



Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Fax: 850-460-2171 | www.cityofdestin.com

May 16, 2016

Order No. 16-11

Final Development Order:

**HONEY BAKED HAM OF DESTIN
A MINOR TIER 1 DEVELOPMENT
137 AND 155 CRYSTAL BEACH DRIVE
(16-18-SP)**

Araguel Assets, LLC.
Attn.: Ms. Jane Araguel
137 Crystal Beach Drive
Destin, Florida 32541

Dear Ms. Araguel:

You have requested, through your agent Mr. Darrell Barnhill of ECM, that the City approve an amendment to the previously approved Development Order(s) for the property in question to reflect the following changes:

- Change of use from Office to Fast Food (1,250 sq. ft.) and Retail (2,500 sq. ft.).
- Addition of and 4 bicycle parking spaces and pedestrian crosswalk striping

The City has reviewed your request pursuant to the requirements of Article 2, Section 2.07.04 of the Land Development Code (LDC), and has determined that the proposed amendment qualifies as a simple deviation, which can be approved by the Community Development Director or his designee without TRT review nor City Council action.

Staff has found that you have met all necessary requirements and conditions for the proposed site plan changes, and has granted approval of the amendment with the following notes/conditions:

1. All prior conditions of Development Orders No. 93-12 and 97-07 for this project are still applicable. It is the owner's responsibility to review and become familiar with these conditions and it is also his responsibility to inform any contractor that he hires to build this development of those said conditions.



IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the overall development land use and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. 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 Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the following rates and fees.

Proposed Use: Retail/Commercial
Impact Fee Rate = \$31.00 per 1,000 sq. ft.
Proposed square footage of use: 3,750 sq. ft.
Impact Fee for Retail/Commercial portion = 3,750 sq. ft. x \$31.00/1,000 = **\$116.25**

Credit for Existing Use: Office
Impact Fee Rate = \$18.00 per 1,000 sq. ft.
Proposed square footage of use: 3,750 sq. ft.
Impact Fee for Retail/Commercial portion = 3,750 sq. ft. x \$18.00/1,000 = **\$67.50**

Total Police Protection Impact Fees to be paid (\$116.25 - \$ 67.50 credit): \$48.75

Transportation: The transportation impact fees were calculated using the following rates and fees.

Proposed Use: Restaurant, Fast Food
Impact Fee Rate = \$4,638.00 per 1,000 sq. ft.
Proposed square footage of use: 1,250 sq. ft.
Impact Fee for Retail/Commercial portion = 1,250 sq. ft. x \$4,638.00/1,000 = **\$5,797.50**

Proposed Use: Retail
Impact Fee Rate = \$1,752.00 per 1,000 sq. ft.
Proposed square footage of use: 2,500 sq. ft.
Impact Fee for Retail portion = 2,500 sq. ft. x \$1,752.00/1,000 = **\$4,380.00**

Credit for Existing Use: Office
Impact Fee Rate = \$1,404.00 per 1,000 sq. ft.
Proposed square footage of use: 3,750 sq. ft.
Impact Fee for Retail portion = 3,750 sq. ft. x \$1,404.00/1,000 = **\$5,265.00**

Total Police Protection Impact Fees to be paid (\$10,177.50 - \$5,265.00 credit): \$4,912.50

Total for the entire development:

Parks (N/A):	=	\$0.00
Public Library (N/A):	=	\$0.00
Police Protection:	=	\$48.75
Transportation:	=	<u>\$4,912.50</u>
TOTAL:	=	\$4,961.25

Please note that all other provisions of Development Orders for the project have not changed and remain in effect. **Please keep a copy of this letter with the original Final Development Order and subsequent amended development orders.**

If I can be of any further assistance, please contact me at 837-4242, extension 3175.

Sincerely,



R. Ashley Grana
Planning Division Manager

RAG/

cc: Darrell Barnhill, ECM
City Clerk
Building Division File: 137 & 155 Crystal Beach Drive
Planning Division File: 16-18-SP
2016 Development Order Log
File: Letter Log