



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, JUNE 3, 2021
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. Minutes May 6, 2021**
- 4. NEW BUSINESS**
 - A. Conditional Use 21-02-CU– Bamboo Box (Asian Specialty Store) – 1209 Airport Road, Suite 11**
- 5. DIRECTOR'S REPORT**
- 6. NEXT MEETING DATE: JUNE 24, 2021**
- 7. ADJOURNMENT**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

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**LOCAL PLANNING AGENCY
MEETING MINUTES
MAY 6, 2021 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, May 6, 2021 at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Members Present</u>
James T. Wood, Jr.		Kim Montgomery City Clerk
Marcie Bell		Lauren Witt Senior Planner
Karen Drexler		Daniel Butler Planner
Corey Ledbetter		Sae More
Darryl Shelton		Louis Zunguze CD Director
Jason Klosterman		Kyle Bauman City Attorney

3. APPROVAL OF MINUTES:

April 15, 2021

Motion by Agency member Bell, seconded by Agency member Ledbetter to approve the April 15, 2021 minutes as written. The motion passed 5-0.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

A. Presentation on Approach to LDC Update

Mrs. Witt presented a Power Point Presentation for the upcoming steps to be taken for the Land Development Code revision.

~ CONTINUED ON NEXT PAGE ~



Land Development Code

Revise, Reorganize and Update

TOPICS

- CONTEXT and GOALS
- ITEMS TO BE ADDRESSED
- POLICIES FOR DISCUSSION
- EXISTING AND PROPOSED LDC STRUCTURE

CONTEXT AND GOAL



Now that the Future Land Use Map and Zoning Map are aligned, our next step is to revise, reorganize and update the Land Development Code (LDC).



The goal of this endeavor is to align the LDC with the policies of the Comprehensive Plan, the Future Land Use Map and Zoning Map.

City Departments were asked to submit their requested changes for the LDC.

The following is a list of the requested changes.

City Manager's Office

- Require recycling facilities to be shown on plans at the time of development

Code Compliance Department

- Consolidated Citation Authority
- Revise types of allowable Signs
- Solicitation on the Beach

Public Services Department

- Low Speed Vehicles
- Street Classifications
- ROW Protections
- Clear visibility triangle

Community Development Department

- **Engineering Division**
 - Stormwater Requirements
 - Refuse Collection in ROW
 - Add change of use requirements for residential uses (STRs)
 - Allowed surfaces for parking lots
 - Hold Harmless agreements for residential driveways
- **Building Division**
 - Redefine Building Height
 - Clarify Public Lodging Facility requirements
 - Require Code Compliance Inspections for Short Term Rentals
 - Revise Building related definitions
 - Revise requirements of pool enclosures
 - Add exemption for Foundation and "As-Built" surveys
 - Add Special Events Section and criteria
 - Revise Floodplain Section

- **Planning Division**

- Clarify Accessory Use requirements
- Clarify Noticing/Sign Requirements for Development Projects
- Update Use Table to current NAICS manual
- Street Classifications – Restrict accessways of specific uses on certain roadways
- Strengthen criteria for PUDs
- Clarify Mobile Home definitions
- Clarify residential uses: single family attached/detached vs. Multifamily
- Incorporate standards based on Planning Areas
- Outdoor Dining/Seating Parking Standards
- Specify requirements for nonconforming uses
- Parking Agreement/Analysis criteria
- Common Boundary Buffer

**POLICIES
NEEDING
FURTHER
DISCUSSION**

The following policies will need to be discussed with City Council prior to update of the LDC.

- **Planning Areas-** There are areas of the City that are not included in a planning area at all.
- **Multi-Modal Transportation District-** There are several policies within the Comprehensive Plan which outline City initiatives to provide facilities related to the MMTD, and support community parking initiatives, etc. Is this still the intended direction for these areas? ***Staff has received direction from City Council.**
- **Impact Fees-** Now that the City's Future Land Use Map and Zoning Map are consistent, the City's Impact Fee Schedule needs to be revised based on the impact of future development. ***Staff has received direction from City Council.**

POLICIES NEEDING FURTHER DISCUSSION

The following policies will need to be discussed with City Council prior to update of the LDC.

- **Building Height-** Currently, there is an inconsistency between the method of measuring building height per the Florida Building Code, and the City's Comprehensive Plan.

Current LDC - Linear Format

1. Legal
2. Administration
3. Definitions
4. Public Participation
5. General Provisions
6. Concurrency Management System
7. Land Use, Type, Density, Intensity, Zoning and Regulatory Controls
8. Transportation
9. Housing
10. Infrastructure
11. Coastal Management and Conservation
12. Recreation and Landscape Development
13. Intergovernmental Coordination Element
14. Capital Improvements
15. Levels of Service
16. Signs
17. Checklists
18. Schedule of Fees
19. Impact Fees
20. Building Regulations

Challenges of the current LDC format

- * Conflicting code language
- * Similar requirements in different locations within the LDC and Code of Ordinances
- * Policies outlined in the Comprehensive Plan that are not adequately implemented through the Land Development Code

PROPOSED LDC FORMAT

- **General Provisions/Legal**
- **Planning Area**
 - Zoning District(s)
 - Permissions: Permitted/Conditional Uses
 - Lot Dimensional Requirements
 - Transportation
 - Corridors
 - Access Management
 - Capital Improvement Projects
 - Site Development Conditions
 - Parking Requirements
 - Landscape Requirements
 - Signs
 - Building Standards
 - Special Design Criteria – Uses/Structures
 - Infrastructure/Stormwater Management
 - Coastal Management
- **Natural Resources**
 - Recreation
 - Conservation
- **Conflicting Ordinances**
- **Concurrency Management System/Levels of Service**
- **Glossary**
- **Administration**
 - Checklists
 - Schedule of Fees
 - Impact Fees
 - Public Participation
 - Intergovernmental Coordination
- **Building Regulations**
- **Citation Authority**

NEXT STEPS

We are requesting any further input regarding the items potentially to be revised or included in the LDC and the proposed layout of the new Code.

Chairman Wood asked staff if they are planning to place all the general information in one area and then break out all the differences of each individual zoning requirements and other information that is similar so that there is not so much repetition.

According to Mr. Zunguze, if they did, they would be back in the same issues they are now encountering, and in this case, redundancy is important. Adding that for a particular zoning district, all the information will be in there so anyone looking for information will not have to flip throughout the code for information.

