



# City of Destin

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July 9, 2004

Order No. 04-19

**Final Development Order:**

**“CORNERSTONE PRESBYTERIAN ADDITION”:  
A MINOR DEVELOPMENT  
(SP-04-24)**

Based upon the City's approval of this Development Order, on June 30, 2004, 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:** Cornerstone Presbyterian Church of Destin, Owner  
**Location:** The proposed project will be located at 50 Beach Drive. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0011-0100.  
**Request:** Approval of a Minor Development identified as “Cornerstone Presbyterian Addition.” The proposed project consists of a 2,402 square foot church/building addition.  
**Parcel Size:** 1.9-acres (83,417 square feet)  
**Future Land Use:** Commercial (C)  
**Zoning District:** Business Tourism (BT)  
**Density:** Not applicable  
**Intensity:** Maximum Floor Area Ratio (FAR) allowed: 1.07  
Proposed FAR: 0.07  
**Application Date:** March 29, 2004  
**TRC Date:** April 21, 2004  
**TRC Approval Date:** June 30, 2004

**DETERMINATIONS:**

1. All the findings and requirements of the Technical Review Committee Report June 30, 2004, are incorporated herein.

**CONDITIONS OF APPROVAL FOR THE “CORNERSTONE PRESBYTERIAN ADDITION”: A MINOR DEVELOPMENT (SP-04-24):**

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 (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on July 9, 2004 (no later than July 9, 2005), and must be completed as shown on plans approved by the Technical Review Committee (June 30, 2004).

**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.

If the applicant fully complies with the requirements of Condition Number 1 above, the concurrency capacity allocation status for "Cornerstone Presbyterian Addition" 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.
2. 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 (Note: Applicant must obtain the proper ROW permit(s) from the Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
  - 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.

**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 Certificate of Occupancy/Completion, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.

3. All previous engineering conditions for the Development Order and approved amendments remain in effect.
4. **Prior to obtaining a building permit**, a copy of the FDEP stormwater (based upon current design) and NPDES approvals shall be forwarded to the Community Development office.
5. If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.
6. **Prior to obtaining a Certificate of Occupancy**, 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 areas as required to maintain approved design cross-section(s), line(s), and grade(s).

## TECHNICAL REVIEW COMMITTEE REPORT

### “CORNERSTONE PRESBYTERIAN ADDITION” A MINOR DEVELOPMENT (SP-04-24)

TRC Report: June 30, 2004

#### ISSUE:

**Applicant:** Cornerstone Presbyterian Church of Destin, Owner  
**Location:** The proposed project will be located at 50 Beach Drive. The Tax Parcel Identification number for the property is No 00-2S-22-0000-0011-0100.  
**Request:** Approval of a Minor Development identified as “Cornerstone Presbyterian Addition.” The proposed project consists of a 2,402 square foot church/building addition.  
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Proposed FAR: 0.07  
**Application Date:** March 29, 2004  
**TRC Date:** April 21, 2004  
**TRC Approval Date:** June 30, 2004

#### DISCUSSION/FINDINGS:

Cornerstone Presbyterian Church of Destin, owner, is requesting approval of a Minor Development identified as “Cornerstone Presbyterian Addition.” The proposed project consists of a 2,402 square foot church building addition. The proposed project will be located at 50 Beach Drive. The Tax Parcel Identification number for the property is No. 00-2S-22-0000-0011-0100.

#### COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use Designation of Commercial (C) and a Zoning Designation of Business Tourism (BT). The proposed use is consistent with these land use regulations.

#### COMPATIBILITY:

The LDC requirements regulating compatibility are “intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations” [LDC, §7.09.01]. The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

1. Type of land use, zoning district, and land use category;
2. Building location, dimensions, height, and floor area ratio;
3. Location and extent of parking, access drives, and service areas;
4. Traffic generation, hours of operation, noise levels, and outdoor lighting;
5. Alteration of light and air; and

6. Setbacks and buffers.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the requirements as detailed below.

1. Type of Land Use, Zoning District, and Future Land Use Designation:

The proposed construction is a permitted use in both the Commercial (C) Future Land Use Category and the Business Tourism (BT) Zoning District. The proposed use is consistent with the Commercial Future Land Use designation and is a permitted principal use within the BT zoning district.

