Community Development
Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 |www.cityofdestin.com

February 9, 2015 **Order No. 15-03**

Final Development Order:

"HY-TECH LANDSCAPING (A.K.A. 515 MOUNTAIN DRIVE), 1ST AMENDMENT"
A MINOR DEVIATION TO A PREVIOUSLY APPROVE MINOR DEVELOPMENT
(15-04-SP)

Based upon the City's approval and issuance of this Development Order on February 9, 2015, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.

Core Engineering & Consulting, Inc., on behalf of Sandia Blanco, LLC, is requesting approval of a Minor Deviation to a previously approved Minor Development identified as "Hy-Tech Landscaping (a.k.a. 515 Mountain Drive), 1st Amendment." The proposed development consists of a 3,360 square foot greenhouse and 432 square foot storage building. The previously approved development order for this site had a 655 square foot office building, which is being kept and reutilized. The project is located 515 Mountain Drive, also identified by Okaloosa County Property Appraiser's parcel I.D. numbers 00-2S-22-0310-000E-3550 and 00-2S-22-0310-000E-3560. The total site area is 0.46 acres, more or less.

DETERMINATIONS:

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, drainage plan, landscape plan, outdoor lighting plan, architectural plans, etc., and dated approved January 30, 2015.

2. All the findings of the Technical Review Team report dated January 30, 2015 are incorporated herein.

CONDITIONS OF APPROVAL:

1. Pursuant to the City of Destin Land Development Code:

   Construction of infrastructure must commence within one (1) year of approval date of the Final Development Order on **February 9, 2015** (no later than **February 9, 2016**), and must be completed as shown on plans approved by the Technical Review Team.

   WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (Article 2, Section 2.21.00).

NOTE: Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (Article 2, Section 2.21.00).

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for **"Hy-Tech Landscaping (a.k.a. 515 Mountain Drive), 1st Amendment"** will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**

   A. Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or

   B. Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.

3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):

   A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
   B. Pavement cuts.
   C. Construction of any kind.
   D. Clearing, grubbing, or demolition.
   E. Paving, grading, drainage, sidewalks.
   F. Signage.
   G. Installation of utilities.
   H. Construction trailers.

4. The following items must be addressed in the appropriate order:

   A. **Prior to the issuance of any City Permit,** a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.

   B. **Prior to the issuance of any City Permit,** obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.

C. **Prior to the issuance of any City Permit,** obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Public Services Department.

D. **Prior to the issuance of any City Permit,** a copy of the Northwest Florida Water Management District (NWFWMD) storm water permit shall be provided to the Planning Division.

E. **Prior to the Commencement of Construction,** construction site screening shall be erected in compliance with Destin Code of Ordinance section 6-51.

F. **Prior to the issuance of a Certificate of Occupancy,** all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.

G. **Prior to the issuance of a Certificate of Occupancy,** the site work, landscaping, outdoor lighting and architectural design must be inspected and approved by the Community Development Department.

H. **Prior to the issuance of a Certificate of Occupancy,** a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

I. **Prior to the issuance of a Certificate of Occupancy,** assigned address numbers for principal buildings (each townhome unit) shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*

5. The owner must comply with all of the comments, notes and conditions of the Technical Review Team members as stated on pages 4 through 24 of the attached TRT Report, dated January 30, 2015, which is incorporated into this Final Development Order.

R. Ashley Grana 2/9/15

R. Ashley Grana
Planning Manager
City of Destin, Florida

Date

2/12/15

Cristin C. Keane, Managing Member
Sandia Blanco, LLC
4221 West Boy Scout Boulevard
Suite 1000
Tampa, Florida 33607

Date

TECHNICAL REVIEW TEAM REPORT

"HY-TECH LANDSCAPING (A.K.A. 515 MOUNTAIN DRIVE), 1st AMENDMENT" A MINOR DEVIATION TO A PREVIOUSLY APPROVE MINOR DEVELOPMENT (15-04-SP)

TRT Report: January 30, 2015

ISSUE:

Applicant: Core Engineering & Consulting, Inc., on behalf of Sandia Blanco, LLC, is requesting approval of a Minor Deviation to a previously approved Minor Development identified as "Hy-Tech Landscaping (a.k.a. 515 Mountain Drive), 1st Amendment."