Agency member Bell asked if the facts sheets were going to be put back on the website. According to Mrs. Witt, they will be after staff updates them with the latest information.

Mrs. Witt asked the members to be sure and contact staff with any additional input they feel is important and should be considered.

Agency member Bell asked if these changes could address the current issue of a single family home on Holiday Isle where internal renovations are being done to change from a 4-bedroom home to a 10-bedroom home. Adding that it is now being advertised as a short term rental home that will sleep up to 40+ people.

According to Mr. Zunguze, the Land Development Code is a road map of how to do business in the city and would not tell you how to resolve conflicts such as that. Adding this is something that staff would have to look at on a case-by-case basis. And this particular concern would be addressed through the Building Code. He also mentioned that as long as the building remains a single-family home and meets the land use dimensions, staff can't touch it. But when the owner decides to rent it, they are now in

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a different use category, and that's when staff gets involved. Because they are now in a change of use process from a single-family home to a short-term rental. Especially if they are already advertising which, is a sign of a potential violation.

There was also a discussion about the parking requirements that would have be met and how they were changed for just these types of situations. Mr. Zunguze also spoke of the limitations that were adopted by City Council that would prevent any new short-term rentals to sleep over 24 people and how that would also come into play in the review process for such a type of use trying to get approval.

6. DIRECTOR'S REPORT:

- Announced Lauren's last meeting - Her husband, who is in the military, has been relocated.
- Two new staff members have been hired.
- Announced the Impact Fee Concurrency is being replaced with a Mobility Plan and staff will have more information at their next meeting.

7. NEXT MEETING: May 27, 2020

8. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:05 p.m.

Adopted and approved this _____ day of _____ 2021.

James Wood, Jr. Chairman

Kim Montgomery, Destin City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: June 3, 2021
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Daniel Butler, City Planner
Sae More
City Planner
Tunazzina Alam
City Planner

DATE: June 1, 2021

SUBJECT: Conditional Use 21-02-CU– Bamboo Box (Asian Specialty Store) – 1209 Airport Road, Suite 11

I. BACKGROUND: Jesse Robinson, on behalf of Bamboo Box, LLC is requesting a Conditional Use (21-02-CU) approval for an Asian specialty grocery store. The project consists of renovating the existing ±2,528 SF suite to include a display area, a kitchen, a storage area, restrooms, and a small office. The subject site contains 0.22 acres. The project is being proposed at 1209 Airport Road, Suite 11 (Parcel ID: 00-2S-22-001B-000-0020).

II. DISCUSSION:

The following Comprehensive Plan Policy and Land Development Code elements were applied in the review of this project request:

A. COMPREHENSIVE PLAN POLICY ELEMENTS:

The property has a Future Land Use Map Designation of Commercial General (CG). The proposed project is consistent with *Comprehensive Plan Policy 1-2: Future Land Use Element*.

B. LAND DEVELOPMENT CODE/ZONING ELEMENTS:

The property has a zoning designation of Commercial General (CG). The proposed project is a Conditional Use in CG, as outlined in *Article 7.12.00, Land Development Code* and is consistent with the land development standards outlined in the City's Land Development

Code.

SIGNS: All signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

C. CONDITIONAL USE ELEMENTS:

The proposed commercial redevelopment is a Conditional Use in CG, *Table 7-2, Article 7, Land Development Code*. In accordance with *Section 7.12.10, Land Development Code*, the applicant provided a conditional use request based upon the following (See Exhibit B):

1. Characteristic of Use
2. On and Offsite Improvement Needs
3. On-site Amenities
4. Criteria for Conditional Use

Criteria for Conditional Use, per *Article 7.12.10.C, Land Development Code*:

1. LAND USE COMPATIBILITY

Staff Comments:

Scale and Intensity: Specialty grocery stores are listed as a Conditional Use in Commercial General (CG). The project is proposed on a 0.22-acre parcel. The primary intent of the standards and criteria for CG are intended to accommodate general retail sales and services; highway-oriented sales and services; other general commercial activities defined in the LDC; customary accessory uses; and requisite community facilities, *Comprehensive Plan Policy 1-2.3.2: Commercial General (CG)*. As proposed, the conditional use meets the intent of the CG zoning district.

Offsite Impacts: No anticipated off-site impacts. As proposed, the conditional use meets the intent of CG zoning district and provides another retail service and sales option for the citizens of Destin.

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE

Staff Comments:

Size: The project being proposed is within an existing ±2,528 SF suite on a 0.22-acre parcel.

Access and Internal Circulation: Vehicular access to the property is provided by a two-way drive from the Airport Road public Right-of-Way (ROW). As proposed, the design standards are in accordance with *Article 8.04.00, Access Management, Land Development Code*.

Urban Design Enhancement: The project is to be located within an existing suite of a shopping center. Currently, the only exterior improvements being proposed is the addition of 7 parking spaces, to comply with the requirements of *Article 8.06.00, Vehicle and Parking Standards, Land Development Code*.

3. PROPER USE OF MITIGATIVE TECHNIQUES

Staff Comments: The project meets the stormwater requirements per *Article 10.03.02, Stormwater Management, Land Development Code*.

4. HAZARDOUS WASTE

Staff Comments: No hazardous waste anticipated. The project is required to

provide sediment, erosion, and pollution control measures in accordance with *Article 11.09.00, Illicit Discharge Detection and Elimination, Land Development Code*.

5. OVER PROLIFRATION OF USE

Staff Comments: Specialty grocery stores are a conditional use in CG. This project is the one of few (if any) Asian specialty grocery stores within the CG zoning district.

6. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES

Staff Comments: As proposed, the project meets the land development standards and regulations outlined in the Comprehensive Plan and Land Development Code.

7. PUBLIC COMMENT

None received to date.

A. Link to Strategic Goals / Objectives:

B. Effect on Budget (EOB):

C. Level of Service (LOS):

III. CONCLUSION:

Jesse Robinson, on behalf of Bamboo Box, LLC is requesting a Conditional Use (21-02-CU) approval for an Asian specialty grocery store. The project is a Conditional Use in CG, *Article 7.12.00, Land Development Code*.

The project is consistent with the following:

1. *Comprehensive Plan Policy 1-2: Future Land Use Element*
2. *Comprehensive Plan Policy 12-4.1.8: Multi-Modal Transportation District*
3. *Land Development standards outlined in Article 7, Land Development Code.*

Based upon these findings, Staff recommends approval of Conditional Use 21-02-CU.

