

**BAY COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION**

840 West 11th Street, Room 2350

Panama City, FL 32401

Phone: (850) 248-8250

Fax: (850) 248-8267

E-Mail: planning@baycountyfl.gov

**BOARD OF COUNTY
COMMISSIONERS**

WWW.BAYCOUNTYFL.GOV

840 WEST 11TH STREET
PANAMA CITY, FL 32401

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ROBERT J. MAJKA JR.
COUNTY MANAGER

Greg Faulkenberry, Pastor
24 / 7 Family Church, Inc.
1642 White Western Lake Lane
Panama City, FL 32409

June 16, 2020

**Re: Notice of Issuance of Development Order: 19-176
(24 / 7 Family Church)**

Dear Pastor Faulkenberry:

This letter is to inform you that your application for a development order to construct a 2,900 sq. ft. church facility on a 4.16+/- acre site, located at 24 Spikes Road, has been approved. The original of the development order is enclosed for your records, along with a copy of the Fire Impact Fee Calculation and copies of the approved Bay County access connection permit and Bay County drainage connection permit. Please be aware of the five (5) conditions in Section "F" of the development order. Additionally, please be advised that additional permits may be required for any structure(s) built on or moved onto the site property. Please contact Bay County's Builders Services Division at (850) 248-8350 for further questions or additional information.

Please be advised that you or an authorized agent should pick up a set of the approved plans from the Planning & Zoning Division.

Should you have any questions regarding this development order, please feel free to contact the Planning & Zoning Division.

Sincerely,

Randy Newton, Senior Planner
Planning and Zoning Division

Enclosures

Cc: Ian Crelling, AICP, Community Development Director
Tim Smith, AICP, PMP, Planning Manager
Wayne Porter, Planner/Floodplain Manager
Allen Golden, P.E. Development Review Engineer
Nakiedra Brown, Planner
Josee Cyr, P.E., Bay County Engineering Division
Panhandle Engineering, Inc.

**BAY COUNTY
FINAL DEVELOPMENT ORDER**

File No.: 19-176

Date of Issuance: June 16, 2020

- A. Name of Recipient:** Greg Faulkenberry, Pastor, 24 / 7 Family Church, Inc.
- B. Address/Telephone of Recipient:** 1642 White Western Lake Ln., Panama City, FL 32409 Project Contact: Doug Crook, P.E. (850) 763-5200
- C. Address or Legal Description of Site to be Developed:** 24 Spikes Road, Southport, FL 32409
Parcel ID #: 07464-048-000
- D. Description or Type of Authorized Development:** Construction of a 2,900 sq. ft. church facility on a 4.16+/- acre site (24 / 7 Family Church)
- E. Flood Zone:** "X" 2009 FIRM
- F. Conditions:** Yes X No
- (1) Applicable conditions of Conditional Use Permit PZ16-052.
 - (2) As applicable, copies of any required permits from other agencies must be provided to the Bay County Planning & Zoning Division after issuance.
 - (3) The developer or the developer's designated agent must notify Bay County Public Works – Jim Faulkner at jfaulkner@baycountyfl.gov or (850) 814-5320 – at least 48 hours prior to commencement of construction, including land clearing. If applicable, a Florida Department of Environmental Protection Construction Permit will need to be provided to the Public Works Engineering Division.
 - (4) An as-built and stormwater certification from the project engineer will be required before a Certificate of Acceptance will be issued.
 - (5) A Certificate of Acceptance will need to be issued by the Bay County Planning & Zoning Division upon project completion. Please contact the Planning & Zoning Division at least 48 hours in advance at (850) 248-8250 in order to schedule a Certificate of Acceptance site inspection.
- G. Findings and Conclusions:**(1) Application received 10/23/19; (2) Deemed incomplete on 10/28/19; (3) Sent to reviewing agencies on 10/28/19; (4) Deemed complete on 06/15/20; (5) The development is consistent with all applicable provisions of the Land Development Regulations. Conditional Use Permit (CUP PZ16-052) approved on 04/21/16.
- H. ITE Code:** 560

I. **Modifications and Time Limits:** This development order shall be valid for a period of one (1) year from the date of issuance.

J. **Certificate of Concurrency:** Concurrency requirements pursuant to Chapter 20 of the Bay County Land Development Regulations have been reviewed and determined to be sufficient for:

1. XX Roads and Highways;
2. XX Sewer/Septic Tank;
3. XX Potable Water;
4. XX Drainage; and,
5. XX Parks and Recreation.

This **Certificate** shall be valid for a period of one (1) year from the issuance date of the Development Order.