Request: The request for approval consists of construction of a 3,360 square foot greenhouse and a 432 square foot storage building. The previously approved development order for this site had a 655 square foot office building which is being kept and reutilized.

Location: The proposed project is located at 515 Mountain Drive, also identified by Okaloosa County Property Appraiser's parcel I.D. number 00-2S-22-0310-000E-3550 and 00-2S-22-0310-000E-3560.

Parcel Size: The overall property contains 0.46 acres, more or less.

Future Land Use: Commercial Trades and Services (CTS)

Zoning District: Commercial Trades and Services (CTS)

Density: Allowed: 00.00 units per acre (Tier 1)
Proposed: 00.00 units per acre

Intensity: Allowed: 1.30
Proposed: 0.14

Application Date: December 5, 2014

Completeness Date: December 9, 2014

Approved Site Plan Date: January 30, 2015

DISCUSSION/FINDINGS:

The proposed request as presented and described is consistent with Comprehensive Plan: 2020 and Land Development Code, which include a Concurrency Management review, and a Level of Service review. This project is located within the Harbor Redevelopment Area and it is located within the Old Destin sub-area of the Multimodal Transportation District. The Technical Review Team (TRT) reviewed and approved the project with specific conditions in their comment letters which are attached at the end of this report.

COMPREHENSIVE PLAN/ZONING:

This application was reviewed pursuant to the City of Destin's Comprehensive Plan: 2010 and Land Development Code (LDC). The property currently has a Future Land Use designation of Commercial Trades and Services (CTS) and a Zoning designation of Commercial Trades and Services (CTS). The proposed land use is consistent with the intent of the CTS Future Land Use designation as an acceptable land use pursuant to Comprehensive Plan: 2020. The TCMU zoning district specifically allows for the described use (Nursery).

CONCURRENCY MANAGEMENT:

Staff has received approved Concurrency Evaluation Certificates (CEC) for the following areas:

Traffic: The City's Transportation Consultant signed the CEC on December 18, 2014.
Solid Waste: Okaloosa County Solid Waste Department signed the CEC on December 5, 2014.
Potable Water: Destin Water Users, Inc. signed the CEC on December 23, 2014.
Sanitary Sewer: Destin Water Users, Inc. signed the CEC on December 23, 2014.
Stormwater Management: The City's Stormwater Manager signed the CEC on December 12, 2014.

TRANSPORTATION ANALYSIS:

According to the transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on December 18, 2014, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City's Comprehensive Plan: 2020.

SIDEWALKS/PEDESTRIAN CONNECTIVITY:

An existing sidewalk will provide direct pedestrian connection from the development site to the surrounding development and parking areas.

RIGHT-OF-WAY DEDICATION:

Not applicable.

PHASING:

A phasing plan was not submitted for review as part of this application.

ADDRESSING:

The following condition shall apply:

1. **Prior to the issuance of a Certificate of Occupancy,** assigned address number for the principal building shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts. *Ref. LDC Section 7.18.04.*

AIRPORT PROTECTION:

Not applicable. This project does not lie within a designated aircraft noise zone.

DENSITY:

Not applicable.

INTENSITY:

The proposed development has a floor area ratio of 0.14. The maximum allowable floor area ratio in CTS is 1.30.

HEIGHT:

The Commercial Trades and Services (CTS) Zoning District is the applicable zoning district to use in determining height limitations for this development. The maximum allowable height in the CTS Zoning District is thirty-five (35'). The proposed one story greenhouse building is twenty-two (22') in height and the storage building is ten (10') from the average grade of the site to the cornice line of the buildings per the City adopted Comprehensive Plan: 2020 height definition.

