



The City of Destin

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

September 9, 1993

Mr. Claude Perry
c/o Claude's Place
747 Highway 98 East
Destin, Florida 32541

DO-93-16

RE: FINAL DEVELOPMENT ORDER FOR AN 89-SPACE PARKING LOT FOR
CLAUDE'S PLACE & JOHNNY G'S, A MAJOR DEVELOPMENT

Dear Mr. Perry:

Based upon the City Council's approval of the above referenced project at its meeting on September 7, 1993, this letter will serve as your Final Development Order to include all the provisions of the attached Staff Report and with the following conditions:

1. Under the requirements of the Land Development Regulations and Destin's Code of Ordinances, development must commence within a twelve-month period and building permits for this project must be obtained prior to September 6, 1994, or this approved Development Order will expire and the project will have to be resubmitted for review.
2. Florida Department of Environmental Protection (DER) Permit is required for the stormwater management plan prior to the issuance of a building permit.
3. This Development Order does not include any additions to the existing building or for any outside seating/patio area. The Development Order is only for the 89-space parking lot adjacent to Claude's Place.
4. If the development is initiated within a one-year period your concurrency status is protected for five years through September 7, 1998.

Best of luck with this project. Let us know if we can be of any further assistance.

Sincerely,

Jane Moore
Planning & Zoning Director
JM:jf

CC: Inspection Department with attachments
devorder\claude.prk

REPORT AND RECOMMENDATION

TO : DESTIN CITY COUNCIL
FROM : DESTIN PLANNING COMMISSION
SUBJECT: PARKING LOT FOR CLAUDE'S PLACE AND JOHNNY G'S
DATE : SEPTEMBER 7, 1993

BACKGROUND
Request for approval for an 89-space parking lot adjacent to Claude's Place. The property is located behind the existing Claude's Place and Johnny G's on Highway 98 East and is adjacent to Burger King Restaurant. The property contains 1.27 acres.

DISCUSSION
The Planning Commission held a public hearing on this project at their August 19, 1993 meeting. No one spoke in opposition to the request.

Staff explained that the scope of the project originally included an addition to the kitchen and an outside seating area, but when the project was assessed at the TRC Meeting, it was determined that because of the size of the addition to the parking lot, the front part would also have to come into compliance with the landscape requirements. The applicant decided to withdraw the request for the kitchen addition and outside seating area. The applicant's main purpose was to obtain extra parking for the existing restaurants.

RECOMMENDATION
The Planning Commission voted 5-0 and recommended approval of the 89-space parking lot expansion to Claude's Place and Johnny G's and incorporated the Staff Report as their Findings of Fact.

SUGGESTED MOTION
Move to approve the 89-space parking lot expansion for Claude's Place and Johnny G's as recommended by the Planning Commission.

Reviewed and Approved By: _____ Date _____
City Manager RC 8-31-93
P&Z Director JM 8-31-93

STAFF REPORT
PLANNING AND ZONING DEPARTMENT
NAME OF PROJECT
CLAUDE'S PLACE - PARKING LOT
HIGHWAY 98
AUGUST 19, 1993

ISSUE
Request for approval for an 89-space parking lot adjacent to Claude's Place. The property is located behind the existing Claude's Place and Johnny G's and is adjacent to the Burger King Restaurant. The property contains 1.27 acres.

BACKGROUND
The project as originally submitted contained a requested addition to the restaurant and a future patio. However, following the TRC meeting, the applicant decided to request approval for a parking lot only. The existing parcel could not be brought into compliance with the landscape requirements.

ZONING/COMPREHENSIVE PLAN
The project is zoned BT and parking facilities are allowed. The proposed use is consistent with all regulations.

CONCURRENCY MANAGEMENT
Since no additional seating in the restaurant is proposed and no water/sewer required for the property, no concurrency issues require addressing. -2

STORMWATER
The plan has been approved by the City Engineer. A DEP (DER) permit is required prior to the issuance of a building permit.

SIGNS
None requested. Any signage other than direction would have to meet the minimum 10' setback from any property line.

INGRESS/EGRESS
Access into the parking lot is provided from the adjacent private street which leads into the shopping center from Highway 98.

