



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



www.cityofdestin.com

November 12, 2010

Order No. 11-02

Final Development Order:

“CORPUS CHRISTI CATHOLIC CHURCH – SOCIAL HALL, 3rd AMENDMENT” A MINOR DEVIATION TO A PREVIOUSLY APPROVED A MINOR DEVELOPMENT (SP-10-06)

Based upon the City's approval and issuance of this Development Order, on November 12, 2010, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

PROJECT DESCRIPTION:

Porterfield Engineering, Inc., on behalf of the Roman Catholic Diocese of Pensacola-Tallahassee, is requesting approval of a 4,500 square foot Social Hall addition. The proposed project will be located at 307 Beach Drive, also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0000-0001-000A. The total site area is 20.1 acres, however the project area is 0.89 acres.

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated November 5, 2010 are incorporated herein.

CONDITIONS OF APPROVAL:

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

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on **November 12, 2010** (no later than **November 12, 2011**), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (Article 2, Section 2.21.00).

NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (Article 2, Section 2.21.00).

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written 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 commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, 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 No. 1 above, the concurrency capacity allocation status for **“Corpus Christi Catholic Church – Social Hall, 3rd Amendment”** will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
 - A. **Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**
 - B. **Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.**
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 (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
 - 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. The following items must be addressed in the appropriate order:
 - A. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
 - B. **Prior to the issuance of any City Permit**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
 - C. **Prior to the issuance of a City Permit**, provide a fully executed Stormwater Pollution Prevention Plan (SWPPP).
 - D. **Prior to obtaining a Certificate of Occupancy**, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.

TECHNICAL REVIEW COMMITTEE REPORT

CORPUS CHRISTI CATHOLIC CHURCH – SOCIAL HALL, 3rd AMENDMENT” A MINOR DEVIATION TO A PREVIOUSLY APPROVED A MINOR DEVELOPMENT (SP-10-06)

TRC Report: November 5, 2010

ISSUE:

Applicant: Porterfield Engineering, Inc., on behalf of the Roman Catholic Diocese of Pensacola-Tallahassee, is requesting approval of a Minor Deviation to a previously approved Minor Development identified as “Corpus Christi Catholic – Social Hall, 3rd Amendment.”

Request: The request for approval includes a 4,500 square foot Social Hall addition.

Location: The proposed project will be located at 307 Beach Drive, also identified by the Okaloosa County Property Appraiser as Parcel No. 00-2S-22-0000-0001-000A.

Parcel Size: The total site area is 20.1 acres, however the project area is 0.89 acres.

Future Land Use: Institutional (INST)

Zoning District: Institutional (INST)

Density: Not applicable.

Intensity: Allowed: 0.50 FAR (Tier 1)
Proposed: 0.03 FAR

Application Date: May 6, 2010

TRC Date: June 16, 2010

Approved Site Plan Date: November 5, 2010

DISCUSSION/FINDINGS:

The proposed request as presented and described is consistent with Comprehensive Plan: 2010 and Land Development Code, which include a Concurrency Management review, and a Level of Service review. This project is located within the the Old Destin sub-area of the Multimodal Transportation District. The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

COMPREHENSIVE PLAN/ZONING:

This application was reviewed pursuant to the City of Destin’s Comprehensive Plan: 2010 and Land Development Code (LDC). The property currently has a Future Land Use designation of Institutional (INST) and a Zoning district of Institutional (INST). The proposed Social Hall is considered part of the “Education Support Service” land use, which is consistent with the intent of the INST Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2010. The INST Zoning district specifically allows for the described use as a permitted use.

CONCURRENCY MANAGEMENT:

Staff has received approved Concurrency Evaluation Certificates (CEC) for the following areas:

Traffic: The City’s Planning Manager signed the CEC on November 5, 2010.

Solid Waste: Okaloosa County Solid Waste Department signed the CEC on April 26, 2010.

Potable Water: Destin Water Users, Inc. signed the CEC on June 14, 2010.

Sanitary Sewer: Destin Water Users, Inc. signed the CEC on June 14, 2010.

