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CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

June 28, 2006

Order No. 06-13

Final Development Order:

**“O’SULLIVAN CREEL OFFICE BUILDING”
A MINOR DEVELOPMENT
(SP-06-07)**

Based upon the City's approval and issuance of this Development Order, on June 28, 2006, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Committee Report.

BACKGROUND / ISSUE:

- Applicant:** CBG Properties, Inc., is requesting approval of a Minor Development identified as “O’Sullivan Creel Office Building.”
- Request:** The proposed development consists of 23,188 square feet of office space.
- Location:** The proposed development is located in undivided Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (36474C Emerald Coast Parkway), and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0000-0059-006B.
- Parcel Size:** The current site area is 1.62 acres, more or less.
- Future Land Use:** Residential, Office, and Institutional (ROI)
- Zoning District:** Business Tourism (BT)
- Density:** Allowed: Up to 12.00 units per acre per Comprehensive Plan 2010
Proposed: N/A
- Intensity:** Allowed: 0.50 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.33 FAR
- Application Date:** December 28, 2005
- TRC Date:** January 18, 2006
- Approved Site Plan Date:** June 8, 2006

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated June 8, 2006 are incorporated herein.

CONDITIONS OF APPROVAL FOR "O'SULLIVAN CREEL OFFICE BUILDING" A MINOR DEVELOPMENT (SP-06-07):

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

Construction of infrastructure must commence within one (1) year of approval date (date from which the Final Development Order is issued by the Community Development Department) of the Final Development Order on June 28, 2006 (no later than June 28, 2007), and must be completed as shown on plans approved by the Technical Review Committee.

WARNING: If the applicant/owner has not obtained a building permit(s) for construction of infrastructure 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 2.10.00)

NOTE: An applicant/owner who desires to extend the twelve (12) month (1 year) deadline must submit a 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. 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 "O'Sullivan Creel Office Building" 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 are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or
 - B. Construction of infrastructure activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order 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 Engineering Department prior to issuance of building permits, unless otherwise exempted by the City Engineer.)
 - 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. **Conditions Per Community Development Department:** Refer to pages 12 and 13 of the attached TRC Report dated June 8, 2006.
5. **Conditions Per Destin Water Users, Inc.:** Refer to page 14 of the attached TRC Report dated June 8, 2006.

TECHNICAL REVIEW COMMITTEE REPORT

“O’SULLIVAN CREEL OFFICE BUILDING” A MINOR DEVELOPMENT (SP-06-07)

TRC Report: June 8, 2006

ISSUE:

Applicant: CBG Properties, Inc., is requesting approval of a Minor Development identified as “O’Sullivan Creel Office Building.”

Request: The proposed development consists of 23,188 square feet of office space.

Location: The proposed development is located in undivided Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (36474C Emerald Coast Parkway), and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0000-0059-006B.

Parcel Size: The current site area is 1.62 acres, more or less.

Future Land Use: Residential, Office, and Institutional (ROI)

Zoning District: Business Tourism (BT)

Density: Allowed: Up to 12.00 units per acre per Comprehensive Plan 2010
Proposed: N/A

Intensity: Allowed: 0.50 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.33 FAR

Application Date: December 28, 2005

TRC Date: January 18, 2006

Approved Site Plan Date: June 8, 2006

DISCUSSION/FINDINGS:

CBG Properties, Inc., is requesting approval of a Minor Development identified as “O’Sullivan Creel Office Building.” The proposed development consists of 23,188 square feet of office space. The proposed development is located in undivided Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (36474C Emerald Coast Parkway), and is more specifically known by the Property Appraiser’s Parcel I.D. number 00-2S-22-0000-0059-006B. The current site area is 1.62 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical review, Concurrency Management review, and a Level of Service review.

The Technical Review Committee (TRC) reviewed and approved the project with specific conditions as stated below.

COMPREHENSIVE PLAN/ZONING:

The property currently has a Future Land Use designation of Residential, Office, and Institutional (ROI) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the Residential, Office, and Institutional (ROI) Future Land Use designation and is a permitted principal use within the Business Tourism (BT) Zoning District.

