



# CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



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August 4, 2009

**Order No. 09-16**

## Final Development Order:

**"PERRY'S"**

### A MINOR DEVELOPMENT (SP-08-12)

Based upon the City's approval and issuance of this Development Order, on August 4, 2009, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

#### BACKGROUND / ISSUE:

**Applicant:** Porterfield Engineering, Inc., on behalf of Claude F. Perry, Sr. is requesting approval of "Perry's", a Minor Development.

**Request:** The proposed redevelopment consists of changing the use of an existing single-family dwelling into a 2,500 sq. ft. cocktail lounge/bar, construct an open and covered, and all required site improvements to support the use.

**Location:** The proposed redevelopment is located at **302B Harbor Boulevard** in the City of Destin of Okaloosa County, Florida, more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0630-0000-07D1.

**Parcel Size:** The current overall parcel area is 1.33 acres, more or less. The overall proposed redevelopment site area (Limits of Construction Area) is 0.66 acres, more or less.

**Future Land Use:** South Harbor Mixed Use (SHMU)

**Zoning District:** South Harbor Mixed Use (SHMU)

**Density:** Allowed: N/A

Proposed: N/A

**Intensity:** Allowed: .60 Floor Area Ratio (FAR)

Proposed: 0.095 FAR (For Lease Area)

**Application Date:** June 11, 2008

**TRC Date:** July 16, 2008

**Approved Site Plan Date:** July 22, 2009

#### DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated July 22, 2009, are incorporated herein.

**CONDITIONS OF APPROVAL FOR "PERRY'S" A MINOR DEVELOPMENT (SP-08-12):**

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 August 4, 2009 (no later than August 4, 2010), 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 "Perry's" 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 Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
  - 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. **Conditions Per Community Development Department:** Refer to pages 13 through 16 of the attached TRC Report dated July 22, 2009.
5. **Conditions Per Public Services Department:** Refer to pages 16 through 17 of the attached TRC Report dated July 22, 2009.
6. **Conditions Per Destin Water Users, Inc.:** Refer to page 17 of the attached TRC Report dated July 22, 2009.
7. **Conditions Per Destin Fire Control District:** Refer to page 17 of the attached TRC Report dated July 22, 2009.

## TECHNICAL REVIEW COMMITTEE REPORT

### “PERRY’S” A MINOR DEVELOPMENT (SP-08-12)

TRC Report: July 22, 2009

#### ISSUE:

**Applicant:** Porterfield Engineering, Inc., on behalf of Claude F. Perry, Sr. is requesting approval of “Perry’s”, a Minor Development.

**Request:** The proposed redevelopment consists of changing the use of an existing single-family dwelling into a 2,500 sq. ft. cocktail lounge/bar, construct an open and covered deck, and all required site improvements to support the use.

**Location:** The proposed redevelopment is located at **302B Harbor Boulevard** in the City of Destin of Okaloosa County, Florida, more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0630-0000-07D1.

**Parcel Size:** The current overall parcel area is 1.33 acres, more or less. The overall proposed redevelopment site area (Limits of Construction Area) is 0.66 acres, more or less.

**Future Land Use:** South Harbor Mixed Use (SHMU)

**Zoning District:** South Harbor Mixed Use (SHMU)

**Density:** Allowed: N/A

Proposed: N/A

**Intensity:** Allowed: .60 Floor Area Ratio (FAR)

Proposed: 0.095 FAR (For Lease Area)

**Application Date:** June 11, 2008

**TRC Date:** July 16, 2008

**Approved Site Plan Date:** July 22, 2009

#### DISCUSSION/FINDINGS:

Porterfield Engineering, Inc., on behalf of Claude F. Perry, Sr. is requesting approval of “Perry’s”, a Minor Development. The proposed redevelopment consists of changing the use of an existing single-family dwelling into a 2,500 sq. ft. cocktail lounge/bar, construct an open and covered deck, and all required site improvements to support the use. The proposed redevelopment is located at 302B Harbor Boulevard in the City of Destin of Okaloosa County, Florida, more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-0630-0000-07D1. The current overall parcel area is 1.33 acres, more or less. The overall proposed redevelopment site area (Limits of Construction Area) is 0.66 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical and concurrency management review.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

**COMPREHENSIVE PLAN/ZONING:**

The property currently has a Future Land Use designation of South Harbor Mixed Use (SHMU) and a Zoning designation of South Harbor Mixed Use (SHMU). The proposed use is consistent with the South Harbor Mixed Use (SHMU) and Future Land Use designation and is a permitted principal use within the South Harbor Mixed Use (SHMU) and Zoning Districts.

**LAND USE TRANSITION & SPECIAL DESIGN CRITERIA:**

Comprehensive Plan: 2010 Policy 1-2.1.7 requires that “All property designated for nonresidential use on the FLUM shall be developed and designed to ensure a smooth land use transition between the said nonresidentially designated property and any directly abutting low rise residential property, either existing or identified on the FLUM.” The LDC requirements regulating “special design criteria” are “...to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin.” This section also states, “These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.” [LDC, §7.09.00].

Criteria for consideration to ensure smooth land use transition and special design include:

- Surrounding development
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

**Surrounding development:**

The proposed redevelopment consists of changing the use of an existing single-family dwelling into a 2,500 sq. ft. cocktail lounge/bar, construct an open and covered deck, and all required site improvements to support the use.

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	North Harbor Mixed Use (NHMU)	North Harbor Mixed Use (NHMU)	Commercial: Retail and Office Non-residential: Vacant church Residential: Multi-family
South	Destin Harbor	Destin Harbor	Commercial: Restaurant/Bar, Watersports rentals Destin Harbor
East	South Harbor Mixed Use (SHMU)	South Harbor Mixed Use (SHMU)	Commercial: Restaurants, Watersport rentals, and Offices
West	South Harbor Mixed Use (SHMU)	South Harbor Mixed Use (SHMU)	Commercial: Vacant offices/retail and charter boat slips and parking lot Residential: Multi-family

The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

**Mechanical equipment:**

**Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*

**Solid waste collection areas:**

All non-construction related dumpsters, trashcans, and recycling bins are to be placed in solid waste collection areas or inside a building. Solid waste collection areas are to be set back a minimum of ten feet from any property line that abuts single-family, duplex or townhome uses.

**Condition:** All solid waste collection areas 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, loading, or accessway areas (abutting residential uses):**

Areas used or set aside for parking, loading, accessways or service and utility areas are separated by at least ten feet from the property line abutting single-family residential homes.

