

# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 | [www.cityofdestin.com](http://www.cityofdestin.com)

May 13, 2015

Order No. 15-07

**Final Development Order:**

**HY-TECH LANDSCAPING, 2<sup>ND</sup> AMENDMENT (STORAGE BLDG. ADDITION)  
A MINOR DEVIATION TO A PREVIOUSLY APPROVED TIER 1 DEVELOPMENT  
515 MOUNTAIN DRIVE  
(15-09-SP)**

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

Dear Mr. O'Shea:

You requested the City, in an application dated April 14, 2015, approve an amendment revising the previously approved Development Order (DO-15-03) to reflect the following changes:

- Delete from the approved plans the free standing 432 sq. ft. storage building and replace it with a 560 sq. ft. addition to the back of the existing office building.
- Change the parking space location (3 parking spaces) from behind the office building at 90 degree to next to the new 560 sq. ft. storage building addition with 0 degree parking spaces.
- Decrease slightly the impervious area on site from the previous D.O.
- Add a future location for a 100 sq. ft. walk-in cooler.

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

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

1. **All prior conditions of Development Orders No. 15-03 for this project are still applicable.** It is the owner's responsibility to review and become familiar with these conditions and it is also his responsibility to inform any contractor that he hires to build this development of those said conditions.
2. **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.



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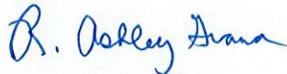
Final Development Order, Hy-Tech Landscaping, 2<sup>nd</sup> Amendment (Storage Bldg. Addition)

3. **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.
4. **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.
5. **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.*

**Please keep a copy of this letter with the original Final Development Order and any subsequent amended development orders.**

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

Sincerely,



R. Ashley Grana  
Planning Manager

RAG/

cc: City Clerk  
Building Division File: 515 Mountain Drive  
Project Files: 15-04-SP & 15-09-SP  
2015 Development Order Log