IV. RECOMMENDED MOTION: I move that the Local Planning Agency recommend approval to the City Council to approve Conditional Use 21-02-CU.

Attachments:

1. Plans.AsherContracting
2. Revised Conditional Use Application

GENERAL NOTES & SPECIFICATIONS

1. DESIGN CRITERIA

- A. CODES
- FLORIDA BUILDING CODE 2017 BUILDING
 - 2015NFPA 101
 - 2014 NATIONAL ELECTRICAL CODE
 - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (TIMBER CONSTRUCTION MANUAL, LATEST EDITION)
 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318).
 - BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (A.C.I.1531).
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION, LATEST EDITION.

- B. DESIGN LIVE LOADS:
- ROOF 20 PSF
 - FLOORS 40 PSF
 - LATERAL WIND FORCES 150 MPH ASCE 7-10 EXPOSURE "C"
 - 1st STORY DESIGN WIND PRESSURE: 43 PSF, -47 PSF
 - 2nd STORY DESIGN WIND PRESSURE: 52 PSF, -60 PSF
 - 3rd STORY DESIGN WIND PRESSURE: 60 PSF, -67 PSF
 - WINDOWS WITH IN 6'-0" OF CORNERS, DESIGN WIND PRESSURE: -44 PSF
- DESIGNED FOR: ENCLOSED BUILDING
- STRUCTURAL CATEGORY: II
- IMPORTANCE FACTOR: 1.0
- INTERNAL PRESSURE COEFFICIENT +0.18 to -0.18
- COMPONENTS & CLADDING SHALL BE DESIGNED AND INSTALLED (BY OTHERS) TO COMPLY WITH THE FLORIDA BLDG CODE 2017 BUILDING
- APPROVED SHUTTERS OR IMPACT RESISTANT GLAZING REQUIRED
- IMPACT RESISTANT GLAZING REQUIRED ABOVE TWO STORIES
- SHUTTERS OR IMPACT RESISTANT GLAZING MUST HAVE FLORIDA PRODUCT APPROVAL NUMBERS

ASIAN MARKET

AIRPORT ROAD
DESTIN, FLORIDA



SITE LOCATION

PROJECT INFORMATION

BUILDING CONSISTS OF A PRE-ENGINEERED METAL BUILDING
CMU EXTERIOR WALLS 2,537 SQ. FT.
BUILDING. THIS BUILDING IS 1 FLOOR OF OFFICE SPACE.
INTENDED AS BUSINESS. GROUP B

GENERAL NOTES:

- CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2017 BUILDING AND 2014 NEC, AND ALL APPLICABLE LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO AND DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY INCONSISTENCIES OR DISCREPANCIES DISCOVERED BETWEEN ACTUAL SITE CONDITIONS AND THOSE INDICATED ON THE DRAWINGS THAT WOULD AFFECT THE QUALITY OF THE WORK.
- THE GENERAL CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS OF ALL EQUIPMENT BEFORE ROUGH-IN. (ELECTRICAL, PLUMBING, HVAC, TELEPHONE AND COMPUTER NETWORKING...)

REPAIRED BY:



P.O. Box 4915
Fort Walton Beach, Florida 32549
850-267-4988

CA 7066

Gulf Coast Engineering

Commercial and Residential Design

MICHAEL NEWELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 41126

FL REG. NO. 42137

OCCUPANCY LOAD:

ROOM NAME	SQ. FOOTAGE	LOAD FACTOR	LOAD SUMMARY
DISPLAY AREA	710-DISPLAY 84	1:100	626/100=6
KITCHEN	820	1:200	820/200=4
RESTROOM	118	1:100	118/100=1
OFFICE	120	1:100	120/100=1
STORAGE	760	1:300	760/300=3
TOTAL H&C FLOOR	2528		TOTAL OCCUPANTS = 15

- SHEET INDEX:
- COVER SHEET
 - FLOOR PLAN
 - ELECTRICAL PLAN
 - MECHANICAL PLAN
 - LIFE SAFETY PLAN

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Roland Godwin Drafting INC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the user assumes all responsibility for any errors. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



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Roland Godwin Drafting
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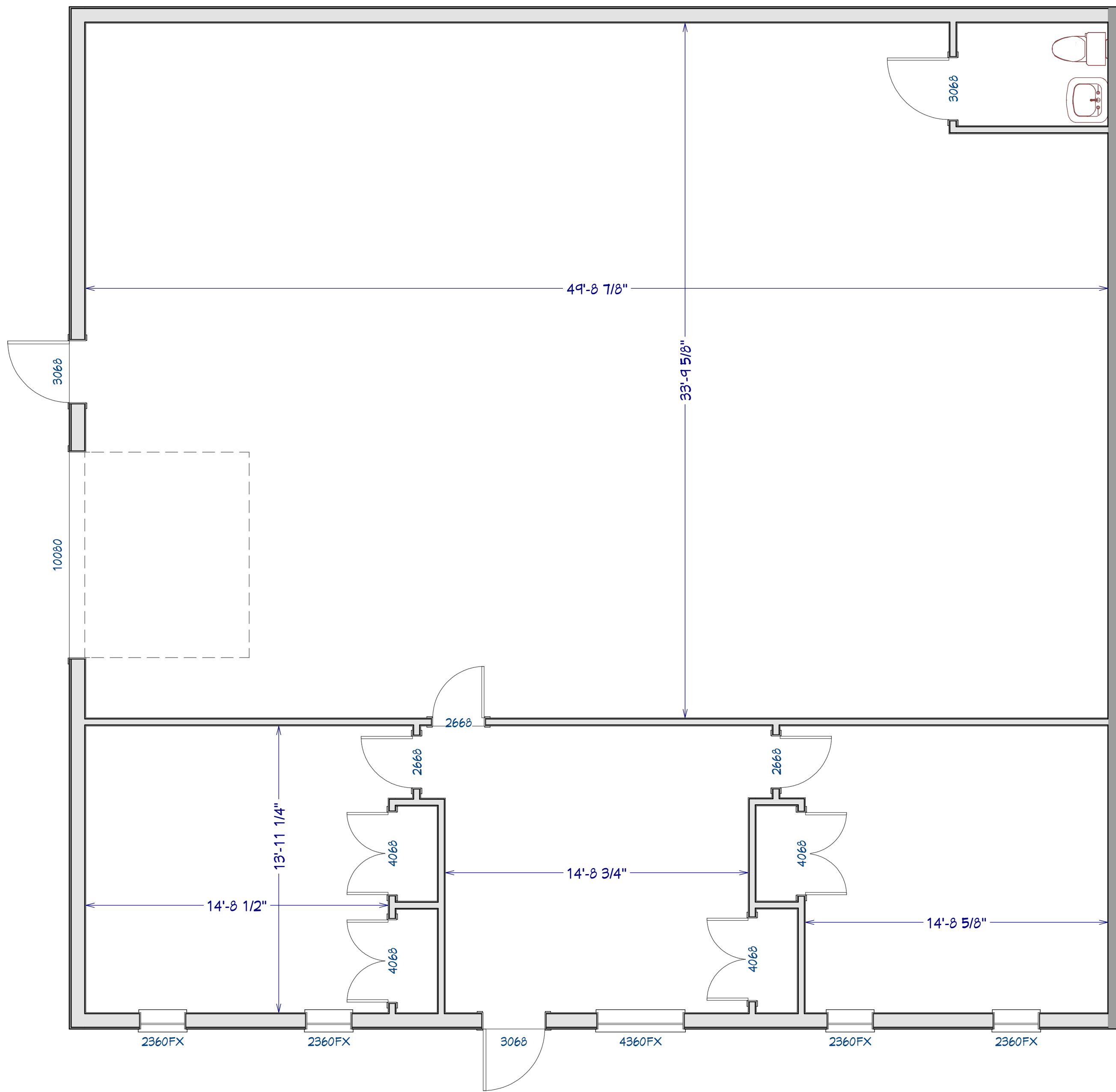
DATE:

10/22/2020

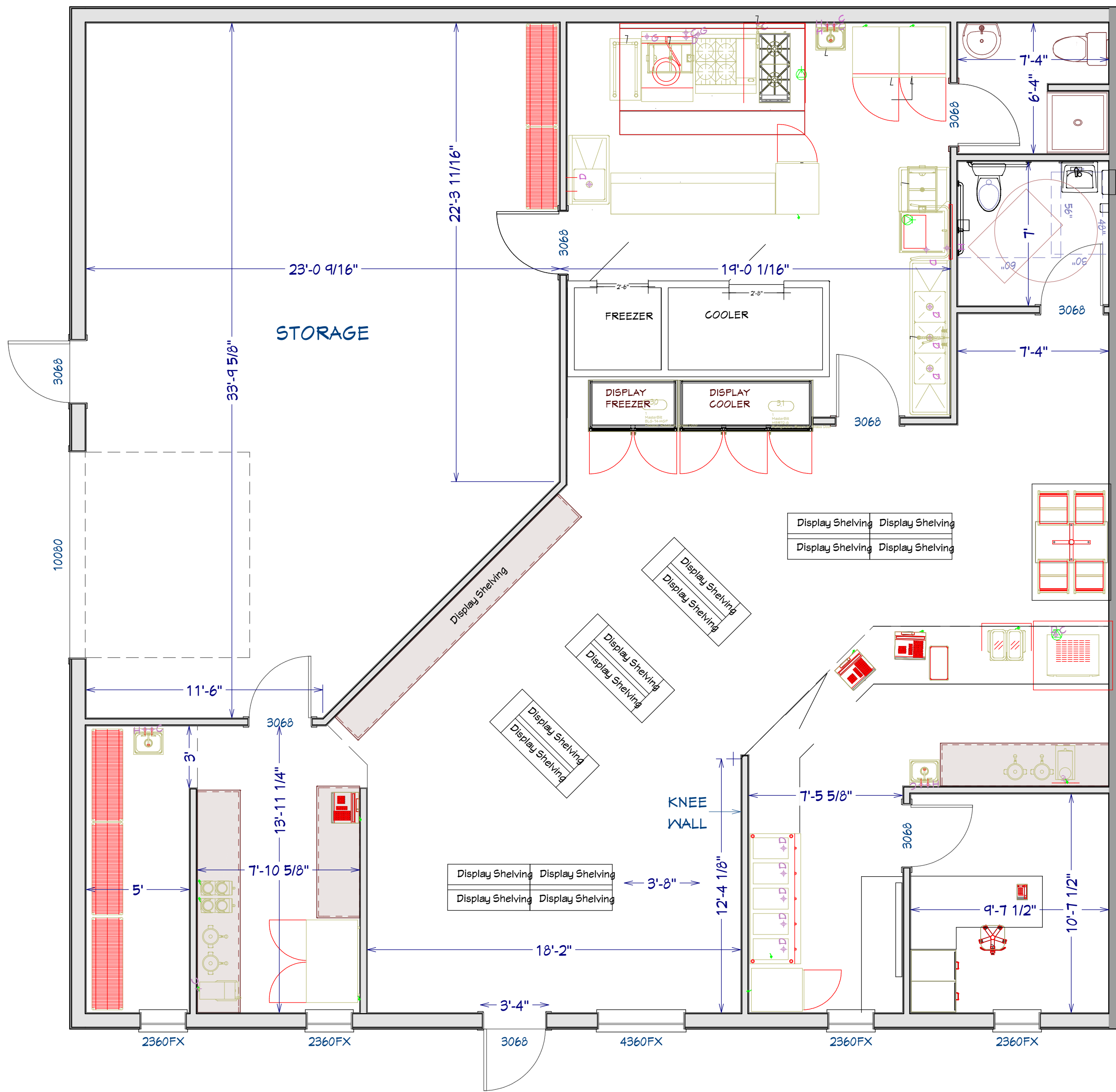
SCALE:

SHEET:

1



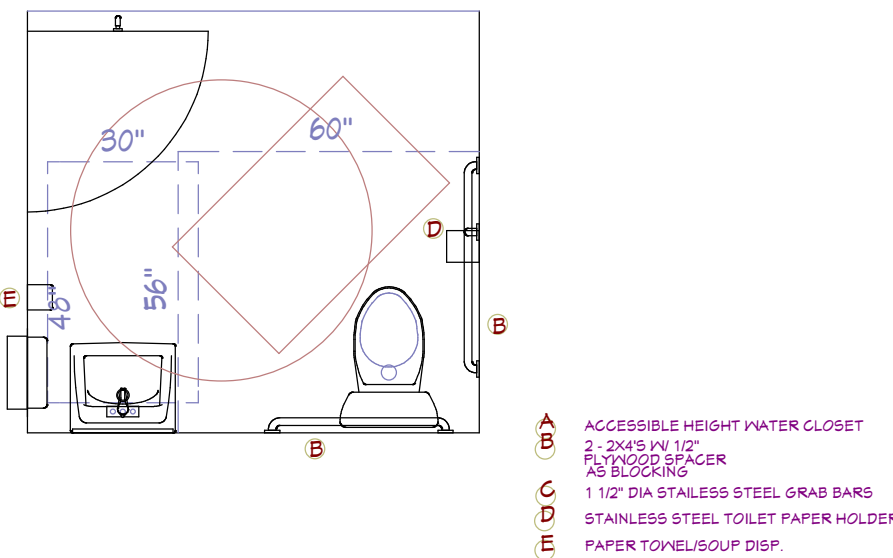
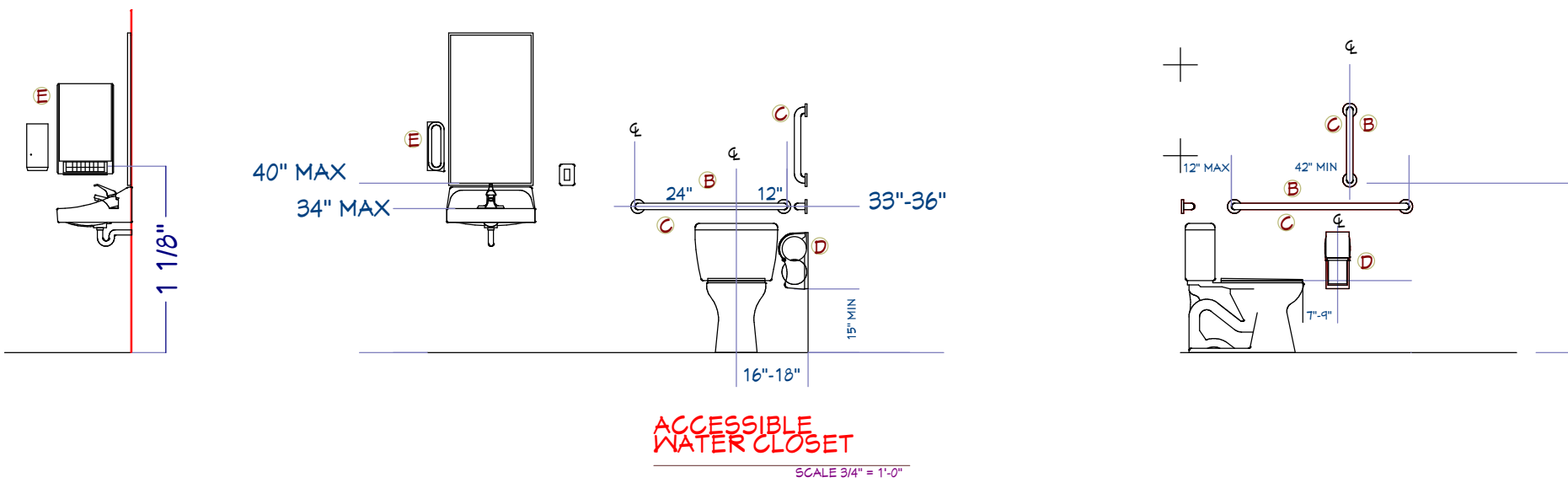
EXISTING FLOOR PLAN



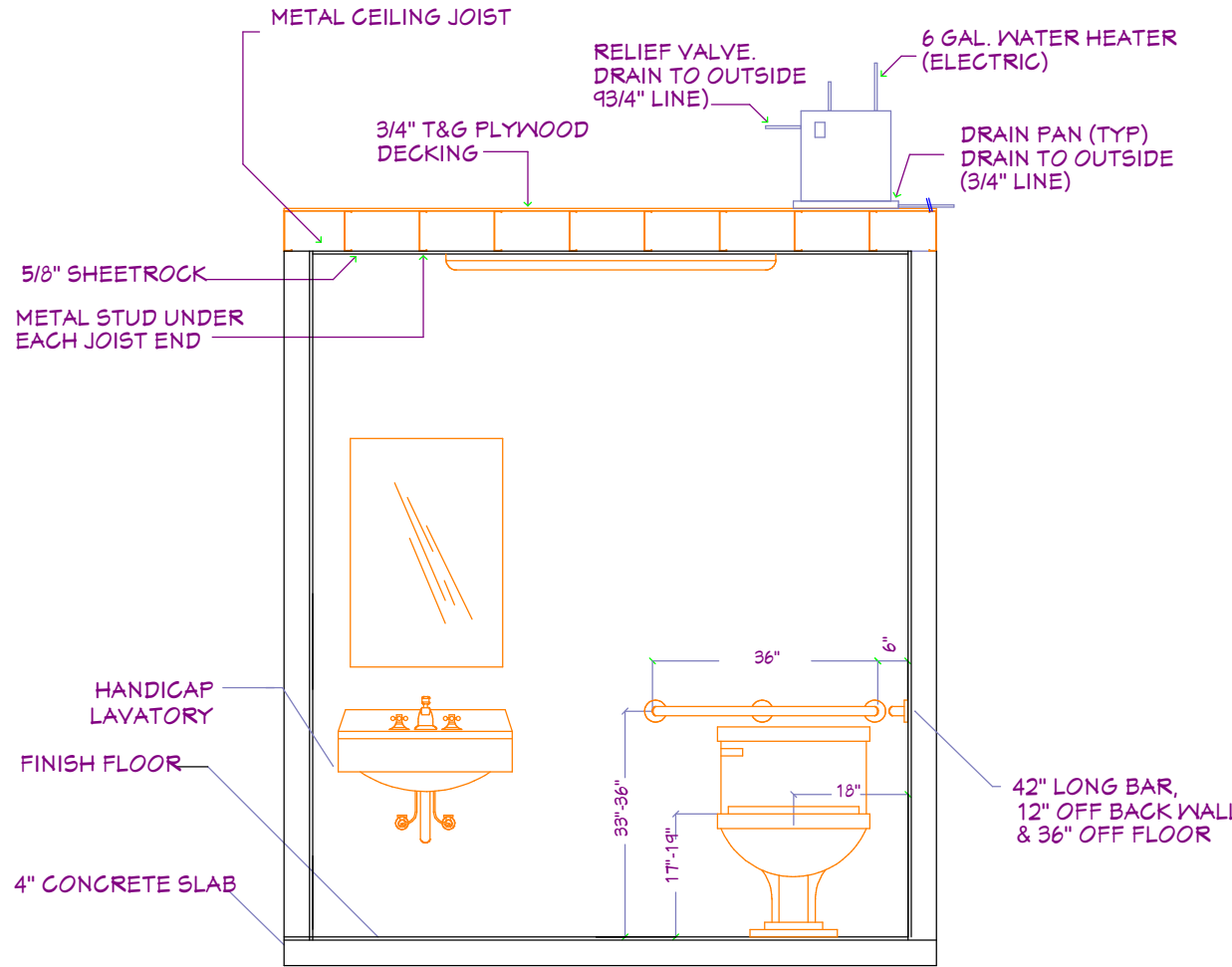
PROPOSED FLOOR PLAN

SQ. FT. 1777
STORAGE 760

INTERIOR WALL TO BE 2X4 FRAMED WITH
5/8" TYP X GYP BOARD
INTERIOR DROP CEILING HEIGHT TO BE 9'-0"



