



# City of Destin

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July 9, 2002

Order No. 02-31

**Final Development Order:**

**“FIRST BAPTIST CHURCH/ACADEMY OF DESTIN EXPANSION”:  
A MAJOR DEVELOPMENT  
(SP-01-33)**

Based upon the City Council’s approval of this Development Order, on July 1, 2002, and on the subsequent correction to the Technical Review Committee (TRC) Report by staff, this document will serve as your Final Development Order, to include all of the provisions of the attached TRC and with the following conditions, as specified by the City Council:

**BACKGROUND / ISSUE:**

**Applicant:** Choctaw Engineering, Inc., on behalf of First Baptist Church of Destin, Florida, Inc.  
**Location:** The proposed project is generally located at 201 Beach Drive, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0000-0011-001C. The property contains 4.96 acres more or less.  
**Request:** Approval of a Major Development identified as “First Baptist Church/Academy of Destin Expansion.”  
**Parcel Size:** The property contains 4.96 acres more or less.  
**Future Land Use:** Public Lands (PL)  
**Zoning District:** Public Lands (PL)  
**Density:** Not applicable  
**Intensity:** Allowed: None  
Proposed: 0.26 Floor Area Ratio (FAR)  
**Application Date:** September 4, 2001  
**TRC Date:** September 19, 2001  
**Approved Site Plan Date:** April 26, 2002  
**Planning Commission Date:** May 16, 2002  
**City Council Date:** July 1, 2002

**DETERMINATIONS:**

1. A hearing was held by the Destin City Council on July 1, 2002, and the City Council approved the development by a vote of 7-0. 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 April 26, 2002, amended on June 24, 2002, and amended on July 9, 2002; and
2. The Planning Commission considered the proposal on May 16, 2002, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 5-0; and

3. All the findings of the Technical Review Committee Report dated April 26, 2002 and amended on June 24, 2002, and amended on July 9, 2002 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "FIRST BAPTIST CHURCH/ACADEMY OF DESTIN EXPANSION," A MAJOR DEVELOPMENT (SP-01-33):**

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 July 1, 2002 (no later than July 1, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated April 26, 2002).

**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 "First Baptist Church/Academy of Destin Expansion" is protected through July 1, 2007. **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 the Development Order**, 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/Grading Permit**, a clearing/grading 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 the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
8. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
9. **Prior to obtaining a Certificate of Occupancy**, the Maintenance & Operation Plan for the stormwater facilities must be acknowledged and signed by the owner.
10. **Prior to obtaining a Certificate of Occupancy**, The applicant shall be required to provide a Shared Parking Agreement to the City complying with the Destin Land Development Code.
11. 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].
12. The building plans for the school show three additional sets of double doors on the north elevation in which the site plans do not show landings or internal sidewalks to existing. **Any changes to the approved site plan shall be required to be approved thru the D.O. deviation process.**

## TECHNICAL REVIEW COMMITTEE REPORT

### “FIRST BAPTIST CHURCH/ACADEMY OF DESTIN EXPANSION”: A MAJOR DEVELOPMENT (SP-01-33)

TRC Report: April 26, 2002, amended June 24, 2002, and amended July 9, 2002

#### ISSUE:

**Applicant:** Choctaw Engineering, Inc., on behalf of First Baptist Church of Destin, Florida, Inc.  
**Location:** The proposed project is generally located at 201 Beach Drive, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0000-0011-001C. The property contains 4.96 acres more or less.  
**Request:** Approval of a Major Development identified as “First Baptist Church/Academy of Destin Expansion.”  
**Parcel Size:** The property contains 4.96 acres more or less.  
**Future Land Use:** Public Lands (PL)  
**Zoning District:** Public Lands (PL)  
**Density:** Not applicable  
**Intensity:** Allowed: None  
Proposed: 0.26 Floor Area Ratio (FAR)  
**Application Date:** September 4, 2001  
**TRC Date:** September 19, 2001  
**Approved Site Plan Date:** April 26, 2002  
**Planning Commission Date:** May 16, 2002  
**City Council Date:** July 1, 2002

#### DISCUSSION/FINDINGS:

Choctaw Engineering, Inc., on behalf of First Baptist Church of Destin, Florida, Inc., is requesting approval of a Major Development identified as “First Baptist Church/Academy of Destin Expansion.” The proposed project consists of adding to the existing development a 4,000 sq. ft. addition to the Choir Room and Church Offices, a 7,500 sq. ft. gym, and a 13,246 sq. ft. classroom addition. The proposed project is generally located at 201 Beach Drive, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0000-0011-001C. The property contains 4.96 acres more or less.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements with conditions. Refer to Exhibit “D” for the complete Compatibility Analysis from the City's Compatibility Consultant. Mr. Les Solin, and dated March 13, 2002.

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.

#### COMPREHENSIVE PLAN/ZONING:

The property currently 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 meets the minimum requirements with conditions. Refer to Exhibit "D" for the complete Compatibility Analysis from the City's Compatibility Consultant, Mr. Les Solin, and dated March 13, 2002.