LAND USE TRANSITION & SPECIAL DESIGN CRITERIA:

Comprehensive Plan: 2010 Policy 1-2.1.7 requires that *“All property designated for nonresidential use on the FLUM shall be developed and designed to ensure a smooth land use transition between the said nonresidentially designated property and any directly abutting low rise residential property, either existing or identified on the FLUM.”* The LDC requirements regulating “special design criteria” are *“...to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin.”* This section also states, *“These standards and regulations are intended to promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.”* [LDC, §7.09.00].

Criteria for consideration to ensure smooth land use transition and special design include:

- Proximity of proposed nonresidential use to abutting low rise residential property
- Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio)
- Traffic generation
- Setbacks and buffers
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

Proximity of proposed nonresidential use to abutting low rise residential property:

The proposed development consists of 23,188 square feet of office space. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Residential, Office, and Institutional (ROI)	Business Tourism (BT)	North: office building
South	Crystal Beach Neighborhood (CBN)	Business Tourism (BT)	South: Terra Cotta Terrace Subdivision of single family residential dwellings
East	Residential, Office, and Institutional (ROI)	Business Tourism (BT)	East: Tuscany Planned Unit Development of single family residential dwellings
West	Residential, Office, and Institutional (ROI)	Business Tourism (BT)	West: office and warehouse building

As described herein, the surrounding uses include office buildings, warehouse buildings, and single family residential dwellings. The intensity and density of development is below the maximum intensity provided for in the Land Development Code and density provided in the Comprehensive Plan. The density and Floor Area Ratio of the project is detailed below.

Massing (Width and Depth), Height (Buildings) and Intensity (Floor Area Ratio):

Massing (Width and Depth) and Height (Buildings):

The proposed development consists of 23,188 square feet of office space. The proposed building measures 60 feet wide by 132 feet deep. This building is three stories with a building height of 35 feet measured to the cornice line.

Intensity (Floor Area Ratio - FAR):

The FAR calculation methodology results in an FAR of 0.33, which is also below 0.50 and is calculated as follows:

Total sq. ft. of existing and proposed buildings / sq. ft. of subject parcel = FAR

23,188 sq. ft. / 70,567 sq. ft. = 0.33 FAR

Traffic Generation:

Please refer to the "Traffic Analysis" section below.

Setbacks and Buffers:

The proposed development meets all of the required setbacks for the BT Zoning District.

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (North):	10'	5' CB	92' including 5' CB
Back (South):	20'	10' VB	165' including 10' VB
Side (East):	15'	10' VB	76' including 10' VB
Side (West):	15'	5' CB	15' including 5' CB
Between Bldgs.:	10'	N/A	N/A (only one building proposed on site)

Note: 10' FP = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. The following buffers are required: a ten (10) foot vegetative buffer along the southern property line and along the eastern property line, and a five (5) foot common boundary buffer along the northern property line and along the western property line.

Mechanical equipment:

Condition: 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 facing a right-of-way. 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 (6) 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.

Outdoor storage and display:

No storage or display areas are depicted on the approved site plan. Therefore, the outdoor storage and display of materials, equipment, and merchandise is not permitted for this proposed development.

Solid waste collection areas:

All non-construction related dumpsters, trashcans, and recycling bins are to be placed in solid waste collection areas or inside a building. Solid waste collection areas are to be set back a minimum of ten feet from any property line that abuts single-family, duplex or townhome uses and setback a minimum of five feet from any property line which abuts a non-residential or mixed use.

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 and remain closed.

Parking, loading, or accessway areas:

These characteristics of the proposed development are technically consistent with the Comprehensive Plan and LDC and are considered compatible. Further details are provided within the TRC Report regarding "Ingress/Egress" and "Parking."

The site plan for "O'Sullivan Creel Office Building" complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.00.

Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to further analysis if required pursuant to provisions of the Comprehensive Plan [Policy 1-2.1.7] and Land Development Code [LDC, §7.09].

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

- Solid Waste: **X**
- Potable Water: **X**
- Sanitary Sewer: **X**
- Traffic: **X**
- Stormwater Management: **X**

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's Transportation Consultant, and approved on June 6, 2006 the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

Traffic concurrency is satisfied for this project, as confirmed by the City's Transportation Manager after reviewing the applicant's traffic concurrency analysis.

SUBDIVISION OR PUD - PLAT:

Not applicable.