NOTE:
HOT WATER AND DRAIN PIPES UNDER
LAVATORIES SHALL BE INSULATED OR
OTHERWISE CONFIGURED TO PROTECT
AGAINST CONTACT. THERE SHALL BE NO
SHARP OR ABRASIVE SURFACES UNDER
LAVATORIES.



HANDICAP BATHROOM
SCALE: N.T.S.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Roland Godwin Drafting, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the
owner can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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Roland Godwin Drafting
(850) 699-3400

DATE:

10/22/2020

SCALE:

SHEET:

2

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FL REG. NO. 41126



NOTE:

- 1... ALL ELECTRICAL WIRE TO BE INSTALLED IN CONDUIT
- 2... ALL WORK DONE IN ACCORDANCE WITH NEC.
- 3... SUBCONTRACTORS TO VERIFY ALL FIXTURES TYPES AND LOCATIONS WITH GENERAL CONTRACTOR

ELECTRICAL GENERAL NOTES

- A. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZE AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.
- B. RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.
- C. REPAIR ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS FROM TO ROUGHING IN WALL FOR SWITCHES.
- D. LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. SHALL BE MECHANICAL EQUIPMENT ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.
- E. FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.
- F. ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.
- G. ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC. SHALL HAVE CUSTOM ENGRAVED MICARTA NAMEPLATE MECHANICALLY AFFIXED IDENTIFYING SYSTEM.
- H. PROVIDE GREEN GROUND CONDUCTOR IN ALL CIRCUITS - SIZE PER N.E.C.
- I. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.
- J. COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE AND THE NATIONAL ELECTRIC CODE. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.
- K. OBTAIN ARCHITECT'S APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC. PRIOR TO PURCHASING.
- L. THE ELECTRICAL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL NOT SO INSTALLED SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- M. EXCEPT WHERE EXPOSED WORK IS SHOWN, ALL WORK SHALL BE INSTALLED IN CONCEALED TYPE CONSTRUCTION. UNDERGROUND CONDUITS UP TO FIRST BOX IN CONCEALED CONSTRUCTION MAY BE PVC. EXTERIOR EXPOSED WORK SHALL BE 1/2" O.D. BRANCH CIRCUIT CONDUIT RUN IN OPEN SPACES ABOVE CEILING OR IN WALLS MAY BE THINWALL (E.M.T.) CONDUIT 1/2" MIN SIZE OR MC CABLE, EXPOSED SERVICE AND PANEL FEEDER CONDUITS MAY BE SCH. 40 FVPC.
- N. ALL CONDUCTORS LESS THAN 100A. SHALL BE COPPER #12 B.S. #10 B.S. AND LARGER STRANDED, 86 AND SMALLER TO BE TYPE THHN, 600 VOLT INSULATION AND THHN OR THHN FOR 86 AND LARGER. ALUM. CONDUCTORS MAY BE USED FOR 100A. AND LARGER ONLY WHERE USED WITH COMPRESSION TERMINATIONS.
- O. PROVIDE GROUNDING PER NATIONAL ELECTRIC CODE.
- P. THE CONTRACTOR SHALL LEAVE THE ENTIRE ELECTRICAL SYSTEM INSTALLED IN PROPER WORKING ORDER, SHALL REPLACE WITHOUT ADDITIONAL COST, ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS, (ORDINARY WEAR AND TEAR OR DAMAGE RESULTING FROM IMPROPER HANDLING EXCEPTED) WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
- Q. PROVIDE (2) 1/2" PVC PIPE TO EACH UNIT FOR PHONE AND TV CABLE

Panel A										
VOLTAGE	120/208	PHASE	3	WIRE	4	MAIN	200 amp main breaker			
	A/C RATING	K	MOUNTING	flush	TRIP	NEMA RATING	TR			
CKT NO	SERVING	CONN LOAD	TRIP	POLE	POLE	TRIP	CONN LOAD	SERVING	CKT NO	
1	H/HV	-	30	2	1	20		LIGHTING	2	
3	H/HV	-	30	2	1	20	-	LIGHTING	4	
5	HEAT	-	60	2	1	20		Lighting	6	
7	HEAT	-	60	2	1	20		LIGHTING	8	
9	A/C	-	50	2	1	20		LIGHTING	10	
11	A/C	50	2	1	20			FREEZER DISPLAY	12	
13	COOLER	-	30	2	1	20		COOLER DISPLAY	14	
15	COOLER	-	30	2	1	20		BATHROOM	16	
17	FREEZER	-	30	2	1	20		KITCHEN RECPT	18	
19	FREEZER	-	30	2	1	20		KITCHEN RECPT	20	
21	RECPT	-	20	1	1	20		KITCHEN RECPT	22	
23	RECPT	-	20	1	1	20		STORAGE	24	
25	RECPT	-	20	1	1	20		STORAGE	26	
27			20	1	1	20			28	
29			20	1	1	20			30	
31			20	1	1	20			32	
33			20	1	1	20			34	
35			20	1	1	20			36	
37			20	1	1	20			38	
39			20	1	1	20			40	

