

The City of Destin



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

August 3, 1993

Richard Jordan, Esquire
302 Alabama Street
Montgomery, Alabama 36104

Jordan's

DO-93-15

RE: FINAL DEVELOPMENT ORDER FOR MIXED USE DEVELOPMENT
CONSISTING OF FOUR RESIDENTIAL UNITS\OFFICE\RETAIL SPACE

Dear Mr. Jordan:

Based upon the City Council's approval of the above referenced project at its meeting on August 2, 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 August 1, 1994, or this approved Development Order will expire and the project will have to be resubmitted for review.
2. A DER Permit is required for the Stormwater Management Plan before a building permit can be issued.
3. If the development is initiated within a one-year period your concurrency status is protected for five years through August 2, 1998.

A reminder that if you anticipate applying for boat slip permits, upland parking requirements must be met for any boat slip other than those associated with the residential units. Please contact me if you have any questions concerning this matter. (copy of parking requirements is attached).

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: Mr. Victor S. Bowman, Agent for project
Inspection Department with attachments
Mary Tinsley, Harbor Master Secretary

devorder\Jordan\MixedUseDevelopment

faxed D.O. & S.R.
to V. Bowman
11-23-94

- (36) Tennis, Handball and Racquetball Facilities 2 spaces for every court, plus required parking for additional uses on site
- (37) Theaters, Movies
- (a) Single Screen 1 space for every 2 seats, plus 5 spaces for employees
- (b) Multi-Screen 1 space for every 3 seats, plus 5 spaces for employees
- (38) Theme Amusement Parks 1 space for every four (4) seats in facilities available for patron use; or one (1) space for every 150 sq. ft. of gross floor area or ground area; or 1 space for every four (4) patrons based on design capacity of the facility, whichever is applicable to the facility.
- (39) Tourist Homes
Travel Trailer
Campground 1 space for every lot or campsite
- (40) Warehouse/Storage 1 space for every 1,000 sq. ft. of gross floor are for the first 20,000 sq. ft. devoted to warehousing.
- 1 space for every 2,000 sq. ft. of gross floor are for the second 20,000 sq. ft. One (1) space for every 4,000 sq. ft. of gross floor are in excess of 40,000 sq. ft.
- (41) Wholesale 1 space for every 1,000 sq. ft. of gross floor area

c. Marine Related Facilities

- (1) Dry Boat Storage Facilities 1 parking space for each four (4) boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers
- (2) Dry Dock Facilities 2 parking spaces for each dry dock
- (3) Fare-Carrying Vessels 5 parking spaces for each slip.

This parking requirement does not include sight-seeing boats or dinner cruise boats, such boats shall provide one parking space for each four seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.

(4) Marinas

In addition to parking requirements for other uses specified herein, commercial marinas shall have one (1) additional parking space for each boat slip housing non-fare-carrying vessels.

d. Public Related Uses

- (1) Auditoriums/Stadiums 1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats
- (2) Churches/Other Places of Public Assembly 1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 sq. ft. of gross floor area within the main auditorium
- (3) Libraries 1 space for every 300 sq. ft. of gross floor area
- (4) Neighborhood Mini-Parks Minimum one (1) handicap parking space per park
- (5) Private Educational Facilities
 - (a) Elementary/Junior High Schools 2 spaces for every classroom
 - (b) Sr High Schools 1 space for every faculty member and employee, plus 1 space for every 6 students
 - (c) Colleges 5 spaces for every faculty member and employee, plus 1 space for every 3 students

2. Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible.

X.2.b.

REPORT AND RECOMMENDATION

TO : DESTIN CITY COUNCIL
FROM : DESTIN PLANNING COMMISSION
SUBJECT: MIXED USE DEVELOPMENT, A MAJOR PROJECT
DATE : AUGUST 2, 1993

BACKGROUND

Request for approval for a five-story, MIXED USE DEVELOPMENT, consisting of four (4) residential dwelling units and 5,008 square feet of office and retail space. The project is located south of Highway 98 on Old Pass Lagoon between the Sailfish Yacht Club and Gilligan's Restaurant, Destin, Florida. The property contains 25,000 square feet, more or less.

