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The City of Destin

Post Office Box 399 Destin, Florida 32541 (904) 837-4242 FAX (904) 837-3267

DO-90-02

11-5-90

**REPORT AND RECOMMENDATION**

6-0

TO : CITY COUNCIL  
FROM : PLANNING COMMISSION *[Signature]*  
SUBJECT: HAPPY STORES NO. 508 - A PROJECT OF AREAWIDE IMPACT  
DATE : NOVEMBER 5, 1990

CC

**ISSUE:**

Request for approval of a Project of Areawide Impact, a convenience store with gas pumps - HAPPY STORES NO. 508 - to be located at the corner of Beach Drive and Highway 98. The project was submitted by Triton, Inc., with Mr. Mark Ramsey acting as agent.

**BACKGROUND:**

This project was submitted to the Planning Commission for review and consideration at its September 20, 1990 meeting. After considerable discussion regarding concerns of the Planning Commission relating to the two (2) driveway cuts onto Beach Drive, the applicant requested that this item be continued until the October 18, 1990 meeting so that his engineer could redesign the accessway from Beach Drive to allow for only one (1) driveway cut. The concern of the Planning Commission surrounding the original plan, which would have allowed traffic to exit into the right turn lane on Drive Drive at the light, related to traffic safety.

The project engineer resubmitted the project as redesigned at the Planning Commission's Workshop Meeting on October 4th and gained favorable response from the Planning Commission members. The Planning Commission considered this redesign at its October 18, 1990 Public Hearing Meeting and on a roll call vote of 6-0 recommended approval. Commissioner Rod Himes was absent.

**RECOMMENDATION:**

Based on a vote of 6-0 for approval, the Planning Commission recommends that the City Council approve this project as revised with only one accessway onto Beach Drive. The Staff Report is attached as part of the report as required under the Project of Areawide Impact Ordinance.

CITY OF DESTIN  
STAFF/PLANNING COMMISSION REPORT  
HAPPY STORES NO. 508  
PROJECT OF AREAWIDE IMPACT  
SEPTEMBER 20, 1990

**ISSUE:**

Request for approval of a Project of Areawide Impact, a convenience store with gas pumps - Happy Store - to be located at the corner of Beach Drive and Highway 98. The project was submitted by Triton, Inc., with Mr. Mark Ramsey acting as agent.

**GENERAL:**

The property contains 40,000 square feet±. The convenience store contains 2,880 square feet and there are eight (8) gas pumps on the site.

**ZONING-COMPREHENSIVE PLAN:**

The property is zoned Business Tourism (BT) and the Land Use Category under the Comprehensive Plan is Mixed Use. The proposed project is in compliance with each regulation.

**INGRESS/EGRESS:**

Ingress/Egress into the project will be accommodated by two (2) driveways from Highway 98, and two (2) driveways from Beach Drive. The driveways from Highway 98 are twenty-four (24) foot driving widths with an overall flare for a maximum width of fifty (50) feet. These are designed in accordance with The Florida Department of Transportation's (DOT) requirements. The driveways from Beach Drive include a northern driveway with a driving width of twenty-seven (27) feet with a maximum flare of fifty (50) feet to accommodate the turning radius of the delivery vehicles and will accommodate two-way traffic. The southern driveway is a twenty-seven (27) foot driving width with an overall surface of forty (40) feet. This driveway is for exiting traffic and only right turns onto Beach Drive will be allowed. In approving this exitway, the Public Works Director has placed certain stipulations that would need to be met and included as part of the approval as outlined in his Memo dated September 14, 1990 (copy attached).

These stipulations were agreed to after review by staff and the developer relative to the safety concerns regarding this exitway. The overall width of the driveways into the project exceed those allowed under the Landscape Ordinance. The Landscape Ordinance limits accessways to twenty-seven (27) feet maximum, except as otherwise required by the State Department of Transportation. The design of the Beach Drive accessways follow, to the maximum extent, DOT's standards which the City follows in all its construction projects. These wider accessways are required in order to insure safe ingress/egress by the delivery vehicles accessing the property from Beach Drive.

Note: This ingress/egress has been redesigned to allow for only one (1) accessway from Beach Drive as per the attached Report & Recommendation.



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HAPPY STORES NO. 508  
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**FIRE PROTECTION:**

Operational fire hydrant is located at the corner of Beach Drive and Highway 98. Must have an outside disconnect.

**LANDSCAPING:**

<u>Site Square Feet</u>	<u>18% Required</u>	<u>Provided</u>
39,576 sq.ft.±	7,124 sq.ft.	7,498 s.f. (19%±)
Trees Required	24	24
*Buffer/Residential	10' Landscaped Area 6' High Plants/Fence	10' Landscaped Area 6' Fence

\*The required buffer zone is between the single family zoning district that abuts the property along its northern boundary.

Developer has indicated they will attempt to save as many of the existing trees along the northern boundary as possible and still be able to install the drainage retention basin. Credit will be given for any native trees saved.

**SETBACKS:**

In the BT Zone, only ten (10) foot front setbacks would apply to a project of this type. The canopy of the building on Beach Drive is twenty-five (25) feet from the right-of-way and fifty (50) feet from the right-of-way along Highway 98.

**SIGNS:**

The developer has included the location of the sign at the corner of Beach Drive and Highway 98 and it meets the required ten (10) foot setback from any property line.

**WHITE SANDS:**

This project is in the White Sands Zone #1 and the applicant has been advised that only white materials are allowed to be used during the construction. They have been provided a copy of the Ordinance.

**STORMWATER:**

The Stormwater Management Plan has been reviewed and approved by the City Engineer. The Department of Environmental Regulation's permit has been applied for and will be required prior to the issuance of a building permit.

**PROJECT OF AREAWIDE IMPACT:**

The Planning Commission must consider the Ordinance criteria in evaluating this as a Project of Areawide Impact. A copy of the Ordinance is attached.

Staff Report  
Happy Store  
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**STAFF COMMENTS:**

Approval should be upon condition of the Public Works Director's requirements relating to the southern exit on Beach Drive with the clear understanding that all improvements shall be made at the developers' expense.