SETBACKS:

The proposed building meets and exceeds all of the required setbacks and buffers for the Commercial Trades and Services (CTS) Zoning District: (Note: Distances provided are from the proposed expanded building to the nearest property lines).

Setbacks	Required	Buffers	Provided
Front:	0' – 10''	N/A	47' (pre-existing)
Side:	0'	N/A	10' & 1' (new)
Rear:	10'	N/A	10' (new)

FPLA = Front Perimeter Landscaped Area, CBLA = Common Boundary Landscaped Area.

The following condition applies to this project:

1. Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way or main access drive. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement. *Ref. LDC Section 7.09.02(B)(1).*

SIGNS:

No approved signage plan or design was requested as part of this application. The following condition applies to this project:

1. Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of a City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

UTILITIES:

The following condition applies to this project:

1. All new development projects shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*

OUTDOOR LIGHTING:

The outdoor lighting plan for this project was approved during the TRT review. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

COASTAL MANAGEMENT AND CONSERVATION:

The proposed project is located in Flood Zone "X" and is **not** located within a Special Flood Hazard Area (SFHA).

WHITE SANDS ZONE:

The proposed property is located in White Sand Zone II. All fill material used in the construction of this project must meet City of Destin requirements for Zone II material and first be approved by the City's Environmental Officer.

STORMWATER MANAGEMENT:

The City approved the stormwater management plan on December 12, 2014, and had the following stormwater related notes and conditions:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

2. **Condition:** If groundwater is observed standing in the storm structures, the SWOMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.

3. **Condition:** Prior to the issuance of any City Permit, a copy of the Northwest Florida Water Management District (NWFWMD) storm water permit shall be provided to the Planning Division.

4. **Condition:** Prior to the issuance of any City Permit, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Environmental Survey (NPDES) permit and submit a copy of said permit to the Public Services Director. If the site is less than 1 acre in size, provide an erosion control plan in accordance with LDC Article 11.

5. **Condition:** Prior to the issuance of a Certificate of Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

INGRESS/EGRESS:

Ingress and egress to the project is provided via a two-way driveway, 22.0' wide u-shaped, located on the east side of project which connects to Mountain Drive.

REFUSE COLLECTION:

Refuse collection shall be provided via dumpster service and the following condition shall apply:

1. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. *Ref. LDC Section 7.09.02(B)(3).*

PARKING:

The parking provided complies with Land Development Code Section 8.06.00. *Vehicle and bicycle parking standards*, as indicated on the approved plans.

PARKING REQUIREMENTS

Type of Use:	Parking standard:	Number of Units:	Total:
Nurseries	1 per 500 square feet	1,087 sq. ft.	2
	plus 1 space for every 2,000 sq. ft.	1,850 sq. ft.	1
	of outdoor ground storage/display	0.07 ac.	1
	area plus 1 space for each acre of	1 ADA	1
	growing area.		
		Total vehicle spaces required:	5
		Total vehicle spaces provided:	5
Minimum Bicycle Parking		Total bicycle spaces required	1
5% of total vehicle spaces (5 x .05)		Total bicycle spaces provided	1

LOADING SPACE (ZONE): 1 Loading Spaces required/provided.

OPEN SPACE/LANDSCAPE:

The project **does not** meet or exceed the landscape requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Open Space Requirements:

Site Development Area (Total Area): 20,037sq. ft. (0.46 acres, more or less)
Total Required Open Space: 25.0% (5,009 sq. ft.)
Total Provided Open Space: 40.1% (8,034 sq. ft.)