DISCUSSION

On July 15, 1993, the Planning Commission held a Public Hearing on the above referenced project. No one present spoke in opposition to the project. Staff reported that the results of the permeability tests had been received and that the City Engineer had signed off on all aspects of the Stormwater Management Plan. A DER Permit is required prior to the issuance of a building permit.

RECOMMENDATION

The Planning Commission voted 5-0 and recommended approval of the MIXED USE DEVELOPMENT, a Major Project, to City Council and incorporated the Staff Report as their Findings of Fact.

SUGGESTED MOTION

Move that we approve the MIXED USE DEVELOPMENT, a Major Project, as recommended by the Planning Commission.

Reviewed and Approved By:

City Manager
P&Z Director

pc
jr

Date

7-27-93
7-26-93

STAFF REPORT
PLANNING AND ZONING DEPARTMENT
Office\Retail\Residential Mixed Use Development
A Major Development
Highway 98 - Destin, Florida
July 15, 1993

ISSUE

Request for approval for a five-story, MIXED USE DEVELOPMENT, consisting of four (4) residential dwelling units and 5,008 s.f. of office and retail space. The project is located south of Highway 98 on Old Pass Lagoon between the Sailfish Yacht Club and Gilligan's Restaurant, Destin, Florida. The property contains 25,000 s.f., more or less.

BACKGROUND

This is an undeveloped parcel located somewhat centrally along the Harbor front. It is in proximity to restaurants, other multi-family residential units, and other commercial properties.

ZONING/COMPREHENSIVE PLAN

The zoning is BT (Business Tourism) and the Land Use Category is MU (Mixed Use). The proposed uses for the property are consistent with these designations.

CONCURRENCY MANAGEMENT

Concurrency requirements met:

Sanitary Sewer	<u> X </u>	Potable Water	<u> X </u>	Roadways	<u> X </u>
Solid Waste	<u> X </u>	Recreation	<u> X </u>	Drainage	<u> X </u>

MYLAR

No subdivision of the property is proposed. If the developer expects to sell individual units at a future date, he must file condominium documents with the State and with the City. None are provided with this application and it is assumed that it is being presented for approval at this time as a one-owner complex with rental units. If condominium ownership is desired, there would be no site plan changes required.

STORMWATER

The Stormwater Management Plan has been approved by the City Engineer subject to receipt of the results of the permeability test. DER approval has been applied for and must be received prior to the issuance of a building permit.

SIGNS

The sign is centrally located on the property and exceeds all setback requirements.

WATER/SEWER

Both are available through Destin Water Users.

INGRESS/EGRESS

Ingress/egress is through two driveways; the easternmost driveway will be for one-way exiting to the East and is designed to channel traffic in that direction. The width of these driveways is consistent with our maximum allowable dimensions. There is a curb cut on Highway 98 which allows for access directly into the western driveway for westbound traffic.

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
 Major Development

APPROVAL SOUGHT:
 Preliminary
 Final

OWNER(S): RICHARD JORDAN, ED. Telephone: 705-265-4501

ADDRESS: 302 ALABAMA STREET, MONTGOMERY, AL. 36104

AGENT: VICTOR S. BOWMAN AIA Telephone: 904-231-5793
(Attach Affidavit)

ADDRESS: P.O. BOX 4877, SEASIDE FL. 32459

PROJECT NAME: MIXED USE DEVELOPMENT, RICHARD JORDAN

GENERAL LOCATION: ADJ. TO 506 HWY 98 EAST, DESTIN

LEGAL DESCRIPTION (Attach) SEE SURVEY
Section _____ Township _____ Range _____ Lot # _____ Block _____
Subdivision Name: _____
Property Appraiser's Tax I.D. # _____