WHITE SANDS ZONE
The project lies within:
Zone #1 X Zone #2 Neither

SIDEWALKS
There is no dedicated right-of-way, and insufficient private property along the streets, to provide for placement of sidewalks.

LANDSCAPE
The project meets or exceeds the landscape requirements as follows:
OPEN SPACE:
55,635 s.f. of property X 18% = 10,014 s.f. required
Site plan provides 22.42% % = 33.424 s.f. provided

TREES REQUIRED:
Reforestation 13 Perimeter 19 Parking Lot 20
(10 per acre) (1 per 25') (Islands)

Protected Trees on Site (12" to 23" diameter): _____ none
Preserved Trees on Site (24" or more diameter): _____ none
Credits for Protected/Preserved Trees : _____
TOTAL TREES REQUIRED : _____ 52
TOTAL TREES PROVIDED : _____ 52

BUFFER ZONE REQUIRED n/a PROVIDED: _____

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department.

A P P L I C A T I O N

CONCURRENCY COMPLIANCE AND DEVELOPMENT ORDER REVIEW
PLANNING & ZONING DEPARTMENT
CITY OF DESTIN, FLORIDA

TYPE DEVELOPMENT:
() Minor Development
(x) Major Development

APPROVAL SOUGHT:
() Preliminary
(x) Final

OWNER(S): CLAUDE PERRY Telephone: (904) 837-6548

ADDRESS: 747 HIGHWAY 98, DESTIN, FLORIDA 32541

AGENT: Telephone: ()
(Attach Affidavit)

ADDRESS: _____

PROJECT NAME: CLAUDE'S PLACE AND JOHNNY G'S

GENERAL LOCATION: BETWEEN US 98 AND DOWNTOWN DESTIN SHOPPING CENTER

LEGAL DESCRIPTION (Attach) _____

Section UNDIVIDED Township 2-S Range 22-W Lot # _____ Block _____

Subdivision Name: N/A

Property Appraiser's Tax I.D. # _____

ZONING DISTRICT: BT LAND USE CATEGORY: C

PROOF OF OWNERSHIP (Attached) TYPE OF PROOF: _____
(Warranty Deed, etc.)

TYPE OF PROJECT (Check all that Apply)

- () Multi-Family (PUD) (x) Commercial
- () Hotel/Motel (PUD) () Subdivision Plat
- () Project of Area-wide Impact () Minor Replat
- () Mixed Use (Commercial-Residential) () Industrial
- () Single Family () Duplex
- (x) Parking Lot Paving () Land Clearing
- () Other (Specify): _____

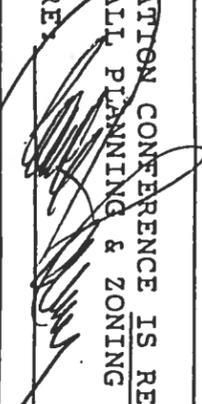
LICENSED ARCHITECT/ENGINEER/GENERAL CONTRACTOR (as applicable): _____

Telephone: () _____

JAS CHOCTAW ENGINEERING, INC. Telephone: (904) 862-6611

Telephone: () _____

NOTE: A PREAPPLICATION CONFERENCE IS REQUIRED PRIOR TO SUBMITTAL OF THIS PROJECT. CALL PLANNING & ZONING DEPARTMENT TO SCHEDULE (838-4242).

APPLICANT'S SIGNATURE:  DATE: 7/20/03

ALL ATTACHED FORMS ARE PART OF THIS APPLICATION AND MUST BE COMPLETED AND RETURNED WITH THIS FORM IN ORDER TO CONSTITUTE A COMPLETE PACKAGE.

PROJECT ANALYSIS CHECK LIST
PLANNING & ZONING DEPARTMENT
CITY OF DESTIN, FLORIDA

Fill in ALL Applicable Blanks/Checks.