Tree Requirements:

Additional Parking Lot Trees (1 per end row and landscape island) Required on Site:	2
TOTAL TREES REQUIRED:	**2**
TOTAL TREES PROVIDED:	**2**

Unless otherwise noted, all required trees must be a minimum of ten (10) 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, one-third shall be a minimum of thirty-six (36) inches in height time of planting; one-third shall be a minimum of eighteen (18) inches in height when measured immediately after planting; and one-third shall be round cover plantings of a one-gallon size. **WARNING: A Certificate of Occupancy <u>will not</u> be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

<u>IMPACT FEES:</u>

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:

<u>Parks:</u> Exempt.

<u>Public Library:</u> Exempt.

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

Warehouse
Impact Fee Rate = $6.00 per 1,000 square feet
Proposed total square feet: 3,792
Impact Fee for 3,792 square feet = 3,792/1,000 x $6.00 = **$22.75**

Total Police Protection Impact Fees to be paid: **$22.75**

<u>Transportation</u>

Warehouse/Storage
Impact Fee Rate = $632.00 per 1,000 square feet
Proposed total square feet: 3,792
Impact Fee for 3,792 square feet = 3,792/1,000 x $632.00 = **$23,965.44**

Total Transportation Impact Fees to be paid: **$23,988.19**

Total Impact Fees to be paid: $23,988.19

<u>MULTIMODAL TRANSPORTATION MITIGATION FEES:</u>

The City's Transportation Consultant determined that the trips generated by the proposed development have a de minimus effect on the local roadway system. Please refer to the letter from Renaissance Planning Group, dated December 18, 2014 for approval of the traffic analysis. This project did not have to submit the MMTD worksheet for approval. No MMTD mitigation fees are required for this project.

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available. The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

Application Fee:	$2,000.00 (pd.)
FY 12 Application Fee:	$381.10 (pd.)
City Traffic Consultant:	$270.52 (pd.)
Re-Review Fees (Community Dev.):	$92.70 (pd.)
Administrative:	$50.00 (pd.)
Surrounding Property Notification:	$6.42 (pd.)
City Council Advertising:	N/A
TOTAL DUE (as of 12/30/14)	**$2,800.74 (pd.)**

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT:

The following state permits are required prior to the issuance of any city permit:

1. **Prior to the issuance of any City Permit,** obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Public Services Department.

2. **Prior to the issuance of any City Permit,** a copy of the Northwest Florida Water Management District (NWFWMD) storm water permit shall be provided to the Planning Division.

PUBLIC INPUT:

Staff did not receive any input from the public during the review process for this project.

TECHNICAL REVIEW TEAM MEMBER COMMENTS, NOTES AND CONDITIONS:

BUILDING DIVISION:

The Building Division of the Community Development Department approved the project in a memo dated December 19, 2014. Please refer to **Exhibit "A"** for a copy of the approval memo.

PLANNING DIVISION:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated January 29, 2015. Please refer to **Exhibit "B"** for a copy of the approval letter.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department has approved with conditions this project in its memorandum on December 12, 2014. Please refer to **Exhibit "C"** for a copy of the Public Services Department related notes and conditions.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project with conditions in a letter dated December 16, 2014. Please refer to **Exhibit "D"** for a copy of the approval letter.

DESTIN WATER USERS:

Destin Water Users approved the project with conditions in a letter dated December 23, 2014. Please refer to **Exhibit "E"** for a copy of the approval letter.

CENTURY LINK:

Century Link approved the project with conditions in a letter dated January 30, 2015. Please refer to **Exhibit "F"** for a copy of the approval letter.

COX COMMUNICATIONS:

Cox Communications stated it had no objections to the project, but had concerns, in a letter dated December 23, 2014. Please refer to **Exhibit "G"** for a copy of the approval letter.

GULF POWER:

Gulf Power stated it had no conflicts to the project in a letter dated December 22, 2014. Please refer to **Exhibit "H"** for a copy of the approval letter.

OKALOOSA GAS:

Okaloosa Gas stated it had no conflicts to the project in a letter dated December 24, 2014. Please refer to **Exhibit "I"** for a copy of the approval letter.