AIRPORT PROTECTION:

As proposed, this project is not affected by nor affects the Destin – Ft. Walton Beach Airport. The applicant has indicated on the development order application that the proposed project is not within the Airport Expansion Area. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from the FAA for temporary encroachment into this restrictive area and a copy of a completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

WHITE SANDS ZONE:

The project property is not located in a White Sand Zone area.

SIGNS:

No overall sign approval is part of this application. All future signs must comply with the applicable section of the Destin Land Development Code in effect at the time a sign application is submitted.

UTILITIES:

All proposed utilities are required to be placed underground.

COX COMMUNICATIONS:

Cox Communications approved the project in a letter dated January 16, 2006.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated January 18, 2006.

GULF POWER:

Gulf Power approved the project in a letter dated January 9, 2006.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated January 18, 2006.

SPRINT:

Sprint approved the project in a letter dated January 19, 2006.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated March 15, 2006, and had the following conditions:

1. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
2. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be furnished to Destin Water Users, Inc. prior to issuance of Certificate of Occupancy by the City of Destin.
3. **Condition:** Please add a note to the utility page of the plans stating "the water and gravity sewer main are private at this location. All taps shall be performed privately, under the direct supervision of Destin Water Users, Inc. Please contact Steve Schmitt 48 business hours prior to performing any taps.

STORMWATER:

The City approved the stormwater management plan on April 24, 2006, and had the following stormwater related condition:

1. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
2. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
3. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be forwarded to the City Engineer's office.
4. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
5. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management", particularly those guidelines set forth for the construction and maintenance of exfiltration trenches.
6. **Condition:** All perforated piping and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling. Prior to inspection by the City, the Engineer of Record shall submit an inspection report that certifies the compliance of the perforated pipe and exfiltration beds.

INGRESS/EGRESS:

There is one proposed ingress/egress accessway attributed to this development. The accessway is a two-way accessway utilizing an access and utility easement running through the property directly abutting to the north. This accessway is approximately 22 feet wide.

PARKING:

Because this project is contributing towards the multi-modal transportation district (MMTD) policies of the City, a 2-parking space reduction has been granted for this project. These contributions include a 10-foot pedestrian/bicycle easement along the southern property line and an ADA-accessible pedestrian pathway providing access to the northern property and the western property. Therefore, after accounting for the parking space reduction granted for the implementation of MMTD policies, the project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

Per code:

Office: 1 space per 200 square feet of office space.

Per site plan:

Office: 23,188 square feet x 1 space per 200 sq. ft. = 116 parking spaces required

MMTD Policy implemented: 10-foot pedestrian/bicycle easement along southern property line

MMTD Policy implemented: Improved pedestrian connectivity with adjacent non-residential parcels

Parking Reduction per MMTD Policies being implemented: 2 spaces

Total Parking Required: 114 spaces

Parking Provided: 114 spaces including 5 handicap spaces

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpster must be screened by a gated opaque enclosure at least six feet tall and remain closed.

SIDEWALKS:

Per the city's Multi-Modal Transportation policies, a 5-foot wide concrete sidewalk is required to provide an unobstructed pedestrian connection between this parcel and the adjacent non-residential parcels, specifically to the north and to the west.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 70,567 sq. ft. (1.62 acres, more or less)

Required 25% Open Space: 17,642 sq. ft.

Provided Open Space: 26,478 sq. ft (37%)

Landscape Requirements:

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (0 trees x 3 credits per tree):	0
Credits for Existing Trees (13" to 19" diameter) on Site (0 trees x 4 credits per tree):	0
Credits for Existing Trees (20" or 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for Existing, Protected, or Preserved Trees:	<u><u>0</u></u>
Reforestation Trees (1 per every .10 of an acre: 1.62 x 10 = 16) Required on Site:	<u>16</u>
Total Reforestation Credits:	<u>0</u>
Total Reforestation Trees Required on Site:	<u><u>16</u></u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	16
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
Perimeter Trees (1 per 25') Required on Site:	0
Parking Lot Trees (1 per end row and landscape island) Required on Site:	17
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	24
Conditional Compatibility Vegetation	0
TOTAL TREES REQUIRED:	<u><u>57</u></u>
TOTAL TREES PROVIDED:	<u><u>57</u></u>

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (north and west). A ten (10) foot Vegetative Buffer is required along those property lines that directly abut a residential parcel (south and east). If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting. **WARNING: A Certificate of Occupancy will not be issued until the required landscape material per the approved landscape plan has been inspected and approved by the Community Development Department.**

IMPACT FEES:

The following impact fee amounts may be subject to change. Final impact fee amounts will be determinant upon the gross floor area of the development 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:

Police Protection: The police protection impact fees were calculated using the following "Outside 98 Corridor" rates and fees.

