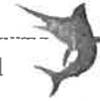




CITY of DESTIN

4200 Two Trees Road • Destin, Florida 32541



www.cityofdestin.com

September 27, 2005

Order No. 05-40

Final Development Order:

**“AZALEA DRIVE OFFICE WAREHOUSE”
A MINOR DEVELOPMENT
(SP-05-25)**

Based upon the City's approval and issuance of this Development Order, on September 27, 2005, 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: Edwin L. Stanford, P.E., on behalf of Mike Buckingham, Manager for Ground Up Development, LLC, is requesting approval of a Minor Development identified as “Azalea Drive Office Warehouse.”

Request: The proposed development entails four (4) attached 3,000 square foot buildings, each consisting of 2,250 square feet of warehouse use and 750 square feet of office use.

Location: The proposed development is located at a Portion of Block E-05 of Second Revision of Calhouns Subdivision, Okaloosa County, Florida, and is more specifically known as 295 Azalea Drive, Property Appraiser's Parcel I.D. number 00-2S-22-0310-000E-E050.

Parcel Size: The current site area is 0.82 acres, more or less.

Future Land Use: Commercial Trades and Services (CTS)

Zoning District: Business Retail (BR)

Density: N/A

Intensity: Allowed: 1.30 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.33 FAR

Application Date: July 5, 2005

TRC Date: July 20, 2005

Approved Site Plan Date: September 13, 2005

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated September 13, 2005, are incorporated herein.

CONDITIONS OF APPROVAL FOR "AZALEA DRIVE OFFICE WAREHOUSE" A MINOR DEVELOPMENT (SP-05-25):

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 September 27, 2005 (no later than September 27, 2006), 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 "Azalea Drive Office Warehouse" 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.

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.

Conditions Per Community Development Department: Refer to pages 13 and 14 of the attached TRC Report dated September 13, 2005.

TECHNICAL REVIEW COMMITTEE REPORT

“AZALEA DRIVE OFFICE WAREHOUSE” A MINOR DEVELOPMENT (SP-05-25)

TRC Report: September 13, 2005

ISSUE:

Applicant: Edwin L. Stanford, P.E., on behalf of Mike Buckingham, Manager for Ground Up Development, LLC, is requesting approval of a Minor Development identified as “Azalea Drive Office Warehouse.”

Request: The proposed development entails four (4) attached 3,000 square foot buildings, each consisting of 2,250 square feet of warehouse use and 750 square feet of office use.

Location: The proposed development is located at a Portion of Block E-05 of Second Revision of Calhouns Subdivision, Okaloosa County, Florida, and is more specifically known as 295 Azalea Drive, Property Appraiser’s Parcel I.D. number 00-2S-22-0310-000E-E050.

Parcel Size: The current site area is 0.82 acres, more or less.

Future Land Use: Commercial Trades and Services (CTS)

Zoning District: Business Retail (BR)

Density: N/A

Intensity: Allowed: 1.30 Floor Area Ratio (FAR) per Comprehensive Plan 2010
Proposed: 0.33 FAR

Application Date: July 5, 2005

TRC Date: July 20, 2005

Approved Site Plan Date: September 13, 2005

DISCUSSION/FINDINGS:

Edwin L. Stanford, P.E., on behalf of Mike Buckingham, Manager for Ground Up Development, LLC, is requesting approval of a Minor Development identified as “Azalea Drive Office Warehouse.” The proposed development entails four (4) attached 3,000 square foot buildings, each consisting of 2,250 square feet of warehouse use and 750 square feet of office use. The proposed development is located at a Portion of Block E-05 of Second Revision of Calhouns Subdivision, Okaloosa County, Florida, and is more specifically known as 295 Azalea Drive, Property Appraiser’s Parcel I.D. number 00-2S-22-0310-000E-E050. The current site area is 0.82 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a Compatibility 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 Commercial Trades and Services (CTS) and a Zoning designation of Business Retail (BR). The proposed use is consistent with the Commercial Trades and Services (CTS) Future Land Use designation and is a permitted principal use within the Business Retail (BR) Zoning District.

LAND USE TRANSITION:

The LDC requirements regulating compatibility are *"intended to ensure functional and attractive development by requiring that all future development be consistent with accepted planning practices and principles as well as natural area limitations"* [LDC, §7.09.01]. The Comprehensive Plan and Land Development Code further require that compatibility be measured based on the characteristics of proposed development and its impact on the immediate or surrounding area and especially homogeneous residential neighborhoods. Characteristics for consideration include:

- Type of land use, zoning district, and land use category;
- Building location, dimensions, height, and floor area ratio;
- Location and extent of parking, access drives, and service areas;
- Traffic generation, hours of operation, noise levels, and outdoor lighting;
- Alteration of light and air; and
- Setbacks and buffers.

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the requirements as detailed below.

Type of Land Use, Zoning District, and Future Land Use Designation:

The proposed development entails four (4) attached 3,000 square foot buildings, each consisting of 2,250 square feet of warehouse use and 750 square feet of office use. The property currently has a Future Land Use designation of Commercial Trades and Services (CTS) and a Zoning designation of Business Retail (BR). The proposed use is consistent with the CTS Future Land Use designation and is a permitted principal use within the BR zoning district.