CITY TRANSPORTATION CONSULTANT:

The City's Transportation Consultant approved traffic analysis provided to it for review. Please refer to **Exhibit "J"** for a copy of the letter from Renaissance Planning Group, dated December 23, 2014.

WASTE MANAGEMENT:

Waste Management stated it had no concerns nor objections to the project in a letter dated December 22, 2014. Please refer to **Exhibit "K"** for a copy of the approval letter.

EXHIBIT "A"

Community Development
Building Division
Phone: 654-1119
Fax: 837-7949

MEMORANDUM

DATE: Dec ember 19, 2014

TO: Project Manager/Ashley Grana

THRU: Planning & Code Enforcement Admin/Larry Beat

FROM: Chief Building Official/ Noell Bell

SUBJECT: **15-4-SP, Hy-Tech Landscaping, 1st amendment**
515 Mountain Dr.
A minor deviation to a minor Tier 1 Development

Review of the project plans submitted for a minor deviation to a Tier 1 Development by the Building Division has resulted in NO comment(s).

RECEIVED
DEC 19 2014
COMMUNITY DEVELOPMENT

EXHIBIT "B"

Community Development

Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 | www.cityofdestin.com

January 29, 2014

Core Engineering & Consulting
Attn.: Mr. Chris O'Shea, E.I.
3997 Commons Drive West, Suite F
Destin, Florida 32541

Subject: Second Submittal Review for 15-04-SP, Hy-Tech Landscaping, a Minor Tier 1 Development 515 Mountain Drive, Destin, FL 32541

Dear Mr. O'Shea:

Your first Minor Deviation to a previously approved Tier 1 Development Application submittal package was received on January 9, 2015. Staff then forwarded the submittal package to the Technical Review Team (TRT) members on January 22, 2015 and asked that they provide their comments back to the Planning Division February 5, 2015. The following **TRT comments** are provided for your review and comment. Please ensure you read the comments and **bolded notes** listed below.

Process Timeline:

- ❑ Applicant's original submittal date: December 5, 2014
- ❑ Completeness review date: December 9, 2014
- ❑ Staff's first submittal review comments due date: December 29, 2014
- ❑ Staff's actual first submittal review comments date: December 31, 2014
- ❑ Applicant's second submittal target date: March 2, 2015
- ❑ Applicant's actual second submittal date: January 9, 2015
- ❑ Staff's second submittal review distribution date: January 22, 2015
- ❑ Staff's actual submittal review date: February 5, 2015
  - o Note: Land Development Code requires resubmittal within 60 days.
  - o Note: The applicant may request ONE 15-day extension to the 60 day resubmittal deadline.

A. **Planning Division Comments: Approved with conditions.** *Correct item number 1 on the final set of plans that will be submitted to the Planning Division to be stamped approved.* To discuss Planning Division related comments or conditions, please contact Mr. R. Ashley Grana at 850-837-4242, extension 3175.

1. On sheet C-2, add "Install Handicap Parking and H/C fine signs" with a symbol to denote their location in front of the H/C parking space. The height of the installed signs must meet code.

2. **Prior to the issuance of any City Permit,** a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign.

3. **Prior to the Commencement of Construction,** temporary site screening shall be erected in compliance with Destin Code of Ordinance section 6-51.

4. **Prior to the issuance of a Certificate of Completion/Occupancy,** all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.

5. **Prior to the issuance of a Certificate of Completion/Occupancy,** the site work, landscaping, and outdoor lighting must be inspected and approved by the Community Development Department.

6. **Condition:** All new development projects shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*

7. **Condition:** Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.

8. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. *Ref. LDC Section 7.09.02(B)(3).*

B. **City Transportation Consultant Comments:** **Approved**. Please refer to the attached letter dated December 23, 2014. To discuss city transportation consultants related comments, please contact Mr. Scott Sinclair at 813-254-7741.

C. **Building Division Comments:** **Approved.** Please refer to the attached memo dated December 19, 2014. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.