**The site plan for “Perry’s” complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.00.**

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to further analysis if required pursuant to provisions of the Comprehensive Plan [Policy 1-2.1.7] and Land Development Code [LDC, §7.09].

**MASSING (WIDTH AND DEPTH) AND HEIGHT:**

The proposed redevelopment consists of changing the use of an existing single-family dwelling into a 2,500 sq. ft. cocktail lounge/bar, construct an open and covered deck, and all required site improvements to support the use. The existing building measures 73.7 feet wide by 34.1 feet deep and the proposed open and covered deck varies in dimensions (see approved site plan). The existing buildings is two stories with a proposed building height of approximately 18.0 feet measured to the cornice line.

**Condition:** The second story shall not be used in conjunction with proposed use except for mechanical equipment. Access to the second story shall be provided by a limited access attic staircase meeting all building code regulations. If determined the second story is used by patrons and/or employees, an amendment to the site plan and final development order shall be required to reflect the additional square footage.

**DENSITY:** Not applicable.

**INTENSITY:** The FAR calculation methodology results in an FAR of 0.095, which is also below .60 and is calculated as follows:

**Total sq. ft. of existing and proposed buildings / sq. ft. of subject parcel = FAR**

**5,479 sq. ft. / 57,939 sq. ft. = 0.095 FAR**

**SETBACKS AND BUFFERS:**

The proposed development meets all of the required setbacks for the SHMU Zoning Districts.

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (North):	5'-15'	N/A	approx. 184.5.0' (existing structure)
Side (East):	0'	N/A	approx. 31.7'
Side (West):	0'	N/A	approx. 75.0'
Rear (South):	0'	N/A	approx. 225.0'
Between Bldgs.:	10'	N/A	approx. 25.0' Bldg. to Covered Deck

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Zone and 5' CB = 5' Common Boundary Landscaped Area. This development is exempt from the buffer requirement.

**CONCURRENCY MANAGEMENT:** Concurrency requirements have been met:

- Solid Waste: X
- Potable Water: X
- Sanitary Sewer: X
- Traffic: X
- Stormwater Management: X

**TRAFFIC ANALYSIS:**

According to the transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on June 3, 2009, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City's Comprehensive Plan: 2010.

As a requirements of the City's multimodal transportation district, as adopted in Comprehensive Plan: 2010, the City's Transportation Manager has reviewed and approved the applicant's traffic impact analysis dated May 30, 2008.

**SUBDIVISION OR PUD - PLAT:** Not applicable.

**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 place on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

**WHITE SANDS ZONE:**

The proposed project is located within White Sands Zone I. All fill material will have to comply with the White Sands Ordinance for this area.

**SIGNS:**

**No sign approval has been granted with this final development order.** All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

**Condition:** Signage, if installed, must be approved by the Community Development Department and shall be in accordance with all agreements between the property owner and City.. 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.

**UTILITIES:**

All proposed utilities are required to be placed underground.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated June 30, 2008.



**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project with a noted condition in a letter dated June 18, 2009.

Note: TRC letters dated July 16, 2008 and February 18, 2009, identified a requirement for a minimum fire lane width of 16' for one way traffic. A notation on the February letter states "Mr. Cleveland advised the final plans would show that." Newest submitted plans show no changes from the plans originally disapproved in July 2008.

**GULF POWER:**

Gulf Power did not provide a response at TRC. By default, the project is approved.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated April 20, 2008.

**EMBARQ:**

Embarq Corporation approved the project in a letter dated July 16, 2008.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated August 20, 2008.

**PUBLIC SERVICES:**

The Engineering Division approved the project with conditions in a memo dated June 2, 2009; please refer to the conditions sections below.

**STORMWATER:**

The City approved with conditions the stormwater management plan on June 4, 2009; please refer to the conditions sections below.

**INGRESS/EGRESS:**

Ingress and egress to the proposed project is provided by an existing accessway with a full flare extent of 46 feet. This accessway is non-conforming. Based on the "Traffic Access Management Analysis", dated October 27, 2008, the applicant has satisfactorily provided data and concluded that the existing accessway should and can remain. However, additional pavement markings and signage are required.

**Condition: Prior to a Certificate of Occupancy:** The existing landscaping and site conditions limit the ability to increase the width of the one-way access aisles to the required 20' minimum width. Staff is agreeable to allow the width to remain non-conforming, however, the access aisle shall be free of potholes, broken concrete, broken asphalt, and be properly maintained to provide the most safe and convenient method of traversing the property from Harbor Boulevard to the harbor front uses and vice versa.

## **PARKING:**

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

### **Per code:**

Drinking places, alcoholic beverages (cocktail lounges): 1 space per 75 (85) square feet of gross floor area.

A minimum of 5% of required parking spaces for bicycle parking

### **Per site plan:**

Total Maximum Parking **Required:** 34 parking spaces  
Total Minimum Parking **Required:** (80% of maximum): 27 parking spaces  
10% Reduction for Tree Credit **Required:** 24.5 parking spaces  
10% Reduction for Bicycle Parking provided: 22 parking spaces  
Bicycle Parking required: 5% of parking spaces provided

Automobile and Bicycle Parking **Provided:** 23 automobile parking spaces including 2 handicap space and 15 bicycle spaces

## **LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of the Land Development Code.

## **REFUSE COLLECTION:**

All non-construction related dumpsters, trashcans, and recycling bins are to be placed in solid waste collection areas or inside a building. Solid waste collection areas are to be set back a minimum of ten feet from any property line that abuts single-family, duplex or townhome uses.

Refuse collection is to be provided by dumpster service. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall. The gates shall remain closed at all times except for when waste management services are collecting refuse from the site. If necessary, please post a sign on the gates requesting that these gates remain closed.

**Condition:** All solid waste collection areas 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).*

**SIDEWALKS/BOARDWALKS:**

A 6’ wide ADA compliant concrete sidewalk/pedestrian crossing, as indicated on the approved site plan, is required to connect to the redevelopment to the west.