Stormwater Management: The City’s Stormwater Manager signed the CEC on November 5, 2010

TRANSPORTATION ANALYSIS:

The City's Transportation Consultant, Renaissance Planning Group, Inc., reviewed the applicant's transportation concurrency analysis and found that the proposed project does not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials). Therefore, transportation concurrency has been satisfied for this project. This project must comply with the Multimodal Transportation District (MMTD) Concurrency Evaluation Certificate (CEC) dated November 5, 2009.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

A 5 foot wide internal sidewalk with appropriate crosswalk striping is provided from the existing Beach Drive sidewalk to the entrance of the Social Hall. Additionally, the existing 5 foot wide sidewalk located on the western side of the right-of-way of Beach Drive will be replaced with a 10 foot wide sidewalk to comply with the Multimodal Transportation District standards.

SUBDIVISION OR PUD – PLAT:

The proposed project does not include a subdivision plat and is not a Planned Unit Development (PUD).

RIGHT-OF-WAY DEDICATION:

The proposed project does not include any right-of-way dedication.

PHASING:

The proposed project will not be a phased development.

ADDRESSING:

The following conditions shall apply:

1. **Prior to the issuance of a Certificate of Occupancy**, assigned address number for the principal building shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*

AIRPORT PROTECTION:

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion 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 the FAA for temporary encroachment into this restrictive area and a copy of a 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.

DENSITY:

Not applicable. No new residential uses are proposed as part of this project.

INTENSITY:

This project has an Institutional (INST) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 0.50. The FAR for this project is 0.03 and is calculated as follows:

$$\text{Total sq. ft. of existing and proposed buildings} / \text{sq. ft. of subject parcel} = \text{FAR}$$

$$33,415 \text{ sq. ft.} / 876,446 \text{ sq. ft.} = 0.03 \text{ FAR}$$

HEIGHT:

The Institutional (INST) Zoning District is the applicable zoning district to help determine height limitations for this development in conjunction with the Tier 1 standards. The building height of the proposed Social Hall addition is 12 feet, which is below the maximum height limitation of 35 feet.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the Institutional (INST) zoning district: (Note: Distances provided are from the proposed facility to the nearest property lines).

<u>Setbacks</u>	<u>Required</u>	<u>Provided</u>	<u>Buffers</u>
Front:	None	50.4'	FPLA - N/A
Rear:	None	Far exceeds	
Side:	None	Far exceeds	CBLA - N/A
Between Bldgs.:	10'	N/A	

FPLA = Front Perimeter Landscaped Area, CBLA = Common Boundary Landscaped Area,

SIGNS:

A request for sign approval was not part of this application for a Development Order. If outdoor lighting is proposed for this project, the owner or their representative must submit a lighting plan to the Community Development Department for review and approval prior to installation. All signage shall require the issuance of a city permit. All signage shall comply with the applicable section of the Destin Land Development Code and the Florida Building Code in effect at the time a sign application is submitted.

UTILITIES:

In accordance with Land Development Code section 20.12.00 *Underground utilities*, all existing and proposed above-ground utility lines, located on the subject property regardless of who the utilities serve, are required to be placed underground.

OUTDOOR LIGHTING:

If outdoor lighting is proposed for this project, the owner or their representative must submit a lighting plan to the Community Development Department for review and approval prior to installation. The lighting plan must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is located in a Flood Zone "X" and is not located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The subject property is not located a White Sand Zone.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on November 5, 2010, and had the following **stormwater** related notes and conditions:

1. **Note:** This approval is only for the subject property and **does not** include ROW stormwater approval. The City of Destin Public Services Department must review and approve the proposed improvements in the ROW and determine what, if any, additional stormwater treatment is required.
2. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.
3. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation / Maintenance Plan (SWOMP) shall be acknowledged and signed by the owner. This plan shall include but not be limited to the following: This system shall require periodic maintenance for continued proper operation, including 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) and shall keep all inlets and exfiltration pipes clean and unobstructed.
4. **Condition:** If groundwater is observed standing in the stormwater structures, the stormwater management plan shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.

INGRESS/EGRESS:

Ingress and egress to the proposed project is provided via three existing two-way accessways on Beach Drive. No new accessways are proposed as part of this development.

REFUSE COLLECTION:

Refuse collection will be by standard curbside pickup.