D. **Public Services Department Comments:** **Approved with conditions.** Please refer to the attached memo dated December 12, 2014. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.

E. **Destin Fire Control District Comments:** **Approved.** Please refer to the attached memo dated December 16, 2014. To discuss Destin Fire Control District related comments or conditions, please contact Mr. Ronald Gerdeman at 850-837-8413.

F. **Destin Water Users Comments:** **Approved with conditions.** Please refer to the attached memo dated December 23, 2014. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.

G. **CenturyLink:** **No review comments have been received to the City at this time. Review comments will be provided to the applicant as soon as they are provided to staff.** To discuss CenturyLink related comments or conditions, please contact Mr. Daniel Poole at 850-664-3054.

H. **Cox Communications:** **No objections.** Please refer to the attached letter dated December 23, 2014. To discuss Cox Communications related comments or conditions, please contact Mr. Roger Dixon at 850-314-8163.

I. **Gulf Power:** **No conflicts.** Please refer to the attached letter dated December 22, 2014. To discuss Gulf Power related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.

J. **Okaloosa Gas District:** **Approved.** Please refer to the attached letter dated December 24, 2014. To discuss Okaloosa Gas District related comments or conditions, please contact Mr. Essa Rhebi at 850-729-4870.

K. **Waste Management:** **Approved.** Please refer to the attached letter dated December 22, 2014. To discuss Waste Management related comments or conditions, please contact Ms. Pam LaCourse at 850-301-2816.

L. **Important Notes:**

1. **Impact fees may be assessed on this project depending on if any exemptions or credits are applicable. Final impact fee amounts will be determined and provided within the final development order.**

FINAL SUBMITTAL REQUIREMENTS:

1. **A cover letter indicating the number and types of plans contained in the submittal.**

2. **Seven (7) complete sets of the revised sheet.**

3. **All plans and other documents in a pdf format on a DVD disk.**

You need to submit to staff the above-mentioned items within the next five (5) business days. Once staff has received the requested items listed above, the Development Order (DO) will be drafted for the owner's signature. Staff has ten (10) business days from the date of this letter to draft the DO.

If you have questions or need additional information, please feel free to contact me at (850) 837-4242, ext. 3175.

Sincerely,

R. Ashley Grana

R. Ashley Grana
Planning Manager

RAG/

Attachments:

1. City Transportation Consultant comments dated December 23, 2014
2. Building Division comments dated December 19, 2014
3. Public Services Department comments dated December 12, 2014
4. Destin Fire Control District comments dated December 16, 2014
5. Destin Water Users comments dated December 23, 2014
6. Cox Communications comments dated December 23, 2014
7. Gulf Power Company comments dated December 22, 2014
8. Waste Management comments dated December 22, 2014
9. Okaloosa Gas dated December 24, 2014

cc: File: 15-04-SP Letter Log

EXHIBIT "C"

OFFICE OF PUBLIC SERVICES
MEMORANDUM

RECEIVED

DEC 1 2 2014

COMMUNITY DEVELOPMENT

December 12, 2014

TO: Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bodi

SUBJECT: 15 04 SP Hy-Tech Landscaping 1st Amendment, 515 Mountain Drive
Right of Way & Wetlands Impact Review ONLY

A submittal was received on December 10, 2014 and the right-of-way & wetlands areas only were reviewed. **The current submittal appears to meet the Land Development Code.** There appear to be no impacts to the right-of-way or environmentally sensitive areas. The following standard conditions of the D.O.:

1. **Condition:** Prior to obtaining any City permits, obtain a Destin Right-of-Way Construction submit to the Public Services Department (as needed).
2. **Condition:** Prior to obtaining any City of Destin permits, obtain a FDEP NPDES permit and submit copy to the Public Services Director. If site is less than 1 ac., provide an erosion control plan in accordance with LDC Article 11.
3. **Condition:** Refer to LDC Article 8, Transportation, - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
4. **Condition** Refer to LDC Article 11.09.00., Illicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.-
5. **Condition** Contact the City Recreation Department (850) 837-4242 to coordinate any right-of-way irrigation modifications as needed.