The Harbor Boardwalk is required based on the following condition n:

**Condition: HARBOR BOARDWALK:** On or before April 1, 2010, Owner will construct, out of concrete, wood, Trex, pavers, stamped asphalt, or other materials acceptable to the City, an east-west pedestrian facility in the location shown on plan sheet CP-45, dated October 14, 2008, to provide east west pedestrian access connectivity (the “Pedestrian Facility”). Nothing herein shall be construed as a dedication to the City or general public of a right-of-way or easement. Notwithstanding the foregoing, the Pedestrian Facility shall remain open during the Term and shall not be unreasonably closed, blocked or modified so as to discourage use by pedestrians. The “Term” of the obligation shall commence on the earlier of April 1, 2010 or the completion of the construction of the Pedestrian Facility, and shall expire upon the cessation of the uses authorized by this development order for the premises located at 240-A East Highway 98 (a/k/a Harbor Boulevard), and 302-B East Highway 98 (a/k/a Harbor Boulevard) and the demolition and removal of the following: (1) the elevated covered deck (#1) and covered walkway leading to the deck (#2) to be constructed at 240-A East Highway 98 (Red Door); (2) the covered seating area (#3) and the covered deck (#4) to be constructed at 302-B East Highway 98 (Freshy’s); (3) the existing bandstand (#5), the covered awnings to be erected over the sand pit and upland concrete deck (#6) and (with the approval of Florida DEP and the Destin Harbor Board) the concrete dock (#7), and the additions to existing bathrooms (#8) at 302-C East Highway 98 (Woody’s); (4) the elevated covered decks to be constructed on the north (#9) and west (#10) sides of Dockside located at 288E East Highway 98 ; and (5) the covered seating area to be constructed on the east side of Boathouse Oyster Bar at 288-C East Highway 98 (#11) and the existing covered area on the west side of the Boathouse (#12).

**OPEN SPACE/LANDSCAPE:**

**Open Space Requirements:**

Redevelopment Area (Limits of Construction Area): 28,889 sq. ft. (.66 acres, more or less)  
Required 25% Open Space: 7,222 sq. ft.  
Provided Open Space: 9,979 sq. ft (34%)

**Landscape Requirements:**

**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 (1 trees x 3 credits per tree):	3
Credits for Existing Trees (13” to 19” diameter) on Site (1 trees x 4 credits per tree):	4
Credits for Existing Trees (20” or 24” diameter) on Site (8 tree x 5 credits per tree):	40
<b>Total Reforestation Credits for Existing, Protected, or Preserved Trees:</b>	<u><u>47</u></u>
 Reforestation Trees (1 per every .10 of an acre: 0.66 x 10 = 6.6) Required on Site:	<u>7</u>
 Total Reforestation Credits:	<u>47</u>
<b>Total Reforestation Trees Required on Site:</b>	<u><u>0</u></u>

Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	4
Front Perimeter Trees (1 per 25') Required on Site:	NA
Parking Lot Trees (1 per end row and landscape island) Required on Site:	7
Vegetative Buffer Trees	NA
<b>TOTAL TREES REQUIRED:</b>	<b>11</b>
<b>TOTAL TREES PROVIDED:</b>	<b>13</b>

Trees shall be a minimum of ten (10) feet in height and have a two and one-half (2½) caliper at the time of planting. Trees having an average mature spread of crown less than 20 feet shall be arranged in groupings so as to create the equivalent of a 20-foot crown spread. Shrubs 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 actual building square footage. Final impact fee amounts will also be determinant whether exemption or credits are applicable and reevaluated at the time a C.O. or C.C. is requested. Any claims for exemption or credits must be made no later than the time a C.O. or C.C. is requested.

The land uses identified below are from the “Fee Schedule” tables found in Article 19 of the Land Development Code and are those deemed most closely related to the land uses proposed in this development. The fee payer has the option of paying the fees identified below for the identified land use or they shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a C.O. or C.C. is sought. The determination made by the City Manager may be appealed to the City Council by filing a written request with the City Manager within 10 days of the City Manager’s determination. We advise the applicant to submit any independent fee calculation study as soon as possible for a determination. 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 C.O. or C.C.:

Police Protection: The police protection impact fees were calculated using the “Retail/Commercial” use per 1000 square feet = \$31.00.” The “Retail/Commercial” uses are the most closely attributable uses to the proposed use for calculating the Police Protection projected impact fee. The police protection impact fees were calculated using the following rates and fees.

Retail/Commercial:

Impact Fee Rate = \$31.00 per 1,000 square feet

Business Area = 2,500 square feet

Impact Fee for Retail/Commercial = 2,500 sq. ft. x \$31.00 per 1,000 sq. ft. = **\$77.50**

Total Police Protection Impact Fees to be paid for by “Perry’s:” **\$77.50**

Transportation: The transportation impact fees were calculated using the “Fast Food Restaurant use per 1000 square feet = \$4638.00.” The “Fast Food Restaurant” use is the most closely attributable uses to the proposed uses for calculating the projected transportation impact fee. The transportation impact fees were calculated using the following rates and fees.

Impact Fee Rate = \$4638.00 per 1000 square feet  
 Business Area= 2,500 square feet  
 Impact Fee for Business Area = 2,500 sq. ft. x \$4638.00 per 1,000 sq. ft. = **\$11,595.00**

Total Roads Impact Fees to be paid for by “Perry’s:” **\$11,595.00**

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$77.50
Roads:	=	\$11,672.50
<b>TOTAL IMPACT FEES</b>	=	<b><u>\$11,750.00</u></b>

**OTHER FEES:**

The fees listed below are subject to change and are based on the most recent information available (July 20, 2009). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Traffic Consultant:	<b>Paid</b>
Re-Review Fees (Community Dev.)	<b>Paid</b>
Re-Review Fees (Engineering)	<b>Paid</b>
<b>TOTAL (as of July 20, 2009) =</b>	<b>\$0.00</b>

**COMMENTS/CONDITIONS/NOTES:**

Public Input:

No public comments have been presented to staff at the time of this report.

Per Community Development Department:

1. **Prior to the issuance of any City permit**, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. **Prior to the issuance of any City permit**, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer’s office.