Condition: All solid waste collection areas, unless standard curbside pickup is used, shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. Please indicate this requirement on sheet 4 of 11 of the Site Construction Plans and state that the project will expect dumpster service. *Ref. LDC Section 7.09.02(B)(3).*

PARKING:

The parking provided complies with Land Development Code Section 8.06.00. *Vehicle and bicycle parking standards*, as indicated on the approved plans.

Vehicle Parking Spaces			
Land Use:	# of Units / sq. ft. / # of seats:	Requirement:	Total
Long-term Single Family Dwelling Unit (Pastors' House)	1	2 spaces per unit	2
Educational Support Services	5,060 (existing) 4,500 (proposed) 9,560 total	1 space per 300 gross sq. ft.	32
Religious Organizations	575 seats	1 space for every 3 seats	192
		Total Required	226
		Total Provided	319
Bicycle Parking Spaces			
Land Use:	Required Vehicle Parking Spaces:	Requirement:	Total
Long-term Single Family Dwelling Unit (Pastors' House)	2	0% of total vehicle parking spaces (2 x .0)	0
Educational Support Services	32	10% of total vehicle parking spaces (32 x .10)	3
Religious Organizations	192	10% of total vehicle parking spaces (192 x .10)	19
		Total Required	22
		Total Provided	32

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of Section 8.08.05 *On-site loading standards* of the Destin Land Development Code as indicated on the approved plans and as follows:

TOTAL REQUIRED: 1 loading space per 100,000 square feet of floor area. Gross floor area of the project 33,416 square feet/100,000 = .33 Required.

Note: The existing buildings (sanctuary, pastors' house and classroom building) total 28,916 square feet. The Social Hall addition totals 4,500 square feet.

TOTAL PROVIDED: 1 loading spaces (already exists)

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Site Development Area (Total Area): 38,790 sq. ft. (0.89 acres, more or less)
Total Required Open Space: 25% (9,698 sq. ft.)
Total Provided Open Space: 68% (22,997 sq. ft.)

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (12 trees x 2 credits per tree):	24
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" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>24</u>
Reforestation Trees Required on Site: (1 per every .10 of an acre 0.89 x 10 = 9)	9
Total Reforestation Credits for trees on Site	<u>24</u>
Total Reforestation Trees Required on Site: (1 per every .10 of an acre minus credits)	<u>0</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:	0
Front Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	0
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
TOTAL TREES REQUIRED:	0
TOTAL TREES PROVIDED:	12

Unless otherwise noted, all required trees must be a minimum of ten (10) 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 per the approved landscape plan has been inspected and approved by the Community Development Department.**

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 overall development land use 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:

Parks: Not applicable.

Public Library: Not applicable.

Police Protection: The police protection impact fees were calculated using the following rates and fees.

Church/Synagogue:

Impact Fee Rate = \$7.00 per 1,000 sq. ft.

Proposed Church Size: 4,500 square feet

Impact Fee for Church = 4,500 sq. ft. x \$7/1,000 = **\$31.50**

Total Police Protection Impact Fees to be paid: **\$31.50**

Transportation: The transportation impact fees were calculated using the following rates and fees:

Church:

Impact Fee Rate = \$883 per 1,000 sq. ft.

Proposed Office Size: 4,500 sq. ft.

Impact Fee for Office = 4,500 sq. ft. x \$883/1,000 = **\$3,973.50**

Total Transportation Impact Fees to be paid: **\$4,005.00**

Parks:	=	N/A
Public Library:	=	N/A
Police Protection:	=	\$31.50
Roads:	=	\$3,973.50
TOTAL IMPACT FEES:	=	<u>\$4,005.00</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (November 5, 2010). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

Application Fee:	\$500.00 (pd.)
Re-Review Fees (Planning Division):	\$500.00 (pd.)
Administrative Costs (including FedEx charges):	\$60.93 (pd.)
City Traffic Consultant:	\$441.04 (pd.)
City Surveyor:	N/A
City Council Advertising:	N/A
TOTAL (as of 11/05/10)	Paid in Full

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

A copy of the NFWFMD Stormwater Permit has been submitted to the Community Development Department and is on file.

PUBLIC INPUT:

No input from the general public was received by staff concerning this application.

