



# City of Destin

4200 Two Trees Road • Destin, Florida 32541  
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May 16, 2000

**ORDER # 00-20**

**Final Development Order:**

**“THE DESTINATION CAFE”:  
A MINOR DEVELOPMENT  
(SP-00-02)**

Based upon the City's approval of this Development Order, on April 19, 2000, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by The Technical Review Committee:

**BACKGROUND / ISSUE:**

**Applicant:** Choctaw Engineering, Inc., on behalf of Destin Commissary, L.L.C.  
**Location:** The proposed project is generally located along Emerald Coast Parkway, west of Cuvee Beach.  
**Request:** Approval of a Minor Development identified as “The Destination Cafe” for a 2,475 square foot single-story restaurant. This approval is limited to square footage, use, and all concurrency.  
**Parcel Size:** The property contains 0.52 acres +/-.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** N/A  
**Intensity:** 0.11 Floor Area Ratio  
**Application Date:** January 3, 2000  
**TRC Date:** January 19, 2000  
**Approved Site Plan Date:** April 19, 2000

**DETERMINATIONS:**

1. All the findings and requirements of the Technical Review Committee report dated May 11, 2000 are incorporated herein.

Community Development ♦  
(850) 837-5686  
Fax: (850) 837-7949

Engineering ♦  
(850) 837-5694

Building Inspections ♦  
(850) 654-1119  
Fax: (850) 837-7949

Public Works  
(850) 837-6869

Community Center ♦  
(850) 654-5184

Library  
(850) 837-8572

Fax: (850) 654-8998 Page 1 of 1 Fax: (850) 837-5248



5. **Prior to the issuance of a Clearing Permit**, a clearing plan must be reviewed and approved by the Community Development Department.
6. **Prior to the issuance of any Building Permit**, a formal site plan must be reviewed and approved by the Community Development Department and the Department of Engineering. This is providing that only the size and use remain the same. Any deviation will require full Technical Review Committee review and approval.
7. **Prior to the issuance of a Certificate of Occupancy**, the required landscaping must be inspected and approved by the Community Development Department.
8. **Prior to the issuance of a Certificate of Occupancy**, all impact fees must be paid.
9. Findings and requirements identified by the Technical Review Committee:

**TECHNICAL REVIEW COMMITTEE REPORT**

**“THE DESTINATION CAFE”  
A MINOR DEVELOPMENT  
(SP-00-02)**

**TRC Report: May 11, 2000**

**ISSUE:**

**Applicant:** Choctaw Engineering, Inc., on behalf of Destin Commissary, L.L.C.  
**Location:** The proposed project is generally located along Emerald Coast Parkway, west of Cuvee Beach.  
**Request:** Approval of a Minor Development identified as “The Destination Cafe” for a 2,475 square foot single-story restaurant. This approval is limited to square footage, use, and all concurrency.  
**Parcel Size:** The property contains 0.52 acres +/-.  
**Future Land Use:** Mixed Use (MU)  
**Zoning District:** Business Tourism (BT)  
**Density:** N/A  
**Intensity:** 0.11 Floor Area Ratio  
**Application Date:** January 3, 2000  
**TRC Date:** January 19, 2000  
**Approved Site Plan Date:** April 19, 2000

**DISCUSSION/FINDINGS:**

Choctaw Engineering, Inc., agent for owner Destin Commissary, L.L.C., is requesting approval of a Minor Development identified as “The Destination Cafe”. The proposed project consists of the construction of a single-story restaurant (2,475 sq. ft.). The proposed project is generally located along Emerald Coast Parkway, west of Cuvee Beach. The property contains 0.52 acres more or less.

**COMPREHENSIVE PLAN/ZONING:**

The property has a Future Land Use Designation of Mixed Use (MU) and is zoned Business Tourism (BT). The proposed use is consistent with these land use regulations.

**COMPATIBILITY:**

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	N/A	N/A	Emerald Coast Parkway/U.S. Highway 98
South:	CBN	BT	Single-Family Dwellings
East:	MU	BT	Commercial
West:	MU	BT	Vacant

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements.



**SETBACKS:**

The proposed building addition meets or exceeds all of the required setbacks for the Business Tourism (BT) Zoning District.

	<b><u>Required</u></b>	<b><u>Buffers</u></b>	<b><u>Provided</u></b>
Front (north):	10'	10' FP	52.07' including 10' FP
Back (south):	0'	5' CB	73.5' including 5' CB
Side (east):	0'	5' CB	70' including 5' FP
Side (west):	0'	5' CB	5' including 5' CB
Between Bldgs:	N/A	N/A	N/A

Note: 10' FP = 10' Front Perimeter Landscape Area and 5' CB = 5' Common Boundary Landscaped Area. A 5' Common Boundary Buffer is required along the southern, eastern, and western property lines, and a 10' Front Perimeter Landscape Area is required along the northern property line.