cc:
PS Files

EXHIBIT "D"

RECEIVED

DEC 16 2014

COMMUNITY DEVELOPMENT

TECHNICAL REVIEW TEAM

DATE: December 16, 2014

To: PLANNING & ZONING DIRECTOR
CITY OF DESTIN
4100 Indian Bayou Trail
DESTIN, FL 32541

THE DESTIN FIRE CONTROL DISTRICT INSPECTION DEPARTMENT HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL.

PROJECT: HY-TECH Landscaping

LOCATION: 515 Mountain Dr.

OCCUPANCY (NFPA): Business

OWNER/CONTRACTOR: Christopher L O'Shea
850-650-2646

_X_ APPROVED

__ DISAPPROVED FOR THE FOLLOWING:

Comments: Fire District Impact and Plan Review Fees will be assessed when site and building plans are submitted for permitting.

Ronald E Gerdeman, Fire Marshal
Destin Fire Control District
rgerdeman@destinfire.com

EXHIBIT "E"

DESTIN WATER USERS INC.

P.O. BOX 308 DESTIN, FL. 32540-0308 (850)-837-6146

DATE: December 23, 2014

RECEIVED

DEC 2 3 2014

COMMUNITY DEVELOPMENT

TO: THE CITY OF DESTIN – COMMUNITY DEVELOPMENT
4200 INDIAN BAYOU TRAIL
DESTIN, FLORIDA 32541

PROJECT: Hy-Tech Landscaping, 1st Amendment
PROJECT NUMBER: 15-04-SP
CONTACT: Edwin L. Stanford (850)650-2646
LOCATION: 515 Mountain Drive Destin Fl 32541

[X] PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

Approved

(Subject to the following, which shall be a condition of the Developmental Order with the City of Destin)

1. *ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.*

2. ***FIELD VERIFIED AND SCALED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURES MUST BE SUBMITTED TO THE CITY OF DESTIN AND FORWARDED TO DESTIN WATER USERS, INC. FOR FINAL INSPECTION BY DESTIN WATER USERS, INC. A WRITTEN APPROVAL SHALL THEN BE SUBMITTED TO THE CITY OF DESTIN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE CITY OF DESTIN IF THERE ARE NO OUTSTANDING ISSUES.***

3. Existing backflow needs to be tested or replaced if needed

4. Existing sewer connection will be on the existing building only. No connection to the discharge of irrigation water will be Allowed. (need to discuss at a future date).

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 837-6146 ext. 3937

Signed

QUALITY SERVICE SINCE 1964

EXHIBIT "F"

CenturyLink

RECEIVED

JAN 30 2015

COMMUNITY DEVELOPMENT

CENTURYLINK
ENGINEERING DEPT
650 DENTON BLVD.
FORT WALTON BEACH, FL 32547

January 30, 2015

Mr. Ashley Grana
Planning Manager
City of Destin
4200 Indian Bayou Trail
Destin, Fl. 32541

RE: 15-04-SP – HY-Tech Landscaping, 1st Amendment, 2nd Submittal
County: OKALOOSA

Dear Mr. Ashley Grana,

This letter is to inform you that CenturyLink has no objections to the proposed construction of the above mentioned project.

Please feel free to contact me at (850) 664-3446 with any questions or concerns.

Sincerely,

Bobby Wiedeman

Bobby Wiedeman
CenturyLink Engineer
Fort Walton Beach, FL

EXHIBIT "G"

Cox Communications Gulf Coast, LLC
320 NW Racetrack Road
Fort Walton Beach, FL 32547
(850) 862-4142
(850) 862-1708 fax

December 23, 2014

RECEIVED

DEC 23 2014

COMMUNITY DEVELOPMENT

City of Destin
4200 Two Trees Rd.
Destin, Fl 32541

To: Technical Review Team
Re: 15-04-SP – Hy Tech Landscaping, 1st Amend
515 Mountain Dr., Destin, FL

Cox Communications has no objections to the above named project however. If there are any conflicts with Cox Communications existing facilities within the road r-o-w it will be the responsibility of the City of Destin to contact Cox Communications of said conflicts.

