORY**-New 5-8-85. Previously number 17-4.71. Formerly 17-4.710. Formerly 17-25.801.

62-4.540 General Conditions for all General Permits

1. *The terms, conditions, requirements, limitations, and restrictions set forth in this part are "general and specific permit conditions" and are binding upon the permittee. The conditions are enforceable under Chapter 403, F.S.*
2. *The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit. The permittee is placed on notice that violation of the permit may result in suspension or revocation of the permittee's use of the general permit and may result in institution of legal proceedings as the Department may consider appropriate.*
3. *The general permit does not convey any vested rights or any exclusive privileges. It does not authorize any infringement of federal, state or local laws or regulations. It does not obviate the necessity for obtaining any other federal, state or local permits that may be required or operate to allow the permittee to violate any more stringent standards established by federal or local law.*
4. *The general permit does not relieve the permittee from liability and the penalties therefore when the construction or operation of the permitted activity causes harm or injury to human health or welfare; causes harm or injury to animal, plant or aquatic life; or causes harm or injury to property. It does not allow the permittee to cause pollution in contravention of Florida Statutes and Department rules.*
5. *The general permit conveys no title to land or water, nor does it constitute State recognition or acknowledgment of submerged lands. Only the Board of Trustees of the Internal Improvement Trust Fund may express State opinion as to Title.*
6. *No general permit shall authorize the use of state owned lands without the prior consent of the Board of Trustees of the Internal Improvement Trust Fund pursuant to Section 253.77, F.S.*
7. *The general permit may be modified, suspended or revoked in accordance with Chapter 120, Florida Statutes, if the Secretary determines that there has been a violation of any of the terms or conditions of the permit; there has been a violation of state water quality standards or state air quality standards; or the permittee has submitted false, incomplete or inaccurate data or information.*
8. *The general permit shall not be transferred to a third party except pursuant to Florida Administrative Code Rule 62-4.120.*
9. *The general permit authorizes construction and where applicable operation of the permitted facility.*
10. *The permittee agrees in accepting the general permit to make every reasonable effort to conduct the specific activity or construction authorized by the general permit in a manner that will minimize any adverse impact on the adjacent property of public use of the adjacent property, where applicable, and on the environment, including fish, wildlife, natural resources or the sea, water quality or air quality.*
11. *The permittee agrees in accepting the general permit to allow a duly authorized representative of the Department access to the permitted facility or activity at reasonable times for the purpose of inspection and testing to determine compliance with the permit and the Department rules.*
12. *The permittee agrees to maintain any permitted facility, or activity in good condition and in accordance with the plans submitted to the Department under Rule 62-4.530(1).*

62-25.035 Stormwater General Permits

1. *This general permit shall not expire and shall not be subject to Section 62-4.540(13) unless suspended or revoked in accordance with Section 62-4.530(5).*

SPECIFIC AUTHORITY 403.814(1), F.S. LAW IMPLEMENT 253.123, 253.124, 403.061.