3. **Condition: Prior to a Certificate of Occupancy:** The existing landscaping and site conditions limit the ability to increase the width of the one-way access aisles to the required 20' minimum width. Staff is agreeable to allow the width to remain non-conforming, however, the access aisle shall be free of potholes, broken concrete, broken asphalt, and be properly maintained to provide the most safe and convenient method of traversing the property from Harbor Boulevard to the harbor front uses and vice versa.
4. **Prior to the issuance of a Certificate of Occupancy,** all applicable impact fees must be paid.
5. **Prior to the issuance of a Certificate of Occupancy,** assigned address numbers for principal buildings 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.*
6. **Prior to the issuance of a Certificate of Occupancy,** the landscaping and outdoor lighting, if installed, must be approved and inspected by the Community Development Department. The lighting plan which 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.
7. **Prior to the issuance of a Certificate of Occupancy,** all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
8. **Prior to the issuance of a Certificate of Occupancy,** the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
9. **Condition: HARBOR BOARDWALK:** On or before April 1, 2010, Owner will construct, out of concrete, wood, Trex, pavers, stamped asphalt, or other materials acceptable to the City, an east-west pedestrian facility in the location shown on plan sheet CP-45, dated October 14, 2008, to provide east west pedestrian access connectivity (the "Pedestrian Facility"). Nothing herein shall be construed as a dedication to the City or general public of a right-of-way or easement. Notwithstanding the foregoing, the Pedestrian Facility shall remain open during the Term and shall not be unreasonably closed, blocked or modified so as to discourage use by pedestrians. The "Term" of the obligation shall commence on the earlier of April 1, 2010 or the completion of the construction of the Pedestrian Facility, and shall expire upon the cessation of the uses authorized by this development order for the premises located at 240-A East Highway 98 (a/k/a Harbor Boulevard), and 302-B East Highway 98 (a/k/a Harbor Boulevard) and the demolition and removal of the following: (1) the elevated covered deck (#1) and covered walkway leading to the deck (#2) to be constructed at 240-A East Highway 98 (Red Door); (2) the covered seating area (#3) and the covered deck (#4) to be constructed at 302-B East Highway 98 (Freshy's); (3) the existing bandstand (#5), the covered awnings to be erected over the sand pit and upland concrete deck (#6) and (with the approval of Florida DEP and the Destin Harbor Board) the concrete dock (#7), and the additions to existing bathrooms (#8) at 302-C East Highway 98 (Woody's); (4) the elevated covered decks to be constructed on the north (#9) and west (#10) sides of Dockside located at 288E East Highway 98 ; and (5) the covered seating area to be constructed on the east side of Boathouse Oyster Bar at 288-C East Highway 98 (#11) and the existing covered area on the west side of the Boathouse (#12).

10. **Condition:** The second story shall not be used in conjunction with proposed use except for mechanical equipment. Access to the second story shall be provided by a limited access attic staircase meeting all building code regulations. If determined the second story is used by patrons and/or employees, an amendment to the site plan and final development order shall be required to reflect the additional square footage.
11. **Condition:** Signage, if installed, must be approved by the Community Development Department and shall be in accordance with all agreements between the property owner and City.. 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
12. **Condition:** Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*
13. **Condition:** No storage or display of merchandise or new or used motor vehicles, boats, recreational vehicles, mobile homes, and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be located in areas designated for landscaping or open swales or open retention areas used for stormwater management purposed. *Ref. LDC Section 7.09.02.B.2.d.*
14. **Condition:** All solid waste collection areas 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).*
15. **Condition:** All wheel stops adjacent to sidewalks and walls shall be installed at least 30 inches from the adjacent sidewalk. *Ref. LDC Section 8.06.11.B.*
16. **Condition:** Curb ramps shall be provided at locations where a sidewalk intersects a curb.
17. **Condition:** Curb ramps shall be provided at all locations where an ADA-accessible route or access aisle intersects a curb.
18. **Condition:** Each handicap accessible parking space must be posted with a permanent above-grade sign bearing the international symbol of accessibility and the caption "PARKING BY DISABLED PERMIT ONLY." Such sign must also indicate the penalty for illegal use of the space. **This penalty shall be a minimum \$250 fine.**

19. **Condition:** If applicable, the slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02.A.5.*
20. **Condition:** All new development projects that include erecting a new building and/or structure 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 20.12.00.*
21. **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.
22. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner
23. **Condition:** Prior to obtaining any City permit, a copy of the NFWFMD stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
24. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be provided to the City.
25. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.

Per City of Destin Public Services:

1. **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.
2. **Condition:** Refer to LDC Article 11.09.00., Illicit 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.
3. **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 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 reapplied for and application fees shall be assessed**




Per Destin Water Users, Inc.:

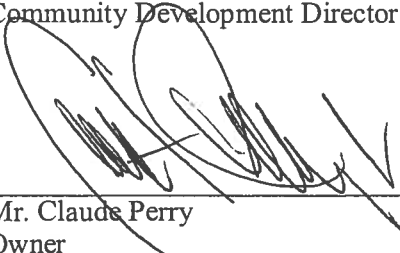
1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures 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.

Per Destin Fire Control District:

1. **NOTE:** TRC letters dated July 16, 2008 and February 18, 2009, identified a requirement for a minimum fire lane width of 16' for one way traffic. A notation on the February letter states "Mr. Cleveland advised the final plans would show that." Newest submitted plans show no changes from the plans originally disapproved in July 2008.

  
\_\_\_\_\_  
Kenrick S. Gallander, AICP  
Community Development Director

8/4/09  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mr. Claude Perry  
Owner

8/6/09  
\_\_\_\_\_  
Date

100





# CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541



[www.cityofdestin.com](http://www.cityofdestin.com)

## COMMUNITY DEVELOPMENT

Voice 850.837.4242 Fax 850.650.0693

[kgallander@cityofdestin.com](mailto:kgallander@cityofdestin.com)

December 21, 2009

Mr. Claude Perry  
732 Harbor Blvd.  
Destin, FL 32541

**Subject: Perry's – Final Development Order No. 09-16 Special Economic Condition Extension Request**

Dear Mr. Perry:

This letter is in response to your correspondence I received on December 17, 2009. As required, your request for an extension to Final Development Order No. 09-16 was received prior to January 1, 2010. Based on meeting this criterion and by adhering to the criteria of the extension as stated in Article 2, Section 2.21.01.D, the extension is granted until December 31, 2011 from the date of your written correspondence (December 15, 2009). This extension vests the final development order and enables the holder of the orders to delay commencement or continuance of construction, if necessary, until December 31, 2011.

Please do not hesitate to call me if you have any further questions or concerns.

