



# 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)

July 31, 2015

Order No. 15-13

**Final Development Order:**

**“HANSHAW SUBDIVISION”  
A TIER 1 MINOR SUBDIVISION  
315 SNAPPER DRIVE  
(15-11-MS)**

Mr. and Mrs. Robert Hanshaw  
301 Snapper Drive  
Destin, Florida 32541

Dear Mr. Hanshaw:

You have requested, through your agent Mr. Dean Burgis of Emerald Coast Associates, Inc., that the City approve an application for a Minor Subdivision. The request involves the platting of 1 meets and bounds lot into 3 platted lots off an existing public right-of-way (Snapper Drive). The subdivision in question does not contain any commons space that would be dedicated to the City or to a Homeowners Association. The subject property contains 1.03 acres and is located at 315 Snapper Street.

Based upon the City's approval and issuance of this Development Order on July 31, 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.

**DETERMINATIONS:**

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan and drainage plan, dated approved July 20, 2015.

**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 **July 31, 2015** (no later than **July 31, 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 “Hanshaw Subdivision” 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**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.
  - B. **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.
  - C. **Prior to the issuance of a Certificate of Occupancy**, the site work and landscaping must be inspected and approved by the Community Development Department.

D. **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 with Arabic numerals not less than three inches in height and one-half inch in width. Numbers must be in a color contrasting to the building or other background. Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility. *Ref. LDC Section 7.18.04.*

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

Sincerely,



R. Ashley Grana  
Planning Division Manager

RAG/

cc: Dean Burgis, Emerald Coast Associates, Inc.  
City Clerk  
Building Division File: 315 Snapper Drive  
Planning Division File: 15-11-MS  
2015 Development Order Log  
File: Letter Log