**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 "D" for the complete Compatibility Analysis Report from Les Solin, dated March 13, 2002, which describes the height and finds the proposed project compatible with the surrounding area in regards to height.

**FLOOR AREA RATIO:**

The PL Future Land Use designation does **not** have a maximum FAR. For information purposes only, the FAR for the entire project is 0.26, utilizing the following formula:

**Total square feet of existing and proposed buildings / square feet of subject parcel = FAR**

**56,047 square feet / 216,088.12 square feet = 0.26 FAR**

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required for this project.

**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 "E" through "J" for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, Renaissance Planning Group, Inc., the proposed development will generate 18 PM Peak Hour directional trips on Segment "A." Currently Segment "A" has 297 PM Peak Hour directional trips available. There will be 279 PM Peak Hour directional trips remaining for Segment "A." Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "E").

**SUBDIVISION OR PUD - PLAT:**

Not applicable.

**WHITE SANDS ZONE:**

The proposed project is not located within either a White Sand Zone I or II.

**PHASING:**

The applicant has proposed to construct the project in three (3) phases.

**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 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.

**SETBACKS:**

The PL Zoning district does not designate setbacks. However, the proposed phased expansion building setbacks are as follows: front(s) – 75.85feet (north property line), 50.83feet (east), side(s) – 24.73.3 feet (south), 54.83 feet (west). This is a dual frontage property, thus no rear setback.

**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 in a letter dated September 18, 2001.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated April 25, 2002.

**GULF POWER:**

Gulf Power approved the project in a letter dated September 17, 2001.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated September 9, 2001.

**SPRINT:**

Sprint approved the project in a letter dated September 19, 2001.

**NEWSOUTH COMMUNICATIONS:**

Newsouth Communications approved the project at the September 19, 2002, meeting.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated April 26, 2002.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a memorandum dated April 25, 2002, and has the following stormwater conditions:

- 1. **Prior to obtaining a Certificate of Occupancy**, the Maintenance & Operation Plan for the stormwater facilities must be acknowledged and signed by the owner.

**INGRESS/EGRESS:**

The ingress/egress points for the proposed development exist and will not be changed.

**REFUSE COLLECTION:**

Refuse collection exists and will not be changed

**SIDEWALKS:**

A five (5) foot wide concrete sidewalk is required along the northern right-of-way of Sandalwood Drive only along the First Baptist Church Play Lot (.49 acres). Prior to the issuance of a Certificate of Occupancy, all sidewalks and crosswalks be installed and accepted by the City. All sidewalks are indicated on sheet 4 of 8 of the plans (See Exhibit "J").

**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 Requirements:**

<u>216,088.12</u> sq. ft. of property x 18 %	= 38,895.8 sq. ft. required
Site plan provides <u>53</u> %	= <u>113,820</u> sq. ft. provided

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 (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>0</u>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 4.96 x 10 = 50) Required on Site:	<u>50</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>50*</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:	50
Front Perimeter Trees (1 per 25') Required on Site:	30
Parking Lot Trees (1 per end row and landscape island) Required on Site:	6
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:	0

**TOTAL TREES REQUIRED: 86**  
**TOTAL TREES PROVIDED: 86**

A five (5) foot Common Boundary Landscape Area is required along western and southern property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern and eastern property lines. 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. 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 or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Private Educational Facilities (Elementary/junior high school):

2 spaces for every classroom

Churches / other places of public assembly:

1 space for every 3 seats within main auditorium

Per site plan:

Private Educational Facilities (Elementary/junior high school):

25 classrooms x 2 = 50 parking spaces

Churches / other places of public assembly:

285 seat sanctuary / 3 = 95 parking spaces

**TOTAL REQUIRED: Per a City approved Shared Parking Analysis, 95 parking spaces are required**  
**TOTAL PROVIDED: 96 parking spaces (including 5 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:

Auditorium etc.

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 square feet.

Per site plan:

Auditorium etc.

56,047 square feet of total gross floor area = 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 general notice permit (for stormwater) has been issued for this project and is on file.

**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.

$$(24,746 \text{ sq. ft.}) \times (\$24.88) = 615,680.48 / 1,000 = \$615.68$$

(sq. ft. of proposed buildings) x (Office per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Police Protection Impact Fees to be paid for "First Baptist Church/Academy of Destin Expansion, 2<sup>nd</sup> Amendment": \$615.68

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

$$(24,746 \text{ sq. ft.}) \times (\$1,038.00) = 25,686,348 / 1,000 = \$25,686.35$$

(sq. ft. of building) x (Church per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Road Impact Fees to be paid for "First Baptist Church /Academy of Destin Expansion, 2<sup>nd</sup> Amendment": \$25,686.35

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$615.68
Roads:	=	\$25,686.35
<b>TOTAL:</b>	=	<b><u>\$26,302.03</u></b>

#### 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:	Paid	Planning Commission Advertising:	Paid
City Traffic Consultant:	Paid	City Council Advertising:	TBD
City Surveyor:	N/A	Administrative Costs:	Paid

#### 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 the Development Order**, 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/Grading Permit**, a clearing/grading 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).