Please contact myself prior to construction to ensure access to the property and buildings for video, telephone, high speed internet, and fiber optic data services.

Sincerely,

Roger Dixon
Construction Planner II
Cox Communications
Office: 850-314-8163
roger.dixon@cox.com

EXHIBIT "H"

GULF POWER
A SOUTHERN COMPANY

Date: December 22, 2014

RECEIVED
DEC 2 2 2014
COMMUNITY DEVELOPMENT

Mr. R. Ashley Grana/Planning Manager
City of Destin
4200 Indian Bayou Trail
Destin, Florida 32541

HOT: 15-04-SP HY-Tech Landscaping, 1st amend
Mountain Drive, Destin Florida

Gulf Power Co. has no conflicts with above referenced project.
Please call me if there are any other questions.
Sincerely,

Thomas Richardson 850-833-4881
Power Delivery Engineering Destin

EXHIBIT "I"

Okaloosa Gas District

OKALOOSA GAS DISTRICT
TECHNICAL REVIEW COMMITTEE, DESTIN

DATE 12/24/14

BUSINESS:

15-04-SP, Hy-Tech Landscaping, 1st Amendment 515 Mountain Dr a Minor Deviation to a Minor Tier 1 Development

COMMENTS:

Please be advised that Okaloosa Gas District has reviewed the plans for the above referenced project and has no objection. There is gas available,we are sorry for any inconvenience in our delay in submitting our response.

If you should have any questions or require additional information, please don't hesitate to call me at 729-4870.

RECEIVED
DEC 24 2014
COMMUNITY DEVELOPMENT

Submitted by:

Essa Rhebi

Essa Rhebi
Systems Engineer

ER/ta

P.O. Box 548 • 364 Valparaiso Pkwy • Valparaiso, FL 32580-0548 • Main Fax: 850-678-4604
OkaloosaGas.com • Email: esupport@okaloosagas.com
...The Difference is our Service!

EXHIBIT "J"

RENAISSANCE PLANNING GROUP
400 North Ashley Drive, Suite 1010 • Tampa, FL 33602 • phone: 813.254.7741 • fax: 813.254.7742

December 18, 2014

RECEIVED
DEC 23 2014
COMMUNITY DEVELOPMENT

Attn: Ashley Grana
City of Destin
4200 Indian Bayou Trail
Destin, FL 32541

Subject: 15-04: Hy-Tech Landscape – 1st Submittal

Dear Mr. Grana:

Renaissance Planning Group has reviewed the above-referenced traffic analysis, received by the City on December 5, 2014. The proposed development will generate 6 PM Peak Hour trips and is not anticipated to significantly impact the roadway network. Therefore, we recommend approval of the traffic study. Thank you for the opportunity to comment on this submittal.

Sincerely,

Scott Sinclair
Sr. Transportation Planner
Renaissance Planning Group

cc: Nick Lepp, Renaissance Planning Group
Scott Swearengen, Renaissance Planning Group

EXHIBIT "K"

WASTE MANAGEMENT
Think Green.

RECEIVED

DEC 2 2 2014

COMMUNITY DEVELOPMENT

December 22, 2014

Mr. R. Ashley Grana
Planning Manager
4200 Indian Bayou Trail
Destin, Florida 32541

Dear Ashley Grana,

Please accept this letter as confirmation that 15-04-SP - Hy-Tech Landscaping review has been conducted and this location has space that will allow for trash receptacles.

If you have any questions, feel free to contact me at 850-301-2832.

Thank you,

Pam LaCourse

Pam LaCourse
District Manager
Waste Management