TECHNICAL REVIEW COMMITTEE MEMBER COMMENTS, NOTES AND CONDITIONS:

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated September 15, 2010. Please refer to **Exhibit "A"** for a copy of the approval letter.

DESTIN WATER USERS:

Destin Water Users approved the project in a letter dated September 10, 2010. Please refer to **Exhibit "B"** for a copy of the approval letter.

CENTURY LINK:

Century Link stated it had no objections to the project in a letter dated August 26, 2010. Please refer to **Exhibit "C"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated November 12, 2010. Please refer to **Exhibit "D"** for a copy of the approval letter.

GULF POWER:

Gulf Power stated it had no objections to the project in a letter dated November 12, 2010. Please refer to **Exhibit "E"** for a copy of the approval letter.

OKALOOSA GAS:

Okaloosa Gas stated it had no objections to the project in a letter dated September 8, 2010. Please refer to **Exhibit "F"** for a copy of the approval letter.

WASTE MANAGEMENT:

Waste Management stated it had no objections to the project in a letter dated November 12, 2010. Please refer to **Exhibit "G"** for a copy of the approval letter.

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated August 30, 2010. Please refer to **Exhibit "H"** for a copy of the approval memo.

PLANNING DIVISION:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated November 5, 2010. Please refer to **Exhibit "I"** for a copy of the approval letter.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department issued a memorandum of no objection to the project with conditions on November 5, 2010. Please refer to **Exhibit "J"** for a copy of the approval memo.

Destin Fire Control District
828 Airport Road - Destin, Florida 32541
Telephone (850) 837-8413 Fax (850) 837-6715

RECEIVED

JUN 16 2010

COMMUNITY DEVELOPMENT



Chief Kevin Sumner

TECHNICAL REVIEW COMMITTEE CONCEPTUAL APPROVAL

DATE: June 6, 2010

**To: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
4100 TWO TREES RD.
DESTIN, FL 32541**

THE DESTIN FIRE CONTROL DISTRICT FIRE PREVENTION DIVISION HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL AT THE TECHNICAL REVIEW COMMITTEE. COMPLETE SEALED CONSTRUCTION PLANS MUST BE SUBMITTED AND REVIEWED FOR COMPLIANCE BEFORE ANY BUILDING PERMIT MAY BE ISSUED.

Fire-Rescue Impact Fee is applicable and due before a letter of Approval for Building Permit is issued.

TRC Plan Review Fee has been received. See Attached Receipt.

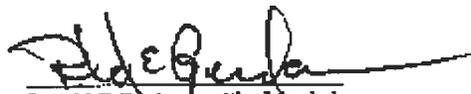
**LOCATION: 307 Beach Dr.
PROJECT: Corpus Christi Catholic Church Expansion**

OCCUPANCY (NTPA): Assembly

**OWNER/CONTRACTOR: Porterfield Engineering
Les Porterfield 850-654-0645**

APPROVED -

DISAPPROVED FOR THE FOLLOWING:


Ronald E. Gendreau, Fire Marshal
Destin Fire Control District



A Heart Beating Community



An Advanced Life Support Service



DESTIN WATER USERS INC.

P.O. BOX 316 DESTIN, FL 32427-0316 (850) 837-6146

DATE: June 14, 2010

TO: THE CITY OF DESTIN - COMMUNITY DEVELOPMENT
4300 INDIAN BAYOU TRAIL
DESTIN, FLORIDA 32541

PROJECT: Corpus Christi Church Expansion

PROJECT NUMBER: SP-10-06
CONTACT: Lisa Porterfield - Porterfield Engineering Inc. (850) 654-0545
LOCATION: 307 Beach Drive Destin FL 32541

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JUN 15 2010

COMMUNITY DEVELOPMENT

PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

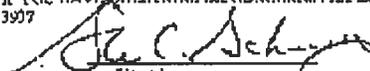
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

Approved

~~(Subject to the conditions of the Development Order of the City of Destin)~~

1. ALL REQUESTS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
2. FIELD VERIFIED AND SCHEMATIC "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.
3. Connection to existing sanitary sewer manhole will be coordinated with Destin Water Users Inc. The connection of the proposed 6" gravity lateral shall be grouted inside and outside the tie in manhole.
4. The water connection shall be provided to this project after tap fees are paid to Destin Water User Inc. The meter shall be locked until the RP backflow is installed and tested.
5. As-built drawings (PDF) file shall be provided to Destin Water Users Inc. by the Engineering firm on completion of the project.