Sincerely,

Kenrick S. Gallander, AICP  
Community Development Director

KSG/

cc: File: Letter Log  
Planning Manager, Ashley Grana - File: SP-08-12





# CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541

**COMMUNITY DEVELOPMENT**

Voice 850.837.4242

Fax 850.650.0693



www.cityofdestin.com

kgallander@cityofdestin.com

April 19, 2010

Mr. Claude Perry  
732 Harbor Boulevard  
Destin, Florida 32541

**Subject: SP-08-12, Perry's, Final Development Order No. 09-16  
Condition Amendment for Harbor Boardwalk**

Dear Mr. Perry:

A request has been made for the City to approve a revision to the previously approved Development Order (D.O. No. 09-16) condition specifically related to the Harbor Boardwalk. The amended language shall read as follows:

The Harbor Boardwalk is required based on the following condition:

**Condition: HARBOR BOARDWALK:** On or before ~~April 1, 2010~~ November 1, 2010, Owner will construct, out of concrete, wood, Trex, pavers, stamped asphalt, or other materials acceptable to the City, an east-west pedestrian facility in the location shown on plan sheet CP-45, dated October 14, 2008, to provide east west pedestrian access connectivity (the "Pedestrian Facility"). Nothing herein shall be construed as a dedication to the City or general public of a right-of-way or easement. Notwithstanding the foregoing, the Pedestrian Facility shall remain open during the Term and shall not be unreasonably closed, blocked or modified so as to discourage use by pedestrians. The "Term" of the obligation shall commence on the earlier of April 1, 2010 or the completion of the construction of the Pedestrian Facility, and shall expire upon the cessation of the uses authorized by this development order for the premises located at 240-A East Highway 98 (a/k/a Harbor Boulevard), and 302-B East Highway 98 (a/k/a Harbor Boulevard) and the demolition and removal of the following: (1) the elevated covered deck (#1) and covered walkway leading to the deck (#2) to be constructed at 240-A East Highway 98 (Red Door); (2) the covered seating area (#3) and the covered deck (#4) to be constructed at 302-B East Highway 98 (Freshy's); (3) the existing bandstand (#5), the covered awnings to be erected over the sand pit and upland concrete deck (#6) and (with the approval of Florida DEP and the Destin Harbor Board) the concrete dock (#7), and the additions to existing bathrooms (#8) at 302-C East Highway 98 (Woody's); (4) the elevated covered decks to be constructed on the north (#9) and west (#10) sides of Dockside located at 288E East Highway 98 ; and (5) the covered seating area to be constructed on the east side of Boathouse Oyster Bar at 288-C East Highway 98 (#11) and the existing covered area on the west side of the Boathouse (#12).

Page 2 of 2

April 19, 2010

SP-08-12, Perry's, DO-09-16, Condition Amendment for Harbor Boardwalk

Staff has granted approval of the condition amendment with the following notes/conditions:

1. All previous conditions and requirements of the existing final development order (D.O. 09-16) remain in effect and still apply except that which has been amended per this letter.

**Please keep a copy of this letter with the original Final Development Order and any subsequent amended development orders.**

If I can be of any further assistance, please contact me at 837-4242.

Sincerely,



Kenrick S. Gallander, AICP  
Community Development Director

KSG/

cc: City Clerk  
Building Division  
Public Services Department  
File: SP-08-12  
File: DO Log, DO 09-16  
File: Letter Log



# CITY of DESTIN

4200 Indian Bayou Trail • Destin, Florida 32541

**COMMUNITY DEVELOPMENT**

Voice 850.837.4242 Fax 850.650.0693



[www.cityofdestin.com](http://www.cityofdestin.com)

[kgallander@cityofdestin.com](mailto:kgallander@cityofdestin.com)

April 28, 2010

Mr. Claude Perry  
732 Harbor Boulevard  
Destin, Florida 32541

**Subject: SP-08-12, Perry's, Final Development Order No. 09-16  
Condition Amendment for Harbor Boardwalk**

Dear Mr. Perry:

A request has been made for the City to approve a revision to the previously approved Development Order (D.O. No. 09-16) condition specifically related to the Harbor Boardwalk. The amended language shall read as follows:

The Harbor Boardwalk is required based on the following condition:

**Condition: HARBOR BOARDWALK:** On or before ~~April 1, 2010~~ November 1, 2011, Owner will construct, out of concrete, wood, Trex, pavers, stamped asphalt, or other materials acceptable to the City, an east-west pedestrian facility in the location shown on plan sheet CP-45, dated October 14, 2008, to provide east west pedestrian access connectivity (the "Pedestrian Facility"). Nothing herein shall be construed as a dedication to the City or general public of a right-of-way or easement. Notwithstanding the foregoing, the Pedestrian Facility shall remain open during the Term and shall not be unreasonably closed, blocked or modified so as to discourage use by pedestrians. The "Term" of the obligation shall commence on the earlier of April 1, 2010 or the completion of the construction of the Pedestrian Facility, and shall expire upon the cessation of the uses authorized by this development order for the premises located at 240-A East Highway 98 (a/k/a Harbor Boulevard), and 302-B East Highway 98 (a/k/a Harbor Boulevard) and the demolition and removal of the following: (1) the elevated covered deck (#1) and covered walkway leading to the deck (#2) to be constructed at 240-A East Highway 98 (Red Door); (2) the covered seating area (#3) and the covered deck (#4) to be constructed at 302-B East Highway 98 (Freshy's); (3) the existing bandstand (#5), the covered awnings to be erected over the sand pit and upland concrete deck (#6) and (with the approval of Florida DEP and the Destin Harbor Board) the concrete dock (#7), and the additions to existing bathrooms (#8) at 302-C East Highway 98 (Woody's); (4) the elevated covered decks to be constructed on the north (#9) and west (#10) sides of Dockside located at 288E East Highway 98 ; and (5) the covered seating area to be constructed on the east side of Boathouse Oyster Bar at 288-C East Highway 98 (#11) and the existing covered area on the west side of the Boathouse (#12).

Page 2 of 2

April 28, 2010

SP-08-12, Perry's, DO-09-16, Condition Amendment for Harbor Boardwalk

Staff has granted approval of the condition amendment with the following notes/conditions:

1. All previous conditions and requirements of the existing final development order (D.O. 09-16) remain in effect and still apply except that which has been amended per this letter.

**Please keep a copy of this letter with the original Final Development Order and any subsequent amended development orders.**

If I can be of any further assistance, please contact me at 837-4242.

