

*The City of Destin*



Post Office Box 399 Destin, Florida 32540 (904) 837-4242 FAX (904) 837-3267  
November 9, 1992

DO-92-13

Mr. David Huddleston  
4315 Highway 98 East, Suite #13  
Destin, Florida 32541

RE: FINAL DEVELOPMENT ORDER FOR EMERALD COAST TEXACO STATION,  
A MAJOR DEVELOPMENT

Dear Mr. Huddleston:

Based upon the City Council's approval of the above referenced project at its meeting on November 2, 1992, this letter will serve as your Final Development Order to include all the provisions of the attached Staff Report and with the following conditions:

1. Under the requirements of the Land Development Regulations and Destin's Code of Ordinances, development must commence within a twelve-month period and building permits for this project must be obtained prior to November 1, 1993, or this approved Development Order will expire and the project will have to be resubmitted for review.
2. Prior to the issuance of a building permit, the City must be provided with a copy of DER's stormwater permit and DOT's driveway permit. Sidewalks are required on Emerald Coast Parkway unless specifically prohibited in DOT's permit.
3. If the development is initiated within a one-year period your concurrency status is protected for five years through November 1, 1997.

Best of luck with this project. Let us know if we can be of any further assistance.

Sincerely,

*Jane Moore*  
Jane Moore  
Planning & Zoning Director

JM:jf

Attachment

cc: Mr. Mark Barrett

cc: Inspection Department

devorder\Texaco.ord



## STAFF REPORT

PLANNING AND ZONING DEPARTMENT  
EMERALD COAST TEXACO STATION  
A MAJOR DEVELOPMENT  
CORNER OF EMERALD COAST PARKWAY AND MATTHEW BLVD.  
OCTOBER 15, 1992

### ISSUE

Request for approval for Emerald Coast Texaco Station, a Major Development. The project consists of a Convenience Store, Automotive Service Building and Car Wash. It is located at the southwest corner of Matthew Boulevard and Emerald Coast Parkway, Destin, Florida. Project is submitted by Design/Build Systems, agent for Premier Development Company of Northwest Florida. The property contains 1.55 acres more or less.

### ZONING/COMPREHENSIVE PLAN

The property is zoned BT (Business Tourism) and the Comprehensive Plan Land Use Category is LIU (Low Intensity Urban). The planned development is consistent with these Regulations.

### CONCURRENCY MANAGEMENT

Concurrency requirements met:

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

### STORMWATER

DER approval is required but has not been submitted at the writing of this report. No building permit will be issued until DER's permit has been received by the City. The project has been reviewed and approved by the City Engineer.

### SIGNS

All signs constructed in conjunction with this project must meet all setback requirements. The location on the site plan is in compliance.

### UTILITIES

Water is available through Destin Water Users; sewer through Sun States Utilities.

### INGRESS/EGRESS

Access into the project will be provided through one (1) 28' wide driveway off Emerald Coast Parkway and one (1) 45' wide driveway from Matthew Boulevard. The extra width of these driveways is needed in order to provide adequate turning radius for the large fuel/delivery trucks. The distance for the driveway accessing Matthew Boulevard from the intersection at Emerald Coast Parkway exceeds the distance required for a Minor Arterial Street (250'). The entrance onto Emerald Coast Parkway is less than the required 660'. This entrance has been located on the site, however, as far west as is practical. Traffic exiting from this driveway will be

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limited to right-turn only and the site must be marked "RIGHT TURN ONLY" for safety purposes.

WHITE SANDS ZONE

The project is not located within a White Sands zone.

SETBACKS

As a commercial project the minimum setback requirements are 10' front with no minimum setbacks required for side and rear yards. This project exceeds these requirements with the building nearest a property line having a 10.67' setback (the Car Wash Building adjacent to Matthew Boulevard).

SIDEWALKS

Sidewalks are required for all commercial projects. Subject to permitting requirements from DOT on Emerald Coast Parkway.