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHEMIT / FIELD OPERATIONS MANAGER (850) 837-6146 ext. 3997


Signature

QUALITY SERVICE: Since 1964



CenturyLink

FL 1742301
2500 Destin Blvd
Fort Walton Beach FL 32547

RECEIVED

JUN - 3 2010

COMMUNITY
DEVELOPMENT

June 2, 2010

City of Destin, Florida
Community Development Department
4200 Two Trees Road
Destin FL 32541

Re: SP-10-06, Corpus Christi Catholic Church Expansion, 1st Amendment, 307
Beach Dr

The following criteria must be met for any multi-family or commercial building.

1. A minimum 4-foot by 4-foot by 3/4 inch plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware and dedicated to CenturyLink (if inside terminal room is applicable).
2. Two-inch PVC entrance conduit will be run from the property corner or utility easement into the mechanical room with no more than one 90 degree sweep. If an inside terminal room is not applicable the conduit will be turned up outside the building at the location of the telephone terminal. Size and location of either inside or outside terminal will be determined by a CenturyLink, Inc. representative (Keith Nance, 850-664-3751).
3. Access to the power ground (MGN) within 5 feet of our terminal must be provided; alternatively, a No. 6 insulated copper ground wire from the MGN will be provided at the telephone terminal location.
4. Conduit and equipment room, if applicable, must be completed 60 days prior to Certificate of Occupancy date.

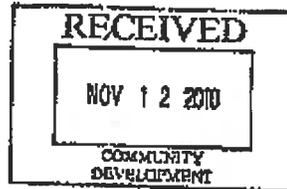
If you should require any additional information, please contact Keith Nance at 850-664-3751.

Sincerely,

Keith Nance
Engineer - CenturyLink



Cox Communications of Gulf Coast, L.L.C.
320 NW Beachbrook Road
Fort Walton Beach, FL 32547
950.776.1269 ext



November 12, 2010

City of Destin
4200 Two Trees Rd.
Destin, FL 32541

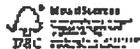
To: Technical Review Committee
Re: SP-10-06 Corpus Christi Catholic Church - Social Hall, 3rd Amendment

Cox Communications has no objections to this development.

However, if the new driveway cuts create clearance issues for Cox Communications overhead lines it will be the responsibility of the property owner/builder to coordinate with Cox to address the clearance issues. This may require reimbursement of expenses to adjust our facilities to comply with NESC requirements.

Sincerely,


Roger Dixon
Construction Planner II
Office: 850-314-8163
Cell: 850-259-5083
roger.dixon@cox.com



11/12/10 - Will the City be able to handle the permit as per the 3rd amendment to the Social Hall case?

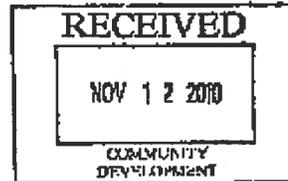


140 Hollywood Boulevard, SW
Fort Walton Beach, FL 32548



November 12, 2010

SP-10-06
Corpus Christi Catholic Church
Socia. Hall
305 Beach Drive
Destin, Florida 32541



Dear Mr. R. Ashley Grams:

Ample electric power is available to provide underground service for Corpus Christi Church, Socia. Hall addition located at 305 Beach Drive Destin, Florida. There may be costs associated with providing power depending upon engineering and construction services required.

If you have any further questions, or if I may be of further assistance, please feel free to contact me at (850) 833-4881.

Sincerely,

Thomas Richardson
Engineering Representative



Okaloosa Gas District

September 8, 2010

RECEIVED

SEP 10 2010

COMMUNITY DEVELOPMENT

Mr. Ashley Grant
Planning Manager
City of Destin
City Hall Annex
4100 Indian Bayou Trail
Destin, FL 32541

Re: Corpus Christi Catholic Church-Social Hall, 1st Amendment
Destin, FL

Dear Ashley:

Okaloosa Gas owns and operates an existing gas service line serving the above referenced project and that service line will be in conflict of the new addition as it will be under the proposed building. Therefore, this service line has to be relocated prior to any construction of the new addition.