K. **Verification of Regulatory Agency Permits:** The following permits have also been issued for this project as required by the Bay County Land Development Regulations:

<u>Permit</u>	<u>Date of Issuance</u>
1. <u>XX</u> FDEP Stormwater Self-Certification	<u>10/23/19</u>
2. <u>XX</u> Septic System	<u>Pending</u>
3. <u>XX</u> Potable Water Well	<u>Pending</u>
4. <u>NA</u> FDOT Driveway Access	_____
5. <u>NA</u> FDOT Drainage	_____
6. <u>NA</u> FDOT Utility	_____
7. <u>XX</u> Bay County Driveway	<u>06/15/20</u>
8. <u>XX</u> Bay County Drainage	<u>06/15/20</u>
9. <u>NA</u> Bay County Const. In Right-of-Way	_____
10. <u>NA</u> Wetlands: FDEP _____	ACOE _____

This Development Order authorizes the development of land within Bay County as specified herein including land clearing activities consistent with the approved site plan and tree protection plan, if applicable. This Development Order also authorizes the application for and issuance of all other requisite County permits including but not limited to building permits.

Approval of this Development Order is based on the information provided to the Planning & Zoning Division prior to its issuance. This authorization does not relieve the applicant from the requirement of obtaining any other federal, state, or local permit, which was not disclosed to the Planning & Zoning Division prior to this issuance. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill

the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Please be advised that it is the responsibility of the applicant or their authorized agent to confirm with all other applicable agencies before the commencement of any site preparation or development as defined by Section 380.04 of the Florida Statutes.

Any development undertaken pursuant to this Order shall be in strict conformance with the approved Application for Development Approval and associated site plan(s). Development activity authorized by this order shall commence within one (1) year after the date of issuance. This Development Order shall become invalid unless the work authorized by such permit is commenced within one year after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced. This Order must be delivered to the Bay County Building Official prior to issuance of a building permit. With the exception of subdivisions, please be aware that the issuance of a Certificate of Acceptance (C.A.) from Planning & Zoning is required prior to the issuance of a Certificate of Occupancy (C.O.). Subdivisions will require "final" plat approval by the Board of Bay County Commissioners.

In accordance with Section 209 of the Bay County Land Development Regulations, issuance of this Development Order is final at the conclusion of a ten (10) working day appeal period. The recipient of this Development Order assumes any risk involved regarding development activity that may commence during the appeal period. Additional information on appeals may be obtained from the Planning & Zoning Division during normal business hours.

Issued By: Randy Newton
Randy Newton, Senior Planner
Bay County Planning and Zoning Division

Witness: State of: Florida County of: Bay This Instrument was acknowledged before me this 16th day of June, 2020 by Randy Newton who is personally known to me and who did not take an oath.



Pamela A. Stanley
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG030330
Expires 9/14/2020

Pamela A. Stanley
Notary



IMPACT FEE CALCULATION FORM

PARCEL #: 07464-048-000

Site Address: 24 Spikes Road

Development Order # 19-176
(24 / 7 Family Church)

Calculation Completed By: _____ Date: 11/06/19

		<u>Unit Cost (x)</u>	<u>Per</u>	<u>Number of Units/Sq. Ft. (=)</u>		<u>Total (=)</u>
Fire	Residential					
	Single Family/Duplex	\$	187.44	Unit	0	\$ -
	Multi-Family (Triplex or more)	\$	5.35	Unit	0	\$ -
	Mobile Home	\$	26.29	Unit	0	\$ -
	Non-Residential					
	Hotel/Motel (Seasonal resort)	\$	0.66	sq. ft.	0	\$ -
	Group Living	\$	0.03	sq. ft.	0	\$ -
	Office	\$	0.07	sq. ft.	0	\$ -
	Retail	\$	0.39	sq. ft.	0	\$ -
	Restaurant/Bar/Lounge	\$	0.70	sq. ft.	0	\$ -
	Industrial/Manufacturing	\$	0.08	sq. ft.	0	\$ -
	Leisure/Outdoors	\$	0.31	sq. ft.	0	\$ -
	Agriculture	\$	0.07	sq. ft.	0	\$ -
Church	\$	0.13	sq. ft.	2,900	\$ 377.00	
					\$ -	
Library	Single Family/Duplex	\$	82.75	Unit	0	\$ -
	Multi-Family (Triplex or more)	\$	65.81	Unit	0	\$ -
	Mobile Home	\$	84.05	Unit	0	\$ -
Parks	Single Family/Duplex	\$	329.87	Unit	0	\$ -
	Multi-Family (Triplex or more)	\$	261.04	Unit	0	\$ -
	Mobile Home	\$	336.36	Unit	0	\$ -
Total Impact Fee:					<u>\$</u>	<u>377.00</u>