NAME OF PROJECT: CLAUDE'S PLACE & JOHNNY G'S DATE: 20 MAY 1993

DESCRIPTION OF PROJECT: PAVED PARLING LOT AND 600 SF BUILDING ADDITION

LOCATION OF PROJECT: BETWEEN US 98 AND DOWNTOWN DESTIN SHOPPING CENTER

1. LAND USE:
 Zoning Category: BT Comp Plan Land Use Category: C

Is Proposed Project in compliance with uses under both of these categories? Yes No

If "NO", consult with the Planning Department regarding steps requirize to pursue this project further - Telephone (904) 837-4242

Total Acreage/Square Footage of Site: 1.27 AC/55,635 SF

2. ZONING: (New Subdivisions, go directly to #3 below)

Total Number of Units: 600 SF KITCHEN ADDITION
 Minimum Lot Size Required: N/A Provided: _____
 Lot Width Required (SF/Duplex Only): N/A Provided: _____
 Lot Depth Required (SF/Duplex Only): N/A Provided: _____
 Maximum Building Height Allowed: N/A Provided: _____
 Front Setback Required: N/A Provided: _____
 Side Setback Required: N/A Provided: _____
 Rear Setback Required: N/A Provided: _____
 Distance Between Bldgs. Req.: N/A Provided: _____
 Number of Stories: N/A # Units Per Floor: _____

Units Per Acre Allowed: N/A Provided: _____
 (Residential)

Floor Area Ratio Allowed: N/A Provided: _____
 (Non-Residential Projects) (1.07)

3. SUBDIVISIONS/PLANNED UNIT DEVELOPMENTS:

Total Area of Property (S.F.) _____ No. Lots in S/D: _____
 Lot Width Required: _____ Provided: _____
 Lot Depth Required: _____ Provided: _____
 Right-of-way Required: _____ Provided: _____
 Paving Width Required: _____ Provided: _____
 Sidewalks Shown on Mylar: _____ Three (3) Mylars Provided: _____

NOTICE: REQUIRES UNDERGROUND UTILITIES

Surety Provided for Improvements (120% of Construction Cost to be Executed upon receipt of Final Development Order) will be met by the following: (Select One) (Section 2.14.00.B.6. - LDC)

() Cash Deposit in Form of Certified or Cashier's Check;

() Irrevocable Letter(s) of Credit;
 () Performance or surety (insurance) bond(s) issued by insurance companies licensed to do business in Florida
 () Certificates of Deposit issued by State or Federally insured licensed banks provided Certificate of Deposit can be converted to cash (or any other asset) only with prior approval of the City.
 NOTE: Interest earned on Certificate of Deposit shall be in favor of applicant if provisions of Section 2.14.00.C.d. are met.

4. STORMWATER:
 City Comprehensive Plan Concurrency Certification Attached: YES
 DER Stormwater Permit Required: YES Permit Attached: NO
 Stormwater Check List is Completed/Attached: YES

5. INGRESS/EGRESS:
 DOT Approval for State Highways Required: N/A ^(EXISTING) Permit Attached: YES
 Okaloosa County Driveway Permit Required: N/A Permit Attached: YES

Width of Driveways: _____ Provided: 24
 Maximum Allowed: 27 Distance Between: 280'
 No. of Driveways into Project: 2
 Access Provided from the following street(s): ENTRANCE DRIVE AND SERVICE DRIVE TO DOWNTOWN DESTIN SHOPPING CENTER

Sidewalks Required: _____ Provided: YES

6. WHITE SANDS ZONE:
 Project is Located in:
 (X) White Sands Zone #1
 () White Sands Zone #2
 () Does Not Lie Within Either Zone 1 or Zone 2

7. AIRPORT PROTECTION:
 FFA Permit Required: N/A Permit Attached: _____
 Project Lies Within Airport Noise Zone: *Yes _____ No X
 Project Lies Within Airport Clear Zone: *Yes _____ No X
 Project Lies Within Airport Expansion Area: Yes _____ No X
 (If "YES", attach statement from Okaloosa County of "Approval" or "No Objection" to encroachment within proposed expansion area)

NOTE: *Discuss Additional Requirements with Planning Director

8. LANDSCAPE:
 Landscape Area Required: 10.014 S.F. Provided: 21824 S.F.
 (18% of Site Required) Percentage of Site Devoted to Landscaping: 39.23

Number Protected Trees on Site (12" to 23" diameter) 0
 (Locate on Site Plan)
 Number Preserved Trees on Site (24" or more diameter) 0
 (Locate on Site Plan)

Number of Trees Required: 33 Provided: 33
 Reforestation: 13 Perimeter: 0' 17" ^{Perimeter: 33}
 Landscape Check List Completed/Attached: YES ^{Perkins}