The final plans should be revised to show the existing gas service line under the existing condition sheet as to be abandoned and to show the relocated gas service line under the Site/Utility Plan Sheet as proposed (relocated) gas service line.

I will forward our survey to Les so that he can make these changes to the final plans.

If you have any questions, please contact me at (850) 729-4870 or e-mail me at essarhebi@okaloosagas.com.
Sincerely yours,

Essa Rheti

Essa Rheti
System Engineer

ER/gd

P.O. Box 548 • Valparaiso, Florida 32580-0548 • (850) 729-4870 • FAX (850) 678-2165



City of Destin
Attn: Mr. R. Ashley Crana
Planning Manager
4200 Indian Bayou Trail
Destin, FL 32541

RE: SP-10-06 Corpus Christi Catholic Church - Social Hall, 3rd Amendment

Dear Mr. Crana,

Please let this letter serve as approval for the placement of the disposal container at SP-10-06 Corpus Christi Catholic Church - Social Hall. We have reviewed the plans and we approve the development order application. Let me know if you have any questions.

Sincerely,

Domenica Farmer
District Manager

Waste Management
108 Hill Avenue
Fort Walton Beach, FL 32548



CITY OF DESTIN

Community Development Department

Building Division

RECEIVED

Memorandum

AUG 30 2010

COMMUNITY DEVELOPMENT

Aug. 30, 2010

To: Technical Review Committee

Thru: Larry West, Administrative Assistant

CC: Larcy Ballard, Building Official *LB*

From: Noell Bell, Building Inspector *NB*

Re: SP-10-06, Corpus Christi Catholic Church Expansion, 3rd Amendment, 397 Beach Dr.

A review of the plans submitted resulted in the following comments:

- No additional comments are needed at this time.

TRC Review Comments



CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541

www.cityofdestin.com

November 5, 2010

Porterfield Engineering, Inc.
 Attn: Mr. Les Porterfield, P.E.
 12273 Emerald Coast Parkway, Suite 115
 Miramar Beach, Florida 32550

Subject: Review for SP-10-06, Corpus Christi Catholic Church Social Hall, 3rd Amendment, a Minor Deviation to a previously approved Minor Development, 307 Beach Drive

Dear Mr. Porterfield:

A complete resubmittal package was received on October 22, 2010. The following TRC comments are provided for your review and comment. Please ensure you read the comments and holdback notes listed below.

Application Process Timelines:

- Applicant's original submittal: May 27, 2010
- Complete case review date: June 1, 2010
- Technical Review Committee review of the project: June 16, 2010
- Applicant's 1st re-submittal review target date: August 16, 2010
 - o Note: Land Development Code requires re-submittal within 60 days
 - o Actual applicant resubmittal date: August 16, 2010
- TRC's 1st re-submittal review target date: September 3, 2010 (based on typical 10 business day turnaround)
- Applicant's 2nd re-submittal review target date: November 2, 2010
 - o Actual applicant resubmittal date: October 23, 2010

COMMUNITY DEVELOPMENT:

Planning Division Comments: Approved with Conditions. To discuss transportation related comments, please contact Mr. R. Ashley Grimes at 850-837-4242.

Condition: Signage, if installed, must be approved by the Community Development Department. All signage shall require the issuance of city permit. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

Condition: Outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan shall be submitted prior to the issuance of any city permit, must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

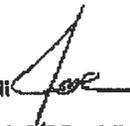
Condition: All new development projects shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 10.12.00.*

OFFICE OF PUBLIC SERVICES

MEMORANDUM

November 5, 2010

TO: Administrative Assistant/Larry Boat

FROM: Engineering Assistant IV Joseph D. Boat 

SUBJECT: SP-10-06 Corpus Christi Catholic Church, 307 Beach Dr.
Right of Way & Wetlands Impact Review ONLY



A resubmittal was received on October 26, 2010 and the right-of-way & wetlands areas only were reviewed. Public Services Dept has no objection based on this revision. The following conditions are noted below:

1. Condition: Prior to obtaining any City permits, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
2. Condition: Refer to LDC Article 8, Transportation - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
3. Condition: Refer to LDC Article 11.09.00., Elicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
4. Condition: Contractor shall not be allowed to utilize ANY public right-of-ways for any loading/unloading, staging or storage of construction materials, equipment or vehicles or unauthorized construction. Authorization may be given on a case by case basis, if the contractor can prove that it is necessary for public AND job site safety. Each case may require additional permitting. Failure to comply with this requirement may void your city right-of-way construction permit until the violation is corrected. Voided permits must be reappplied for and application fees shall be assessed.
5. Condition: Provide roadside swale in ROW between sidewalk & street.
6. Condition: Provide fully executed SWPPP prior to obtaining a city permit.

cc:
PS Files



CITY of DESTIN

1200 Indian Bayou Trail • Destin, Florida 32541
OFFICE OF PLANNING DIVISION
Tel: 850-837-4242 Fax: 850-650-0713



www.cityofdestin.com

ap@cityofdestin.com

October 17, 2011

Via: U.S. Mail

Corpus Christi Catholic Church
Attn: Rev. Robert Morris
307 Beach Drive
Destin, Florida 32541

Subject: Corpus Christi Catholic Church - Social Hall, 3rd Amendment – Final Development Order No. 11-02 Extension Request

Dear Rev. Morris:

This letter is in response to your correspondence received in my office on October 17, 2011 concerning a request to extend the 12 month requirement to obtain a building permit and commence construction. Your request for an extension to Final Development Order No. 11-02 has been approved. However, the owner must adhere to the criteria for the extension as stated in Article 2, Section 2.21.01.B and C (See attached).

I recommend that you consult with the owner as to the affects of the extension request due the requirements of Article 2, Section 2.21.01.C. Changes to the code may benefit or could result in site design changes that you may feel are detrimental to your currently approved plan. I would advise you and your engineer of record to periodically contact the City Clerk's Office to obtain any newly adopted ordinances and review them to determine the effects on the property. I understand the constraints you are facing. However, I would advise you to seriously consider moving forward with your project sooner rather than later so as to not be affected by any subsequent code requirements adopted after the issuance of your final development order.

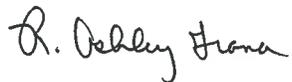
I suggest you meet with my staff to discuss your existing plan, any changes required, and the review process involved several weeks prior to your application for any city permit to ensure compliance with Article 2, Section 2.21.00. Please don't hesitate to call me if you have any further questions or concerns.

If you feel any of these determinations or decisions have been made in error, you have the right to appeal the decision to the City's Board of Adjustment. The Administrative Appeal application is available at Destin City Hall in the Community Development Department and must be received completed within 30 calendar days from the date of this letter. The appeal process is typically a two or three month process.

Page 2 of 2
October 17, 2011
DO-11-02 Corpus Christi Catholic Church – Social Hall

Please don't hesitate to call me if you have any further questions or concerns.

Sincerely,



R. Ashley Grana
Planning Manager

RAG/

Attachments:
Article 2, Section 2.21.01.B and C

cc: Ken Gallander, Community Development Director
Larry Ballard, Building Official
File: Letter Log
File: 2011 DO Log Book
File: SP-10-06

- b. Cashiers check;
 - c. Money order; or
 - d. Cash.
3. The amount of payment shall be 120 percent of the total construction cost for the required improvements ("future improvement payment").
 4. In addition to the future improvement payment, developer shall pay an administrative fee.
- D. *Future improvement payment* shall be made prior to the to issuance of a development order for commercial projects or a building permit for residential projects.
- E. *Future improvement payment*. At such time that the improvements can be made to the public right-of-way, easement, or City-owned property, the City shall construct such improvements and use the future improvement payment to pay for the costs of the improvements. After completion of the improvements, any unused portion of the future improvement payment shall be returned to developer. If the future improvement payment is not sufficient to pay for the improvements, developer shall pay any shortfall to the City.
- (Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 07-32-LC, § 5, 5-7-07)

2.21.00. Final development order and extension of the commencement of construction deadline.

A final development order is valid for a period of one year from the date of issuance. However, a building permit must be issued for either the construction of infrastructure or construction of the entire project and construction must commence within said one year period after which the permitted development activity may be completed provided the conditions of this section continue to be satisfied. If a building permit is not issued within one year from the date of issuance of the final development order or a building permit is issued and construction has not commenced within one year from the date of issuance of the final development order, then the development order

becomes null and void. "Construction of infrastructure" shall be defined as site work, grading, or other construction activity (not including land clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations. If construction activity ceases for a period of one 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. No extensions to this deadline shall be allowed, except as set forth in section 2.21.01.