PERMIT NUMBER: 020-24

BAY COUNTY FLORIDA

**ACCESS CONNECTION FOR
COMMERCIAL DEVELOPMENT AND SUBDIVISIONS**

Instructions to Applicant

- If applying for a new road intersection provide distances from all intersecting roads and median openings as follows:

Service Area	Type Road	Posted Speed	Distance either side of proposed connection
Rural	Arterial	All	¼ Mile
Other	Arterial	45 mph +	660 feet
Other	Arterial	<45 mph	330 feet
Rural	Collector	All	¼ mile
Other	Collector	35-45 mph	445 feet
Other	Collector	10-30 mph	245 feet
Rural	Local	All	445 feet

- New road names must be assigned or approved by Bay County Addressing
- If for commercial driveway, distances should extend 300 feet either side of driveway centerline
- Show all objects over 18 inches above the edge of pavement that may encroach in sight distance triangle per FDOT Index 546
- ~~Provide Application Fee of \$150.00.~~ *N/A DO 19-176*
- Provide drawing of plan view and cross section connection detail that shows pavement layers, shoulders, and how roadside drainage flows past driveway.
- Drawings must be legible, to scale and on maximum 24" x 36" size.
- Provide federal/state stormwater and dredge and fill permit application or letter of exemption from permitting agencies.

NOTICES:

- Any future maintenance or repairs on the driveway are the sole responsibility of the PROPERTY OWNER.
- Driveway construction must commence within two (2) years of permit issuance. This permit will expire two (2) years from the date of issue if the driveway's construction has not yet started.

Please print or type

APPLICANT:

Check one:

- Owner Designated Agent (Must provide notarized letter of authorization with permit)

Name: Doug Crook, P.E. (for Greg Faulkenberry)Company: Panhandle Engineering, Inc.Address: 3005 Lynn Haven ParkwayCity, State: Lynn Haven, FLZip: 32444 Phone: (850) 763-5200 Fax: _____Email: jdc@panhandleengineering.comName of Project 24/7 Family Church**LAND OWNER:** (if not applicant)Name: Greg FaulkenberryCompany: 24.7 Family Church, Inc.Address: 1642 White Western Lake LaneCity, State: Panama City, FLZip: 32409 Phone: _____ Fax: _____Email: pastor247@me.comParcel ID (RE number) 07464-048-000**INFORMATION ON ROAD CONNECTING TO**Name of Road: Spikes RoadFunctional Classification of Road: Local RoadwayPosted speed limit at proposed connection: 25 mphService Area (check one): Rural Other

Provide an estimate of the daily traffic volume anticipated for the entire property at build out.
 Daily Traffic Estimate= 55 (use the latest Institute of Transportation (ITE) Trip Generation Report)

If you used the ITE Trip Generation Report, provide the land use code, independent variable, and reference page number.

ITE Land Use Code	Independent Variable	ITE Report page number reference
560	Square Feet	NA

For commercial driveway corner clearance to nearest road intersection > 125 feet Yes No

Notes to Applicant:
 Permittee is responsible for maintenance of traffic in work zones in compliance with the MUTCD and FDOT Indexes.

INFORMATION REQUIRED IF NEW ROAD INTERSECTION

Road Name _____

Road centerline separation to nearest road intersection (s) _____ (provide distances)

Bay County Land Development Regulation Separation required: _____

Pavement Type:
 Flexible -- pavement thickness 1.5" inches Rigid -- pavement thickness _____ inches

Drainage Type:
 Culvert Size _____

Pipe cover measured from bottom of base to top of pipe _____

Note: Minimum cover required 7" (Ref. FDOT Index 205)

Pipe Material Type (check one) : RCP Hardie Pipe BCCMP

Swaled: change in pavement slope _____ (cannot exceed 12 percent)

Driveway centered at drainage break

Other No existing drainage facilities in R/W of Spikes Road

Other requirements (show on plans)

Driveway has minimum of 5 foot shoulder

Road shoulder slope and width per FDOT Design Standards

30-32 inch sod strip

All disturbed areas in right of way restored and sodded or seeded per following:
 Up to 1:4 (V:H) slope seed or sod, >1:4 < 1:3 sod, >1:3 < 1:2 sod lapped and pinned, >1:2 not allowed

Any future maintenance and/or repairs on the driveway are the sole responsibility of the property owner. By signing this application the applicant certifies that all state, federal, and local permits for this work shall be obtained prior to the start of construction activities authorized by this permit.