PLANNING DISTRICT: BT LAND USE CATEGORY: _____

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

TYPE OF PROJECT (Check all that Apply)

<input type="checkbox"/> Multi-Family (PUD)	<input type="checkbox"/> Commercial
<input type="checkbox"/> Hotel/Motel (PUD)	<input type="checkbox"/> Subdivision Plat
<input type="checkbox"/> Major Development	<input type="checkbox"/> Minor Replat
<input checked="" type="checkbox"/> Mixed Use (Commercial-Residential)	<input type="checkbox"/> Industrial
<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex
<input type="checkbox"/> Parking Lot Paving	<input type="checkbox"/> Land Clearing
<input type="checkbox"/> Other (Specify): _____	

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

VICTOR S. BOWMAN AIA ARCHITECT Telephone: () 231-5788

CHUCK INGRAM P.E. Telephone: () 868-2821

JACK JORDAN TRAFFIC Telephone: () 674-1733

NOTE: A PREAPPLICATION CONFERENCE IS REQUIRED PRIOR TO SUBMITTAL OF THIS PROJECT. CALL PLANNING & ZONING DEPARTMENT TO SCHEDULE (837-4242).

APPLICANT'S SIGNATURE: [Signature] DATE: 15 JUNE 1993

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: MIXED USE ; RICARDO JORDAN DATE: 15 JUNE 1993

DESCRIPTION OF PROJECT: OFFICE / RETAIL / RESIDENTIAL

LOCATION OF PROJECT: RD. TO 506 HWY 98 E, DESTIN

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

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

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

Total Acreage/Square Footage of Site: 25,000 +

2. ZONING: (New Subdivisions, go directly to #3 below)
Total Number of Units: 4
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: 10' Provided: 106'
Side Setback Required: 20' Provided:
Rear Setback Required: 25' WATER Provided:
Distance Between Bldgs. Req.: N/A Provided:
Number of Stories: 4 + BIENNIAL # Units Per Floor:

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

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

3. SUBDIVISIONS/PLANNED UNIT DEVELOPMENTS: N/A
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;

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

Parking Spaces Required (per use) 38 Provided: 38

Show Calculations: SEE PLANS

Loading Spaces Required: 10' x 25' N/A Provided: _____

10' x 50' _____ Provided: _____

Handicapped Spaces Required: 2 Provided: 2

(By State Regulations)

Parking Lot and Parking Spaces comply with Design Standards of Code:

Dumpsters located on Site Plan as Required: Yes No _____

10. FIRE DEPARTMENT REVIEW:

Reviewed by Fire Department: Approval Attached: _____

11. CONCURRENCY:

Concurrency Packet Completed: Attached: _____

12. COMPREHENSIVE PLAN COMPLIANCE:

CHECK ALL APPROPRIATE AND INCLUDE ON DRAWINGS!

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

100 Year Flood Plains	_____	Seaward of V-Zone	_____*
Conservation Areas	_____	Seaward of CCCL	_____*
Environmentally Sensitive Area	<u>HARBOR</u>	Seaward of Shoreline	_____
Historic Landmarks	<u>N/A</u>	Protection Zone	_____
In Historic District	<u>N/A</u>	Waterfront Property	_____
Archeological Site	<u>N/A</u>	Protected Dunes	_____
Habitat of Threatened Species	<u>N/A</u>	Protected or Unique Veg	_____
Habitat of Endangered Species	<u>N/A</u>	Preserved Trees	_____
200-foot of Potable Water Well	<u>N/A</u>	Protected Trees	_____

*BUILDINGS MUST BE LANDWARD OF THESE!

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

Are there Wetlands on the property? Yes HARBOR No _____
If "Yes", Answer the following:

1. DER permit is attached: Yes _____ Permit # _____ No _____
(If "NO", attach copy of Application to DER. TO BE FILED)
DER Permit must be received prior to Final Development Order)

2. 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)

3. Do drawings reflect all wetlands involved and proposed steps toward mitigation? Yes No _____

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