9. OFF-STREET PARKING AND LOADING - REFUSE COLLECTION:

Parking Spaces Required (per use) 130 Provided: EXISTING AND 89
 Show Calculations: 89 ADDITIONAL PARKING SPACES
 Loading Spaces Required: 10' x 25' 1 Provided: 1 EXISTING
10' x 50' 4 Provided: _____
 Handicapped Spaces Required: 4 Provided: 4
 (By State Regulations)

Parking Lot and Parking Spaces comply with Design Standards of Code: X
 Dumpsters located on Site Plan as Required: Yes _____ No _____

10. FIRE DEPARTMENT REVIEW:
 Reviewed by Fire Department: _____ Approval Attached: _____

11. CONCURRENCE:
 Concurrency Packet Completed: X Attached: _____ YES _____

12. COMPREHENSIVE PLAN COMPLIANCE:
CHECK ALL APPROPRIATE AND INCLUDE ON DRAWINGS!

DOES THE PROPOSED DEVELOPMENT SITE INCLUDE: (YES OR NO)

100 Year Flood Plains	<u>NO</u>	Seaward of V-Zone	<u>NO</u>	*
Conservation Areas	<u>NO</u>	Seaward of CCCL	<u>NO</u>	*
Environmentally Sensitive Area	<u>NO</u>	Seaward of Shoreline	<u>NO</u>	
Historic Landmarks	<u>NO</u>	Protection Zone	<u>NO</u>	
In Historic District	<u>NO</u>	Waterfront Property	<u>NO</u>	
Archeological Site	<u>NO</u>	Protected Dunes	<u>NO</u>	
Habitat of Threatened Species	<u>NO</u>	Protected or Unique Veg	<u>NO</u>	
Habitat of Endangered Species	<u>NO</u>	Preserved Trees	<u>NO</u>	
200-foot of Potable Water Well	<u>NO</u>	Protected Trees	<u>NO</u>	

*BUILDINGS MUST BE LANDWARD OF THESE!

DOCUMENTATION OUTLINING PROPOSED PROTECTION OR MITIGATION OF DAMAGE MUST BE PROVIDED WITH THE APPLICATION!

Are there wetlands on the property? Yes _____ No X
 If "Yes", Answer the following:

- DER permit is attached: Yes _____ Permit # _____ No _____
 (If "NO", attach copy of Application to DER.
 DER Permit must be received prior to Final Development Order)
- COE Permit is attached: Yes _____ Permit # _____ No _____
 (If "NO", attach copy of Application to COE.
 COE Permit must be received prior to Final Development Order)
- Do drawings reflect all wetlands involved and proposed steps
 toward mitigation? Yes _____ No _____

**(NOTE: All wetlands, conservation areas and floodplains and CHHA MUS
 be clearly shown on drawings)**



DESTIN FIRE CONTROL DISTRICT

P.O. BOX 276 • DESTIN, FLORIDA 32540
(904) 837-8413

DATE: August 13, 1993

TO: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
100 HWY. 98
DESTIN, FL 32541

THE FOLLOWING HAS BEEN REVIEWED FOR COMPLIANCE BY THE DESTIN
FIRE CONTROL DISTRICT FOR APPLICABLE CODES.

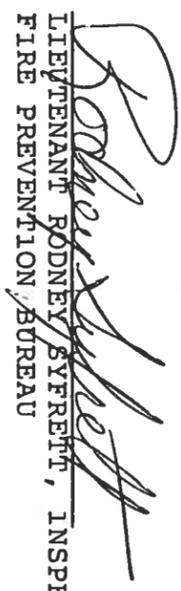
LOCATION: 747 Hwy. 98

PROJECT: Johnny G's Steakhouse - Bear Parking only R.S.

OWNER AND/OR CONTRACTOR: Choctaw Engineering 862-6611

REMARKS, CONDITIONS, OR ADDITIONAL REQUIREMENTS;

1. _____


LIEUTENANT RODNEY SYFFERT, INSPECTOR
FIRE PREVENTION BUREAU

RECEIVED BY: 
DESTIN BUILDING/DEPT.
DATE: 8/13/93