Sincerely,



Kenrick S. Gallander, AICP  
Community Development Director

KSG/

cc: City Clerk  
Building Division  
Public Services Department  
File: SP-08-12  
File: DO 09-16  
File: Letter Log





# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | www.cityofdestin.com

September 23, 2011

Mr. Claude F. Perry  
732 Harbor Boulevard  
Destin Florida 32541-2506

**Subject: Special Economic Condition Extension Request for DO 09-16,  
SP-08-12, Perry's, 302 Harabor Blvd**

Dear Mr. Claude F. Perry:

Your written request for the additional "special economic condition" extension for Final Development Order DO 09-16 was received prior to the December 31, 2011 expiration of the current extension. Based on meeting the criterion of Florida Statutes Chapter 2011-139, Section 73, your extension is granted until December 31, 2013. This extension vests the final development order and enables the holder of the Development Order to delay commencement or continuance of construction, if necessary, until December 31, 2013.

Should you have further questions or concerns, please do not hesitate to call.

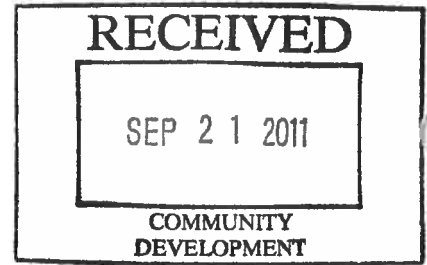
Sincerely,

R. Ashley Grana  
Interim Community Development Director

RAG/lwb

cc: DO Book, Project File:SP-08-12, Building File & Letter Log

Claude F. Perry  
732 Harbor Blvd.  
Destin, Florida 32541



September 17, 2011

R. Ashley Grana  
Community Development Planning Division  
4200 Indian Bayou Trail  
Destin Florida 32541-2506

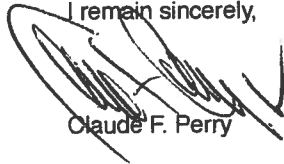
Reference: Extension of Development Order  
Project: SP-08-12, Perry's

Dear Mr. Grana:

As per your letter dated September 15, 2011, I acknowledge that my Final Development Order No. DO 09-16 is active and is eligible to be extended until December 31, 2013. I am requesting that the order be extended until that date.

Should there be any other questions, please do not hesitate to call me at (850)865-1063.

I remain sincerely,



Claude F. Perry



# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | www.cityofdestin.com

September 5, 2012

Mr. Claude Perry  
732 Harbor Boulevard  
Destin, Florida 32541-2506

**Subject: SP-08-12, Perry's, Final Development Order No. 09-16  
Condition Amendment for Harbor Boardwalk**

302 Harbor Blvd

Dear Mr. Perry:

The City received your letter dated July 13, 2012, with regards to extending the deadline for you to complete the east-west pedestrian facility ("Pedestrian Facility") as detailed on approved plan sheet CP-45. The east-west pedestrian facility you were to construct of materials acceptable to the City on or before November 1, 2011, was established to satisfactorily meet the intent of allowing the public unrestricted access as they moved along the City's Harbor Boardwalk without the need for you to dedicate a public access easement across your property.

The City acknowledges you have begun construction of your east-west pedestrian facility across your property. However, construction is not complete and we are well past the November 1, 2011, deadline. The City understands the reasons for the incomplete status of your pedestrian facility as outlined in your letter. Based on the reasoning outlined in your letter, the City will accept another extension of the deadline to March 1, 2013, based on the following amended condition:

1. **Condition: HARBOR BOARDWALK:** On or before ~~April 1, 2010, November 1, 2011,~~ March 31, 2013, Owner will construct, out of concrete, wood, Trex, pavers, stamped asphalt, or other materials acceptable to the City, an east-west pedestrian facility in the location shown on plan sheet CP-45, dated October 14, 2008, or in accordance with and combination of the City's final Harbor Boardwalk bid plans dated, September 12, 2011, and construction plans dated, January 20, 2012 (Note: Proper notification to the Engineer of Record, Tetra Tech, Inc., is required if property owner chooses to use the combination of bid and construction plan option.), to provide east west pedestrian access connectivity (the "Pedestrian Facility"). On or before October 4, 2012, owner will address the following along the "Pedestrian Facility": 1. Provide for an ADA compliant pedestrian access between the property to the west as based on a finalized design by the City of Destin (CRA Project Coordinator, David Campbell, P.E.). The finalized city design shall be provided to the property owner within 10 days of the date of this letter; 2. Coordinate with city staff to properly locate and install standardized City of Destin wayfinding signage to help direct the public to the City's Harbor Boardwalk (See Attachment 1) to the east and west. The City of Destin wayfinding signs can be purchased or obtained on loan with a deposit. The wayfinding signs may be removed if the property owner desires and returned to the city once the "Pedestrian Facility" is completed for a deposit refund if the signs are undamaged; 3. Provide and maintain a clean and stabilized walking surface for all the public with delineating bollards/posts to guide the public east and west; and 4. Provide provisional lighting in locations as shown on Attachment 2. Nothing herein shall be construed as a dedication to the City or general public of a right-of-way or easement. Notwithstanding the foregoing, the Pedestrian Facility shall remain open during the Term and shall not be unreasonably



closed, blocked or modified so as to discourage use by pedestrians. The "Term" of the obligation shall commence on the earlier of April 1, 2010 or the completion of the construction of the Pedestrian Facility, and shall expire upon the cessation of the uses authorized by this development order for the premises located at 240-A East Highway 98 (a/k/a Harbor Boulevard), and 302-B East Highway 98 (a/k/a Harbor Boulevard) and the demolition and removal of the following: (1) the elevated covered deck (#1) and covered walkway leading to the deck (#2) to be constructed at 240-A East Highway 98 (Red Door); (2) the covered seating area (#3) and the covered deck (#4) to be constructed at 302-B East Highway 98 (Freshy's); (3) the existing bandstand (#5), the covered awnings to be erected over the sand pit and upland concrete deck (#6) and (with the approval of Florida DEP and the Destin Harbor Board) the concrete dock (#7), and the additions to existing bathrooms (#8) at 302-C East Highway 98 (Woody's); (4) the elevated covered decks to be constructed on the north (#9) and west (#10) sides of Dockside located at 288E East Highway 98 ; and (5) the covered seating area to be constructed on the east side of Boathouse Oyster Bar at 288-C East Highway 98 (#11) and the existing covered area on the west side of the Boathouse (#12).