2. Building location, dimensions, height, and floor area ratio:

The proposed development consists of a 2,402 square foot church addition. The proposed structure is located along the northwestern portion of the property. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Commercial	Business Tourism (BT)	North: Vacant Undeveloped Land
South	Commercial	Business Tourism (BT)	South: East Pass Addition to Destin, Block C
East	Commercial	Residential Urban Duplex (RUD)	East: Unplatted, Destin Inn
West	Medium Low Density Residential (MLDR)	Residential Urban Single (RUS)	West: Sea Hills Subdivision

As described herein, the surrounding uses include single-family residential, commercial, and vacant undeveloped land. The proposed use is complementary to the surrounding uses and consistent with the future land use trend in the area. The use and density of the development is compatible with the surrounding area.

Height:

The BT (Business Tourism) Zoning District does not have a maximum building height. Building height in this district is determined by compatibility and whether the proposed structure is three stories or more, which requires increased setbacks. The proposed structure is approximately 16 feet, 8 inches +/- high from the crown of the road to the cornice line. The height of the proposed development is compatible with the character of buildings in the vicinity.

Floor Area Ratio:

The Commercial (C) Future Land Use Map designation has a maximum FAR of 1.07.

The FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" of the Destin Land Development Code is as follows:

$$\text{(Total gross floor area) - (Total square feet of required setbacks and open space + parking) = FAR}$$

**Total square feet of site**

$$\frac{5,568 \text{ sq. ft.} - 32,082 \text{ sq. ft.}}{83,417 \text{ sq. ft.}} = \text{FAR}$$

$$-605,874 \text{ sq. ft.} / 26,514 \text{ sq. ft.} = -0.31 \text{ FAR (Overall Site)}$$

Utilizing the formula as defined above, the FAR of -0.31 is below the maximums of 1.07 and thus is in compliance.

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 0.07, which is below 1.07 and is calculated as follows:

$$\text{Total square feet of existing and proposed buildings} / \text{square feet of subject parcel} = \text{FAR}$$

$$5,568 \text{ sq. ft.} / 83,417 \text{ sq. ft.} = 0.07 \text{ FAR (Overall Site)}$$

**3. Location and Extent of Parking, Access Drives, and Service Areas:**

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

**4. Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting:**

- a. **Traffic Generation:** This analysis does not address traffic generation. Please refer to the "Traffic Analysis" section below.
- b. **Hours of Operation:** No adverse impacts are anticipated that require restriction on hours of operation.
- c. **Noise Levels:** No adverse noise impacts have been identified.
- d. **Outdoor Lighting:** All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site. The plans did include designs for turtle lighting, which shall meet the standards set forth in Ordinance No. 03-40-LC.

5. **Alteration of Light and Air:** The plan does not generate any adverse impacts to light and air.

6. **Setbacks and Buffers:** The setbacks and buffers meet requirements for land use compatibility.

**The site plan for the "Cornerstone Presbyterian Addition" complies with the City of Destin Comprehensive Plan Policy 7.A.4.6 (p) and the Land Development Code §7.09.**

All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting

specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

### **CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

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

### **TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's Transportation Manager, and approved on May 15, 2004, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager.

### **SETBACKS:**

The proposed building on this lot meets all of the required setbacks for the BT Zoning District.

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (west):	10'	10' FP	26' including the 10' FP
Back (east):	0'	5' CB	5' including the 5' CB
Side (north):	0'	5' CB	62' including the 5' CB
Side (south):	0'	5' CB	5' Common Boundary
Between Bldgs.:	10'	N/A	12' including the 10' required

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: the standard ten (10) foot front perimeter landscape buffer on the western property line, and five (5) foot common boundary buffers along the southern, eastern, and western property lines.

### **SUBDIVISION OR PUD - PLAT:**

Not applicable.

### **AIRPORT PROTECTION:**

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

**WHITE SANDS ZONE:**

The proposed project is located in White Sand Zone II.

**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 April 19, 2004.

**DESTIN FIRE CONTROL DISTRICT:**

Destin Fire Control District approved the project in a letter dated April 21, 2004.

**GULF POWER:**

Gulf Power approved the project in a letter dated April 21, 2004.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated April 21, 2004.

**SPRINT:**

Sprint approved the project in a letter dated April 22, 2004.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc., approved the project in a letter dated April 20, 2004

**UTILITIES:**

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

**STORMWATER:**

The City approved the stormwater management plan on May 12, 2004, and had the following stormwater related conditions:

1. **Condition:** All previous engineering conditions for the Development Order and approved amendments remain in effect.
2. **Prior to obtaining a building permit,** a copy of the FDEP stormwater (based upon current design) and NPDES approvals shall be forwarded to the Community Development office.
3. **Condition:** If groundwater is observed standing in the proposed stormwater structures, the stormwater management plan shall be in non-compliance and a revised stormwater plan shall be re-submitted for review and approval.