EXISTING ELECTRICAL TO BE USED
NEW EQUIPMENT ADDED WILL HAVE
ELECTRICAL ADDED AS NOTED ON PANEL

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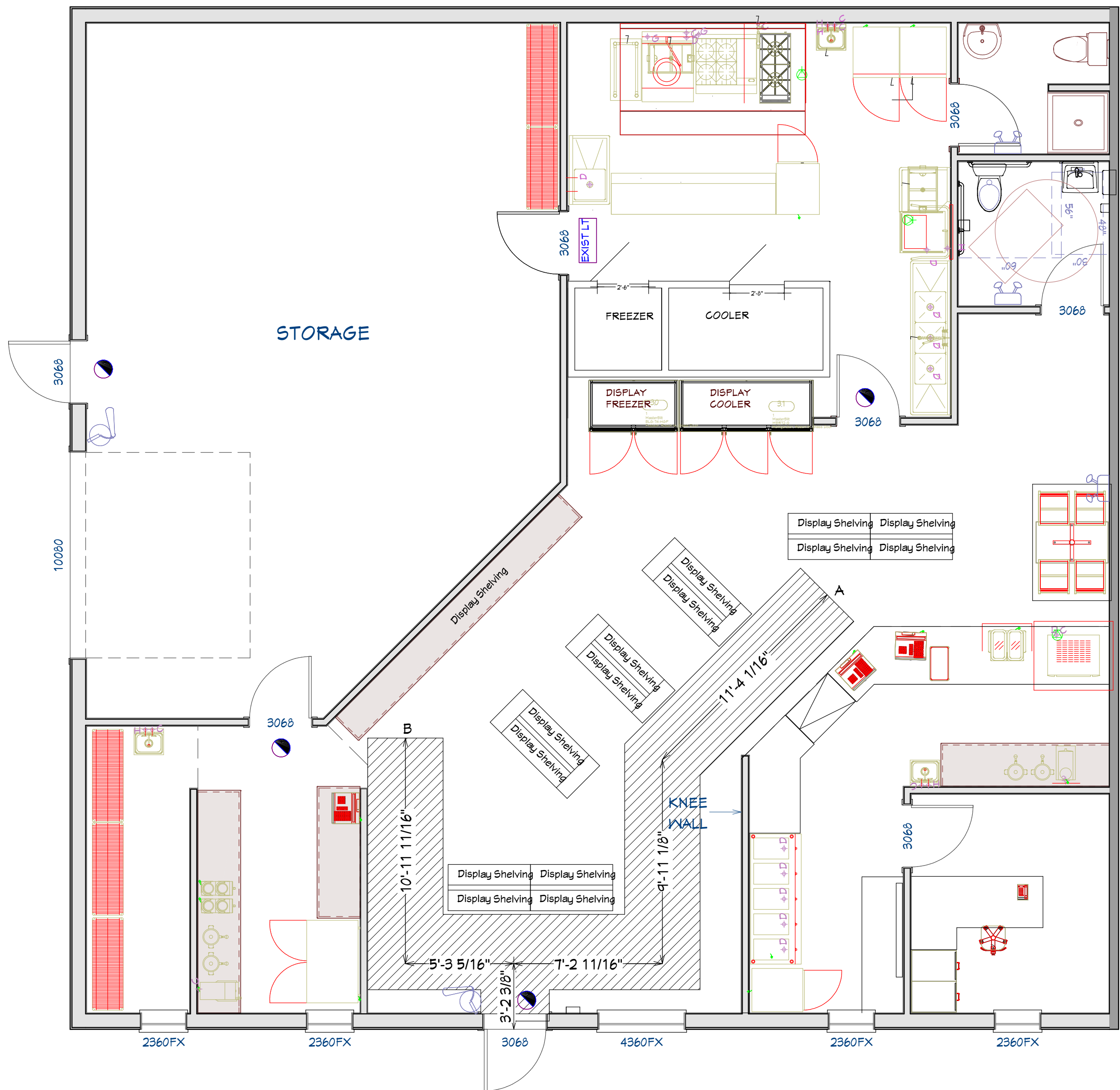
3

ASIAN MARKET

 P.O. Box 4915
Fort Worth, Texas,
850-297-4986
CA 7066

Gulf Coast Engineering
Commercial and Residential Design

MICHAEL NEWELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 4126 FL REG. NO. 4213T



PROPOSED FLOOR PLAN

LIFE SAFETY PLAN

SQ. FT. 1777
STORAGE 760
INTERIOR WALL TO BE 2X4 FRAMED WITH
5/8\"/>

SCALE 1/4\"/>

EGRESS PATH
(UNSPRINKLERED)
COMMON PATH LIMIT: ASSEMBLY 20/75
TRAVEL DISTANCE LIMITS: 200
TOTAL EGRESS PATH:
(A) 19'-6\"/>

ELECTRICAL LEGEND

- EMERG./EXIST LIGHT
- EXIST LT
- SMOKE DETECTOR IN SERIEBATT. BACK UP
- FIRE EXTINGUISHER (WALL MOUNTED)
- TWIN HEAD EMERGENCY BATTERY UNIT

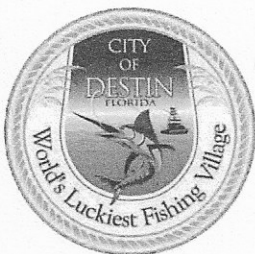
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Roland Godwin Drafting Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the user assumes all responsibility for any errors. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Roland Godwin Drafting
(850) 699-3400

DATE:
10/22/2020
SCALE:
SHEET:
5

ASIAN MARKET

Gulf Coast Engineering
Commercial and Residential Design
MICHAEL NEWELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 41126
CA 7066



City of Destin

Community Development Department

Planning Division

City of Destin Annex
4100 Indian Bayou Trail
Destin, Florida 32541

Phone (850) 654-1119 • Fax (850) 460-2171

www.cityofdestin.com

REQUEST FOR LOCAL PLANNING AGENCY PUBLIC HEARING CONDITIONAL USE APPLICATION

_____ - _____ - CU
(project number assigned by planning staff)

All applications must be emailed or shared with planning@cityofdestin.com.

A pre-application meeting is required prior to submitting this application. If a pre-application meeting has not been held, the application is considered incomplete and will not be processed. Completed applications shall be submitted to the Community Development Department – Planning Division, City of Destin Annex, 4100 Indian Bayou Trail, Destin, Florida 32541 or emailed to planning@cityofdestin.com.

You are fully responsible for researching and knowing any and all laws, which may be applicable and affect the outcome of the any decision on your application request. The City assumes no responsibility or liability relating to your failure to research and know all applicable laws including, but not limited to, state, federal and city laws, codes, land development regulations and comprehensive plan.