It is necessary to emphasize the requirement to properly identify the City's Harbor Boardwalk as the "Harbor Boardwalk" on any directional/wayfinding signage that is referenced as part of this extension to the condition of the final development order. The directional/wayfinding signage currently on your property states, "Harbor Walk." The term "Harbor Walk" in itself helps to only identify the private development operated by Legendary, Inc., at the far western end of the City's Harbor Boardwalk. The goal of the signage is to direct pedestrians to all portions of the City's Harbor Boardwalk.

Furthermore, staff has granted approval of the condition amendment with the following notes/conditions:

1. All previous conditions and requirements of the existing final development order (D.O. 09-16) remain in effect and still apply except that which has been amended per this letter.

**Please keep a copy of this letter with the original Final Development Order and any subsequent amended development orders.**

If I can be of any further assistance, please contact me at 837-4242.

Sincerely,

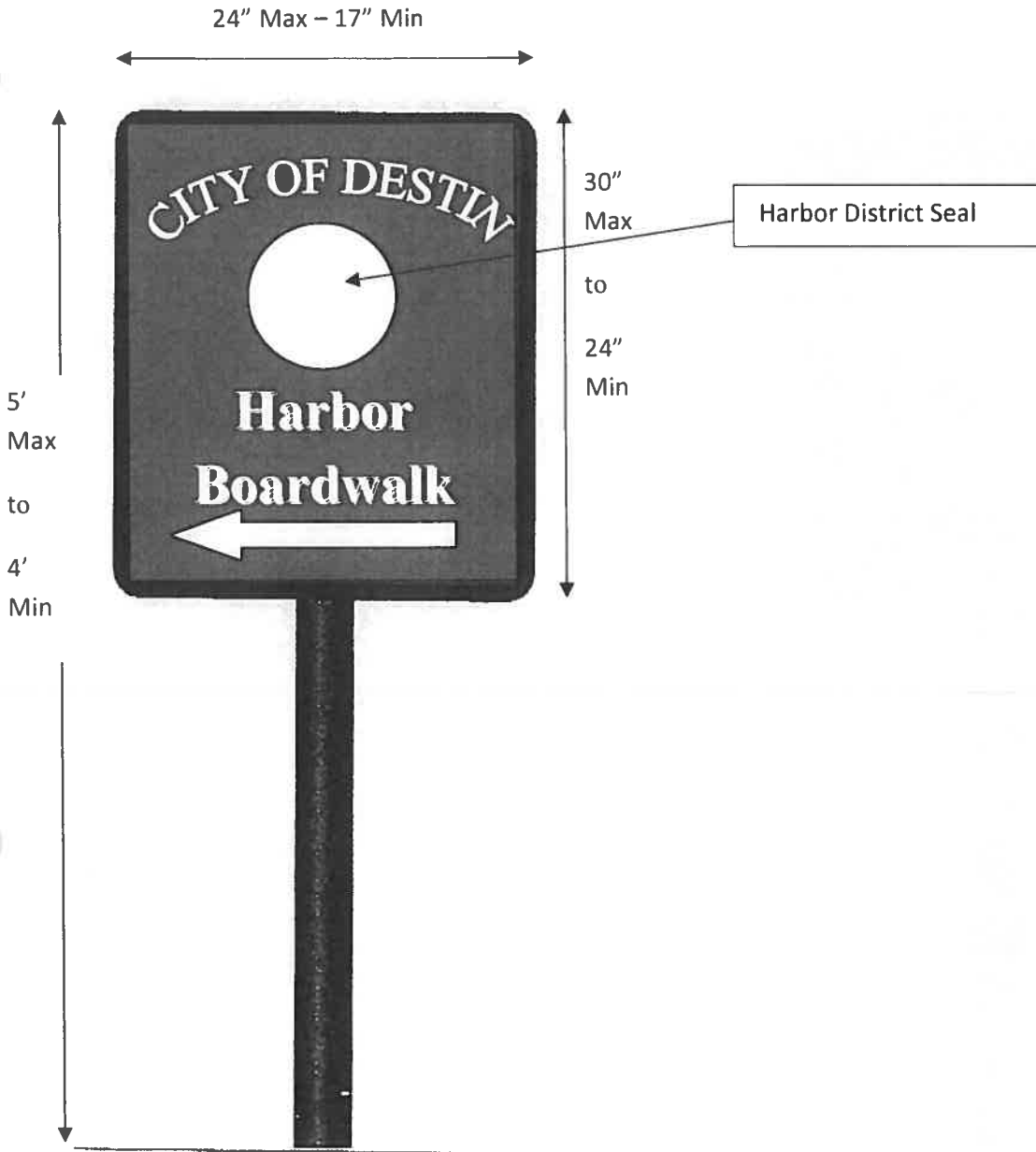


Kenrick S. Gallander, AICP  
Community Development Director

Attachments:

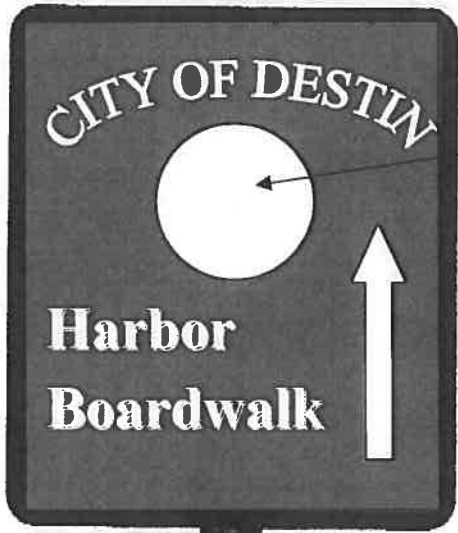
1. City of Destin – Harbor Boardwalk Directional Signage Example
2. Provisional Lighting Plan

cc: City Manager/Maryann Ustick  
Building Division  
Public Services Department  
Land Use Attorney/Scott Shirley  
Attorney/Dana Matthews  
Files: SP-08-12, DO-09-16 & Letter Log



**Note: Arrow direction will depend on location of sign. Signs may be mounted directly on existing structures rather than standard black metal post.**