LANDSCAPE

The project meets or exceeds the landscape requirements as follows:

OPEN SPACE:

67,049	s.f. of property X 18%	=	12,134	s.f. required
Site plan provides	28.34 %	=	19,100	s.f. provided

TREES REQUIRED:

Reforestation	16	Perimeter	23	Parking Lot	6
(10 per acre)		(1 per 25')		(Islands)	

Protected Trees on Site (12" to 23" diameter):	0
Preserved Trees on Site (24" or more diameter):	0
Credits for Protected/Preserved Trees	0
TOTAL TREES REQUIRED	45
TOTAL TREES PROVIDED	45

BUFFER ZONE REQUIRED see note below PROVIDED: 10'

The southern boundary of the property abuts a residential zoning district and requires a 10' buffer zone. This area must be either fenced or an opaque landscape screen must be planted.

PARKING

The proposed development meets or exceeds the parking requirements based on the following standards:

Convenience Store -- 1 per 150 s.f.	=	12
Car Wash -- 2.5 per bay	=	2.5
Loading Zone	=	1
Automotive Service -- 2 + 4 per bay	=	14
TOTAL REQUIRED AND PROVIDED		31

(total includes required handicapped)

A P P L I C A T I O N

CONCURRENCY COMPLIANCE AND DEVELOPMENT ORDER REVIEW  
PLANNING & ZONING DEPARTMENT  
CITY OF DESTIN, FLORIDA

TYPE DEVELOPMENT:  
( ) Minor Development  
(XX) Major Development

APPROVAL SOUGHT:  
( ) Preliminary  
(XX) Final

OWNER(S): DAVID HUDDLESTON *Premier Dev. Co. of NWFL* Telephone: (904) 654-7820

ADDRESS: 4315 HIGHWAY 98E #13 DESTIN, FL. 32541

AGENT: MARK R. BARRETT Telephone: (904) 862-4212  
(Attach Affidavit)

ADDRESS: 921 SKIPPER AVENUE FORT WALTON BEACH, FL. 32548

PROJECT NAME: EMERALD COAST TEXACO STATION

GENERAL LOCATION: INTERSECTION US98/S.R. 30 AND MATTHEW BLVD.

LEGAL DESCRIPTION (Attach) SEE PLAN COVER SHEET  
Section UNDIVIDED Township 2 SOUTH Range 22 WEST Lot #      Block       
Subdivision Name: N/A  
Property Appraiser's Tax I.D. # N/A

ZONING DISTRICT: BT LAND USE CATEGORY: LIU

PROOF OF OWNERSHIP (Attached)      TYPE OF PROOF:       
(Warranty Deed, etc.)

TYPE OF PROJECT (Check all that Apply)  
( ) Multi-Family (PUD) (XX) Commercial-Subdivision Plat  
( ) Hotel/Motel (PUD) ( ) Minor Replat  
( ) Project of Areawide Impact ( ) Industrial  
( ) Mixed Use (Commercial-Residential) ( ) Duplex  
( ) Single Family ( ) Land Clearing  
( ) Parking Lot Paving  
( ) Other (Specify):     

LICENSED ARCHITECT/ENGINEER/GENERAL CONTRACTOR (as applicable):  
CONTRACTOR-DESIGN BUILD SYSTEMS Telephone: (904) 862-4212  
ENGINEER - JAS CHOCTAW Telephone: (904) 862-6611  
ARCHITECT - CARLTON W. NOBLIN Telephone: (904) 432-1014

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

APPLICANT'S SIGNATURE: Mark R. Barrett DATE: 9/15/92

ALL ATTACHED FORMS ARE PART OF THIS APPLICATION AND MUST BE COMPLETED RETURNED WITH THIS FORM IN ORDER TO CONSTITUTE A COMPLETE PACKAGE.

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REFUSE COLLECTION

Dumpster is shown on site plan as required.

FIRE DEPARTMENT REVIEW

The project has been reviewed and approved by the Fire Department. The additional fire hydrant at the project entrance on Matthew Boulevard has been added to the drawings. At time of construction, outside electrical disconnect will be required.

ENVIRONMENTAL ISSUES

There are no unusual environmental issues pertaining to this project.

STATE/FEDERAL PERMITS REQUIRED

DER   X   (STORMWATER)   DOT            DRIVEWAY PERMIT

GENERAL COMMENTS

The proposed project would be very compatible with the surrounding land uses. Even though its southern boundary abuts a small portion of residentially zoned property, the majority of the adjacent property is used by the Sun States Utilities processing plant. There is a private sand drive which separates these properties. The Gulf Power building is to the west.

Prior to the issuance of a building permit, the City must be provided with a copy of the DOT driveway permit and the DER stormwater permit.