Applicant's Signature: [Signature] Date: 10/23/19

Permit Approved: 6/15/2020 (Date)

BAY COUNTY PUBLIC WORKS DIVISION

BY: [Signature] Note: Permit expires 6/15/2021 if not Built P47 C/A C/O

Connection system inspected and approved by: _____ DATE: _____

BAY COUNTY FLORIDA
DRAINAGE CONNECTION PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT:

Project must be in compliance with Bay County Land Development Regulations, Chapter 24 - Drainage / Stormwater Management Requirements

Application must be submitted with all the following items:

- Location Map
- Grading Plan & Site Plan with existing, proposed contours and flood zones shown.
- NPDES Stormwater Pollution Prevention Plans for Sites greater than one (1) acre.
- Seasonal water table/percolation determination
- Stormwater report and calculation signed and sealed by Professional Engineer
- Topographic Survey with boundary lines signed and sealed by Professional Surveyor
- ~~N/A Application Fee of \$150.00~~ Included in Development Order Fee DO 19-176
- Federal/State stormwater and dredge & fill applications or letters of exemption from permitting agencies.

Note Drawings must be legible, to scale and on maximum 24" x 36" size.

Please print or type

APPLICANT:

Check one:

- Owner
- Designated Agent (Must provide notarized letter of authorization with permit)

Name: J. Doug Crook, P.E., LEED AP (for Greg Faulkenberry)

Company: Panhandle Engineering, Inc.

Address: 3005 Lynn Haven Parkway

City, State: Lynn Haven, Florida

Zip: 32444 Phone: (850) 763-5200 Fax: (850) 769-0730

Email: jdc@panhandleengineering.com

Name of Project: 24/7 Family Church

Person or entity that owns the discharge facility: (if not applicant)

Name: Greg Faulkenberry

Company: 24/7 Family Church Incorporated

Address: 1642 White Western Lake Lane

City, State: Panama City, FL

Zip: 32409 Phone: () - Fax: () -

Email: pastor247@me.com

PERMIT NUMBER:

INFORMATION ON ROAD/DRAINAGE SYSTEM CONNECTING TO:

Project Name: 24/7 Family Church

Development Order # (If applicable) 19-176 Agency (If applicable) _____

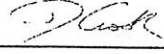
Parcel ID (RE number) 07464-048-000

Location: South side of the intersection of SR 77 and Spikes Road

Brief Description of Activity Proposed: Dry retention pond system

By signing this application, the applicant certifies that all state, federal, and local permits for this work shall be obtained prior to the start of construction activities authorized by this permit.

Applicant Name (Printed): J. Doug Crook, P.E., LEED AP (for Greg Faulkenberry)

Applicant's Signature:  Date: 6/15/2020

STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE:

The undersigned agrees to maintain and operate the discharge facilities as permitted. Responsibility for maintenance and operation may be transferred to another entity upon written notice to the County from the undersigned and from the entity assuming responsibility.



Signature of the Person Responsible for Maintenance
(may be the applicant)

J. Doug Crook, P.E., LEED AP (for Greg Faulkenberry)

Name and Title (Please type or print)

1642 White Western Lake Lane

Address

Panama City, FL 32409

Date: 6/15/2020 Phone: 0 - _____

PERMIT APPROVED:

BAY COUNTY PUBLIC WORKS DIVISION

By:  Date: 6/15/2020

Drainage system inspected and approved by: _____ Date: _____

PERMIT NUMBER: 20-35

BAY COUNTY FLORIDA
AS BUILT STORMWATER CERTIFICATION

INFORMATION ON ROAD/DRAINAGE SYSTEM CONNECTING TO:

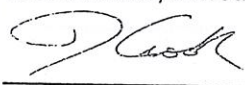
Project Name: 24/7 Family Church

Development Order # (If applicable) 19-176 Agency (If applicable) _____

Parcel ID (RE number) 07464-048-000

Location: South side of the intersection of SR 77 and Spikes Road

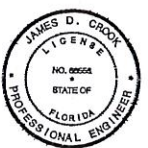
I hereby certify that this stormwater discharge facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of the Bay County Land Development Regulations, when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.



 Signature of Engineer

J. Doug Crook, P.E., LEED AP 66566
 Name (Please type) Florida Reg. No.
Panhandle Engineering, Inc.
 Company name
3005 Lynn Haven Pkwy, Lynn Haven FL 32444
 Company address

Date: 6/15/2020 Phone: (850) 763 - 5200



This item has been digitally signed and sealed by J. Doug Crook, PE on 06/15/2020 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Substantial deviations from the approved plans and specifications (attach additional sheets if required)

RETURN TO:

Bay County Public Works
 840 W 11th Street
 Panama City, Florida 32401

AND if associated with a Development Order forward a **COPY** to the applicable agency.