24" Max - 17" Min

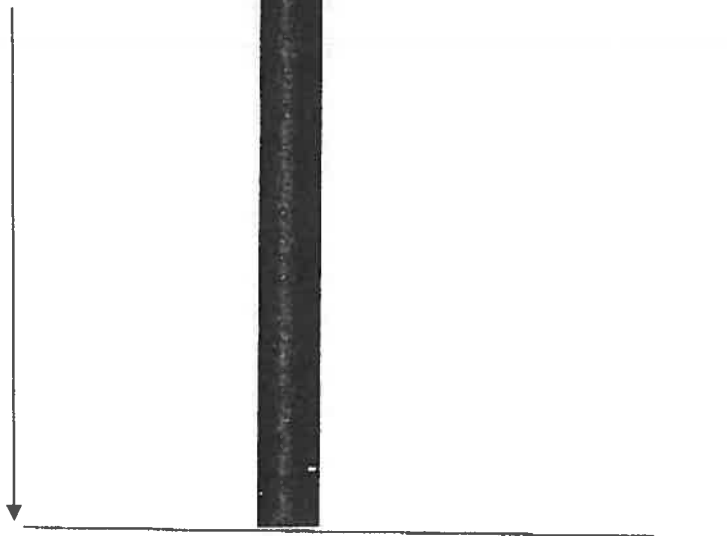


30"  
Max

Harbor District Seal

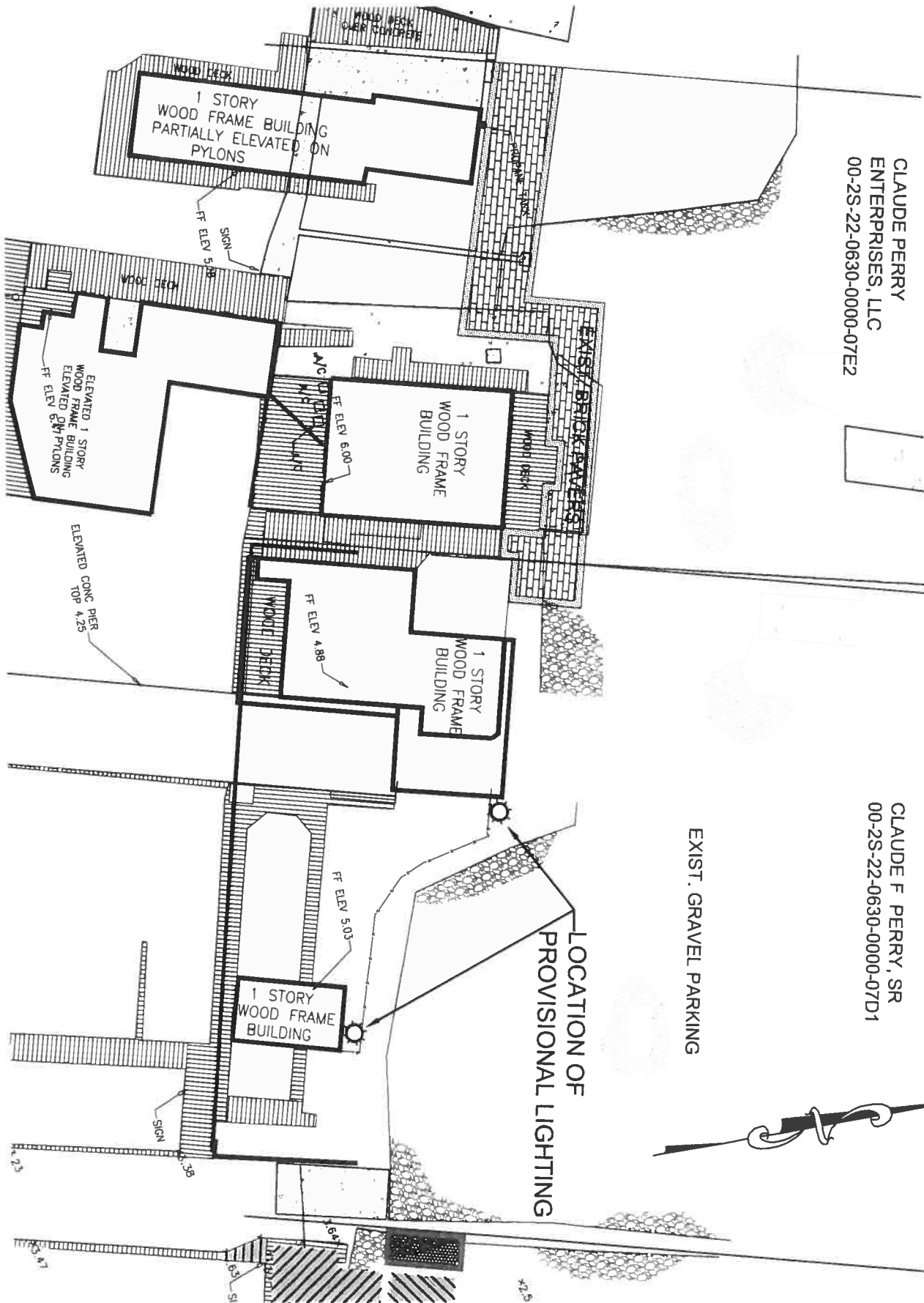
to  
24"  
Min

5'  
Max  
to  
4'  
Min



# PROVISIONAL LIGHTING LOCATION PLAN

SCALE: 1"=30'



CLAUDE PERRY  
ENTERPRISES, LLC  
00-2S-22-0630-0000-07E2

CLAUDE F. PERRY, SR  
00-2S-22-0630-0000-07D1

EXIST. GRAVEL PARKING









# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-650-0693 | [www.cityofdestin.com](http://www.cityofdestin.com)

September 28, 2012

Mr. Claude F. Perry, Sr.  
732 Harbor Boulevard  
Destin, Florida 32541

**SUBJECT: Perry's – Final Development Order No. 09-16 "Special Economic Condition"  
Extension Request – 302 Harbor Boulevard**

Dear Mr. Perry:

This letter is in response to your letter dated July 26, 2012, requesting a "special economic condition" extension to the above referenced development order. Based on the legal guidance set forth in Section 24 (1) of Ch. 2012-205 Laws of Florida this development order is extended to the fullest extent possible to August 4, 2015. This determination enables the holder of the final development order to delay commencement or continuance of construction, if necessary, until August 4, 2015.

Should you have any further questions or concerns, please do not hesitate to contact me either via e-mail ([agrana@cityofdestin.com](mailto:agrana@cityofdestin.com)) or phone (850-582-4525).

Sincerely,

R. Ashley Grana  
Planning Division Manager

RAG/

cc: **2009 DO Book**  
Project File: SP-08-12  
Building File: 302 Harbor Blvd.  
Letter Log