Office (U.S. 98 Corridor):

Impact Fee Rate = \$24.56 per 1,000 square feet

New Office Space = 23,188 sq. ft.

Impact Fee for Office = 23,188 sq. ft. x \$24.56 per 1,000 sq. ft. = **\$569.50**

Total Police Protection Impact Fees to be paid for "O'Sullivan Creel Office Building": **\$569.50**

Roads: The roads impact fees were calculated using the following rates and fees:

Office (applied as Office under 100,000 sq. ft. per the Fee Schedule for Roads):
Impact Fee Rate = \$1,421.00 per 1,000 square feet
New Office Space = 23,188 sq. ft.
Impact Fee for Office = 23,188 sq. ft. x \$1,421 per 1,000 sq. ft. = **\$32,950.15**

Total Roads Impact Fees to be paid for "O'Sullivan Creel Office Building": **\$32,950.15**

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$569.50
<u>Roads:</u>	=	<u>\$32,950.15</u>
TOTAL	=	<u>\$33,519.65</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (June 8, 2006). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Traffic Consultant:	\$213.06
City Stormwater Review Consultant:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Engineering)	Paid
Administrative Costs:	Paid
<u>City Council Advertising:</u>	<u>N/A</u>
TOTAL (as of 6/8/06) =	\$213.06

COMMENTS/CONDITIONS:

Public Input:

No public comments have been presented to staff at the time of this report.


Per Community Development Department:

1. **Condition:** 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. 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 (6) 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.

2. **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 and remain closed.
3. **Prior to the issuance of a Certificate of Occupancy,** all applicable impact fees must be paid.
4. **Prior to the issuance of any City Permit,** all 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 Occupancy/Completion,** all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.
6. **Prior to the issuance of a Certificate of Occupancy,** the landscaping and outdoor lighting, if installed, must be inspected and approved by the Community Development Department. The lighting plan which shall be submitted prior to the issuance of any city permit, must provide specifications for the proposed outdoor lighting, including photometrics. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.
7. Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members and may be subject to a compatibility analysis if required pursuant to provisions stated within the approved Development Order, the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09] or if necessary as agreed upon by the City and the applicant prior to the issuance of the final development order.
8. **Condition:** Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.
9. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater and a NPDES Stormwater Construction Generic Permit (if applicable) approval shall be forwarded to the City Engineer's office.
10. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be forwarded to the City Engineer's office.
11. **Condition:** If groundwater is observed standing in the storm structures, the SWMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for review and approval.
12. **Condition:** Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management", particularly those guidelines set forth for the construction and maintenance of exfiltration trenches.
13. **Condition:** All perforated piping and exfiltration beds shall be inspected and approved by the Engineer of Record and the City of Destin prior to backfilling. Prior to inspection by the City, the Engineer of Record shall submit an inspection report that certifies the compliance of the perforated pipe and exfiltration beds.

Per Destin Water Users, Inc.:

14. **Condition:** All revisions to the water and/or sewer utilities of any previously approved project must be re-approved by Destin Water Users, Inc. in writing at least 24 hours prior to implementation.
15. **Condition:** Field verified and scaled "as-built" plans including all utility infrastructures must be furnished to Destin Water Users, Inc. prior to issuance of Certificate of Occupancy by the City of Destin.
16. **Condition:** Please add a note to the utility page of the plans stating "the water and gravity sewer main are private at this location. All taps shall be performed privately, under the direct supervision of Destin Water Users, Inc. Please contact Steve Schmitt 48 business hours prior to performing any taps.


Gerald F. Mucci, AICP 6-28-06
Community Development Director Date


J. Steve Jay 7/7/06
President Date