4. **Prior to obtaining a Certificate of Occupancy**, 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 areas as required to maintain approved design cross-section(s), line(s), and grade(s).

**INGRESS/EGRESS:**

The property meets the requirements for access by providing one 34-foot two-way driveway off Beach Drive.

**SIDEWALKS:**

There is an existing sidewalk on the west side of the property adjacent to Beach Drive. No new sidewalks are proposed. Any portion damaged during construction shall be replaced prior to issuance of a Certificate of Occupancy.

**REFUSE COLLECTION:**

Refuse collection will be handled by curbside pick-up.

**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: 15,015 sq. ft.  
 Provided 66.87% Open Space: 55,782 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 (6 trees x 3 credits per tree):	18
Credits for Existing Trees (13" to 19" diameter) on Site (1 tree x 4 credits per tree):	4
Credits for Existing Trees (20" or 24" diameter) on Site (0 tree x 5 credits per tree):	<u>0</u>
<b>Total Reforestation Credits for Existing, Protected, or Preserved Trees:</b>	<b><u><u>22</u></u></b>
 Reforestation Trees (1 per every .10 of an acre: 1.92 x .10 = 5) Required on Site:	 <u>19</u>
 Total Reforestation Credits:	 <u>22</u>
<b>Total Reforestation Trees Required on Site:</b>	<b><u><u>19</u></u></b>
 Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	 0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	3
Perimeter Trees (1 per 25') Required on Site:	11
Parking Lot Trees (1 per end row and landscape island) Required on Site:	7
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	N/A

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

21  
21

A 10' Front Perimeter Landscape Area is required along the western property line, a 5' Common Boundary Buffer is required along the eastern, western, and northern property lines. 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 project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Church: 1 space per every 3 seats

Per site plan:

167 seats provided = 56 spaces

**TOTAL REQUIRED: 56 parking spaces**  
**TOTAL PROVIDED: 57 parking spaces (including 3 handicap spaces)**

**IMPACT FEES:**

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the development and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Non-residential – Outside U.S. 98 Corridor Office per 1,000 sq. ft. = \$24.88." The "Office" use is the most closely attributable use to the proposed use of a "Church" for calculating the Police Protection projected impact fee.

$$(2,402 \text{ sq. ft.}) \times (\$24.88) = 59,761.76 / 1,000 = \$59.76$$

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

Total Police Protection Impact Fees to be paid for "Cornerstone Presbyterian Addition": \$59.76

Roads: The roads impact fees were calculated using the "Church per 1,000 sq. ft = \$1,794.00

$$(2,402 \text{ sq. ft.}) \times (\$1,794.00) = 4,309,188 / 1,000 = \$4,309.18$$

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

Total Roads Impact Fees to be paid for "Cornerstone Presbyterian Addition.": *\$4,309.18*

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$59.76
Roads:	=	\$4,309.18
<b>TOTAL:</b>	=	<b><u>\$4,368.94</u></b>

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (July 7, 2004). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
Re-Review Fees (Community Dev.)	N/A
Re-Review Fees (Engineering Dept.)	N/A
Administrative Costs:	\$18.60
City Council Advertising:	N/A
<b>TOTAL (as of 7/7/04) =</b>	<b>\$18.60</b>

**COMMENTS/CONDITIONS:**

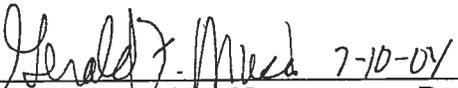
**Public Input:**

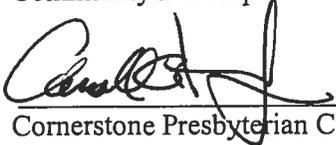
There have been no comments of support or opposition filed with staff regarding this project.

**Per Community Development Department:**

1. **Prior to 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 Certificate of Completion**, if applicable, all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
3. All previous engineering conditions for the Development Order and approved amendments remain in effect.
4. **Prior to obtaining a building permit**, a copy of the FDEP stormwater (based upon current design) and NPDES approvals shall be forwarded to the Community Development office.
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\_\_\_\_\_  
Gerald F. Mucci, AICP                      Date  
Community Development Director

  
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Cornerstone Presbyterian Church of Destin, Inc.    Date  
Owner  
~~Carol Kemp~~ **GARROLL A. KEMP, JR.**  
~~President~~ **TRUSTEE**