2.21.01. Criteria for a request to extend the 12-month deadline to obtain a building permit and commence construction.

- A. An applicant who desires to extend the 12-month deadline shall submit a written request to the community development department, no less than 30 days, prior to the expiration of the 12-month deadline to obtain a building permit and commence construction.
- B. An applicant may receive only one extension, and such extension shall not exceed one year.
- C. As a condition of approval for such an extension, the applicant's project shall meet any and all applicable code requirements that were adopted subsequent to the approval of the final development order for which an extension is being requested. The applicant will have to file an application, to amend to the previously approved development order, with the City prior to the issuance of any City permit for the subject property.
- D. Special economic condition extension. An applicant who desires to extend a previously approved active final development order shall submit a written request to the community development department, no later than December 31, 2009, which extension shall be deemed automatically granted. The extension shall commence from the date of the formal written request and shall terminate on December

31, 2011. Nothing herein shall be deemed to affect any other extension otherwise allowed by either this code or general law.

2.21.02. Determination regarding request for extension. All applications for extensions, as identified in section 2.21.01, shall be reviewed by the community development director with input from the appropriate technical review committee members for approval, approval with conditions, or disapproval.

2.21.03. Establishing an application fee. The City reserves the right to establish, by resolution, an application fee, for processing and reviewing requests for extensions of time authorized by section 2.21.01.
(Ord. No. 04-23-LC, § 3, 8-16-04; Ord. No. 09-17-LC, § 3, 10-19-09)

2.22.00. Appeals.

When it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official or the local planning agency in the enforcement of any requirement of this code, the Code of Ordinances or Land Development Code, now existing or to be promulgated in the future by the City, the issue in dispute shall be taken before the Board of Adjustment. Such issue may include, but it not limited to, a finding of concurrency deficiency or refusal on the part of the City to issue a final development order.

2.22.01. Any appeal by any citizen must be filed in writing with the City Manager, or designee, within 30 calendar days of rendition of the decision in question, and the reasons for such appeal shall be set forth therein. The City Manager, or designee, shall arrange for an appeal hearing before the Board of Adjustment and notify the appellant in writing of the date, time and place of the hearing.

2.22.02. The appellant shall have the burden of affirmatively demonstrating that the decision in question was in error. The administrative official(s) involved, or chairman of the Planning Commission, shall have the opportunity to present information and argument to support their decision.

2.22.03. The Board of Adjustment shall base its decision on the requirements of the City's Comprehensive Plan and this code. The Board shall make its decision based upon its usual voting procedures, the decision shall be issued in writing stating the reasoning involved, and it shall be rendered within 60 days of the close of the hearing. No further administrative appeal is available beyond this stage, though the appellant retains the right of appeal through the judicial system as provided by law.

(Ord. No. 04-23-LC, § 3, 8-16-04)

2.23.00. Reserved.

Editor's note—Ord. No. 04-26-LC, § 3, adopted Sept. 8, 2004, repealed § 2.23.00, which pertained to deviations to a final development order. See also the Land Development Code Comparative Table.

2.24.00. Development agreements.

A. Definitions. For the purpose of this section, the definitions set forth in F.S. § 163.3221, are hereby adopted by reference and shall apply and control all development agreements entered into by the City of Destin.

B. Development agreement requirements.

1. All development agreements shall, at a minimum, include the following:
 - a. A legal description of the land subject to the agreement.
 - b. A statement identifying the legal and equitable interest of all persons having any interest in the property described in a. above. The statement of ownership interests of any joint ventures, partnerships or corporations shall reveal all principals or directors and officers, as appropriate. Such statements shall be certified by a title company or an attorney-at-law licensed to practice in the State of Florida.
 - c. The duration of the agreement, which shall meet the terms set forth in subsection C. of this section.