**WHITE SANDS ZONE:**

The proposed project is not located within either of the White Sand Zones.

**SIGNS:**

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

**COX COMMUNICATIONS:**

Cox Communications approved the project at the January 19, 2000 TRC meeting.

**DESTIN FIRE CONTROL DISTRICT:**

Destin Fire Control District approved the project in a letter dated January 19, 2000.

**GULF POWER:**

Gulf Power approved the project in a letter dated January 19, 2000.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated January 19, 2000.

**SPRINT:**

Sprint approved the project at the January 19, 2000 TRC meeting.

**UNIVERSALCOM:**

Universal Com approved the project in a letter dated January 19, 2000.

**WATER/SEWER PROVIDER:**

Destin Water Users, Inc. approved the project in a letter dated January 19, 2000.

**UTILITIES:**

All utilities are required to be underground.

**STORMWATER:**

The City Engineer approved the stormwater plan in a letter dated February 7, 2000.

**INGRESS/EGRESS:**

Access to the property is provided by one 24-foot wide two-way drive onto the access road south of Emerald Coast Parkway.

**SIDEWALKS:**

Provide future sidewalk payment in full for the five (5) foot wide sidewalk that is required along the northern property line in the Emerald Coast Parkway right-of-way.

**REFUSE COLLECTION:**

Refuse collection is provided by a dumpster as noted on the site plan.

**LANDSCAPE:**

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

**Open Space Requirement:**

28,191.25 sq. ft. of property x 18%	=	4,060 sq. ft. required
Site plan provides 35.6%	=	8,019 sq. ft. provided

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (3 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 0.52 x 10 = 5) Required on Site:	<u>5</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>5*</u>

\*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within this ordinance.

Total Reforestation Trees Required on Site:	5
Perimeter Trees (1 per 25') Required on Site:	4
Parking Lot Trees (1 per end row and landscape island) Required on Site:	6
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>0</u>
<b>TOTAL TREES REQUIRED:</b>	<u><u>15</u></u>
<b>TOTAL TREES PROVIDED:</b>	<u><u>16</u></u>

A five (5) foot Common Boundary Buffer is required along the southern, eastern, and western property lines, and a ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty (50) percent opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three years of planting. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.**

PARKING:

The project meets or exceeds the parking requirements as follows:

Per code:

Restaurants:

1 space is required for every 75 square feet of gross floor area.

Per site plan:

Restaurants: 2,475 sq. ft. / 1 space per 75 sq. ft. = 33

**TOTAL REQUIRED: 33 spaces (includes 2 handicapped parking space)**

**TOTAL PROVIDED: 33 spaces (includes 2 handicapped parking space)**

**LOADING SPACE (ZONE):**

Per code:

Commercial:

1 loading space is required (10 feet wide and 25 feet long with 15 foot clearance) for the first 10,000 sq. ft. of gross floor area, and one space for each additional 20,000 sq. ft.

Per site plan:

Commercial:

2,475 sq. ft. of gross floor area = 1 loading space

**TOTAL REQUIRED: 1 loading space**

**TOTAL PROVIDED: 1 loading space**

A 10' x 25' loading space is provided at the southern end of the building, just south of landscape area.

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:**

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been issued for this project and is on file.

**IMPACT FEES:**

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

**Police Protection:** The police protection impact fees were calculated using the "Eating/Drinking per 1,000 sq. ft. = \$246.04" fee amounts under the "Non-residential -U.S. 98 Corridor" category.

$$(2,475 \text{ sq. ft.}) \times (\$246.04) = 608,949 / 1,000 = \underline{\$608.95}$$

$$(\text{sq. ft. of restaurant building}) \times (\text{Eating/Drinking per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Police Impact Fees to be paid for "The Destination Café": \$608.95

**Road:** The road impact fees were calculated using the "Restaurant: Drive-thru (per 1,000 sq. ft.) = \$7,490.00" fee amounts.

$$(2,475 \text{ sq. ft.}) \times (\$7,490.00) = 18,537,750 / 1,000 = \underline{\$18,537.75}$$

(sq. ft. of restaurant building) x (Restaurant: Drive-thru per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Road Impact Fees to be paid for "The Destination Café": \$18,537.75

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$608.95
<u>Roads:</u>	=	<u>\$18,537.75</u>
<b>TOTAL:</b>		<b><u>\$19,146.70</u></b>

**COMMENTS:**

Citizens: There have been no comments of support or opposition filed regarding this project.

**UNRESOLVED ISSUES:**

None, other than the conditions of approval found on page 2 of the Development Order.

R. Ashley Grana                      5/16/00  
R. Ashley Grana,                      Date  
Current Planning Manager

Walker M. Taylor                      \_\_\_\_\_  
Destin Commissary, L.L.C.                      Date  
Owner  
Walker M. Taylor  
President