1. AGENT/APPLICANT: Jesse Robinson

Mailing Address: 616 Tropical Way

City: Freeport State: FL Zip Code: 32439

Business Phone number: 850-585-3091 Fax number: _____

Email: jesse_robinson@hotmail.com

2. PROPERTY OWNER: Bamboo Box LLC

Mailing Address: 3760 Misty Way

City: Destin State: FL Zip Code: 32541

Business Phone number: 850-532-8808 Fax number: _____

3. PROPERTY INFORMATION:

Street Address: 1209 Airport Rd. Unit 11

Legal Description: 00 - 02 - 22 - 001 B - 0000 - 0020

(Attach a copy of the Recorded Deed and Property Record Card)

Current Zoning: CG Future Land Use: CG

4. APPLICANT'S REQUEST (YOU MAY ATTACH A REQUEST COVER LETTER):

We are planning to open an Asian
Market. We are going to sale groceries
and food items.

886 Sq. Ft. of Storage, 676 Sq. Ft. of Kitchens,

100 Sq. Ft. for Bathrooms and 738 Sq. Ft. of Display and Shop Area.

5. IN ORDER TO SECURE A CONDITIONAL USE, THE LOCAL PLANNING AGENCY THAT YOUR CONDITIONAL USE REQUEST SATISFIES THE FOLLOWING CRITERIA OF THE CITY'S LAND DEVELOPMENT CODE (PLEASE PROVIDE A WRITTEN RESPONSE ALONG WITH ANY OTHER SUPPORTING DOCUMENTATION):

- A. *Land Use Compatibility.* The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

This is an area with other similar
Use facilities near by. There is a Spanish grocery and
European grocery store nearby. There is also a massage place and a couple of
office buildings. This is in an area with no other service of this type in the Destin area.

- B. *Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.* The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

The Site is existing and we are
going to be adding additional parking.
There are currently 5 spots and we will be adding an additional 7 spaces.

- C. *Proper use of mitigative techniques.* The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

This is an existing building with
no adverse effects to the Public

- D. *Proper use of mitigative techniques.* The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to

prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

None needed

- E. *Hazardous waste.* The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

None needed

We will not be producing any Hazardous Wastes at all.

- F. *Avoid over-proliferation of uses.* An over-proliferation of similar uses within a zoning district shall not be permitted. The City Council shall review the existing uses within the zoning district in determining whether a conditional use shall be approved or denied.

One other similar use near and that is All

There are no Asian styled uses with in this complex. And this will be the only

Asian-styled Market in Destin.

- G. *Compliance with applicable laws and ordinances.* A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to an approval of a conditional use in order to protect the public health, safety, and welfare.

We are in compliance

6. THE FOLLOWING ITEMS ARE REQUIRED FOR A COMPLETE APPLICATION:

- ✓ 1. Completed Application - The applicant must fill out all applicable areas of the application. The application must be submitted to the Planning Division of the Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541 or emailed to planning@cityofdestin.com.
- 2. Letter of Request - The applicant must submit a letter of request that clearly states what they are requesting.
- ✓ 3. Proof of Ownership - The affidavit of ownership must be executed, notarized, and submitted. A letter of authorization is required if the applicant is other than the owner.
- ✓ 4. Agent Affidavit / Special Power of Attorney (if applicable) - If the applicant is other than the owner of the property under consideration for review.
- ✓ 5. Legal Description - A complete legal description of the subject property must be submitted for use in the legal advertisement.
- ✓ 6. Characteristics of the Proposed Conditional Use -
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - i. Floor area ratio.
 - ii. Traffic generation.
 - iii. Square feet of enclosed building for each specific use.
 - iv. Proposed employment.
 - v. Proposed number and type of service vehicles: and
 - vi. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection including the following:
 - i. Utilities.
 - ii. Public facilities, especially any improvements required to ensure compliance with concurrency management.
 - iii. Roadway or signalization improvements, or other similar improvements.
 - iv. Accessory structures or facilities; and
 - v. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - i. Open space.
 - ii. Setbacks from adjacent properties.
 - iii. Screening and buffers:

- iv. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
- v. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- _____ 7. Application Fee: Fee Schedule
(FY2019 Schedule of Fees, Resolution 19-11, adopted 08/05/19, effective 08/06/19)

Application fee includes Initial Submittal Reviews only. Subsequent Submittal Reviews and all mailing costs will be invoiced to the Applicant; invoices must be paid prior to submittal of additional Submittal Review Packages.

Accepted Payments are Cash, Check, MasterCard or Visa. Checks shall be made payable to the City of Destin and submitted to the Planning Division, Community Development Department, City Hall Annex, 4100 Indian Bayou Trail, Destin, Florida 32541

- ✓
_____ 7. Site Plan - Submit a **DIGITAL** site plan (PDF's via SharePoint, Dropbox, or other document sharing site), to scale, showing the proposed improvement or location of the specific request. The site plan shall contain an affidavit that the plan accurately depicts the property, improvements and proposed improvements. The applicant may provide a current survey (not older than ninety (90) days), which provides the same information, in lieu of a site plan. Digital plans shall be emailed or shared with planning@cityofdestin.com

- _____ 8. Additional Information – Any other documents or requirements, which are mandated by the Code or deemed necessary by staff in reference to the specific request, made may be required.

NOTE:

1. In granting any conditional use, the Local Planning Agency may prescribe appropriate conditions and safeguards in conformity with any zoning ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of the zoning ordinance.
2. The Local Planning Agency may prescribe a reasonable time limit within which the action for which the conditional use is required shall be begun or completed or both.
3. The City of Destin Planning Division will notify in writing abutting property owners of record within three hundred (300) feet of the subject property in accordance with LDC 2.17.00. The cost of this notification will be the responsibility of the applicant.
4. This application must be filled out completely and must be signed by the owner or his designated agent. If the applicant is different than the owner of the subject property, then an agent affidavit is required from the owner of the property that is under consideration for the Local Planning Agency hearing. The agent affidavit must be completely filled out and submitted with this application. If the property is in multiple ownership, then all of the owners or their designated agent(s) must sign this application.
5. A request for postponement must be submitted to the Community Development Department at least 10 working days prior to the originally scheduled meeting date. Costs for re-advertisements, public notice mailings, and all applicable fees will be the responsibility of the applicant.

I HAVE READ THE INFORMATION IN THIS APPLICATION AND HAVE FILLED IN ALL ANSWERS CORRECTLY TO THE BEST OF MY ABILITY.

APPLICANT:

SIGNATURE: _____

DATE: 12 Apr 21

PRINTED NAME: _____

Jesse Robinson