Location of Structure, Dimensions, Height, and Floor Area Ratio:

The proposed development entails four (4) attached 3,000 square foot buildings, each consisting of 2,250 square feet of warehouse use and 750 square feet of office use. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	Low Density Residential (LDR)	Residential Urban Single (RUS)	North: Gulf Manor Subdivision (Single-Family Residential)
South	Commercial Trades and Services (CTS) and Medium Density Residential (MDR)	Business General (BG) and Residential Intensive Apartment (RIA)	South: Retail and Beaconview Subdivision (Single-Family Residential)
East	Commercial Trades and Services (CTS)	Business Retail (BR)	East: Office Warehouse
West	Commercial Trades and Services (CTS)	Business Retail (BR)	West: Warehouse

As described herein, the surrounding uses include retail, warehouse, office warehouse and single-family residential. 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.

Density:

N/A

Floor Area Ratio:

Utilizing the more common FAR calculation methodology as proposed in the Comprehensive Plan update results in an FAR of 0.33, which is also below 1.30 and is calculated as follows:

Total square feet of existing and proposed buildings / square feet of subject parcel = FAR

12,000 sq. ft. / 36,024 sq. ft. = 0.33 FAR

Height:

The proposed building is one story with an average mean roof height less than 35 feet.

Location and Extent of Parking, Access Drives, and Service 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."

Traffic Generation, Hours of Operation, Noise Levels and Outdoor Lighting:

- a. **Traffic Generation:** This analysis does not address traffic generation. Please refer to the "Traffic Analysis" section below.
- b. **Hours of Operation:** No adverse impacts are anticipated that require restriction on hours of operation.
- c. **Noise Levels:** No adverse noise impacts have been identified.
- d. **Outdoor Lighting:** All proposed future revisions or additions to outdoor lighting plans must provide outdoor lighting specifications, including photometrics. Any future lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky. The source of all illumination should not be visible from off-site.

Alteration of Light and Air: The plan does not generate any adverse impacts to light and air.

Setbacks and Buffers: The setbacks and buffers meet requirements for land use compatibility.

The site plan for "Azalea Drive Office Warehouse" complies with the City of Destin Comprehensive Plan Policy 1-2.1.7 and the Land Development Code §7.09.

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 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 Manager, and approved on September 9, 2005, 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.

SETBACKS:

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

	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front (South):	10'	10' FP	80' including the 10' FP
Side (West):	0'	5' CB	14.6' including the 5' CB
Side (East):	0'	5' CB	10' including the 5' CB
Rear (North):	10'	10' VB	10' including the 10' VB
Between Bldgs.:	N/A	N/A	N/A

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: the standard ten (10) foot front perimeter landscape buffer on the southern property line, ten (10) foot vegetative buffer along the northern property line, and five (5) foot common boundary buffer along the western and eastern property line.

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:

Underground utilities/service (existing and proposed) are required.

COX COMMUNICATIONS:

Cox Communications did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated July 20, 2005.

GULF POWER:

Gulf Power did not attend the TRC meeting nor did they provide documentation for this project. They approve the project by default.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated July 21, 2005.

SPRINT:

Sprint approved the project in a letter dated July 15, 2005.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated August 23, 2005, and had the following related conditions:

1. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE APPROVED BY DESTIN WATER USERS, INC. IN WRITING, WITH AT LEAST 48 BUSINESS HOURS NOTICE PRIOR TO IMPLEMENTATION.
2. FIELD VERIFIED "AS-BUILT" PLANS INCLUDING ALL UTILITY INFRASTRUCTURE(S) MUST BE SUBMITTED TO THE CITY OF DESTIN FOR DISTRIBUTION TO DESTIN WATER USERS, INC. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPATION.

STORMWATER:

The City approved the stormwater management plan on September 6, 2005, and had the following **stormwater** related conditions:

1. **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.
2. **Condition:** Prior to obtaining a Certificate of Occupancy, the *Stormwater Maintenance Plan* shall be acknowledged and signed by the Owner.
3. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater approval shall be forwarded to the City Engineer's office.
4. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be forwarded to the City Engineer's office.

5. **Condition:** Based on the Applicant's response, drainage off Azalea Drive will not be negatively impacted. Applicant shall provide positive drainage from the edge of Azalea Drive pavement to proposed front swales of the project. In addition, Applicant shall agree to correct any standing stormwater off Azalea Drive within the area of the project that fronts Azalea Drive.

INGRESS/EGRESS:

The property meets the requirements for access by utilizing a 24-foot drive from Azalea Drive.

PARKING:

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.

Warehouse: 1 space for every 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing.

Per site plan:

Office Component: (3,000 sq. ft.) x (1 space/200 sq. ft.) = 15 spaces required

Warehouse Component: (9,000 sq. ft.) x (1 space/1,000 sq. ft.) = 9 spaces required

Parking Required: 24 spaces including 2 handicap spaces

Parking Provided: 30 spaces including 2 handicap spaces

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Destin 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.

SIDEWALKS:

A 5-foot wide concrete sidewalk is required along Azalea Drive.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Development Area (Total Area): 36,024 sq. ft. (0.82 acres, more or less)

Required 25% Open Space: 9,006 sq. ft.

Provided Open Space: 10,682 sq. ft (29.6%)

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:	0
Reforestation Trees (1 per every .10 of an acre) Required on Site:	9
Total Reforestation Credits:	0
Total Reforestation Trees Required on Site:	9
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	9
Total Reforestation Trees Provided on Site:	11
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	N/A
Replacement Trees Provided on Site:	N/A
Front Perimeter Trees (1 per 25') Required on Site:	10
Front Perimeter Trees (1 per 25') Provided on Site:	11
Parking Lot Trees (1 per end row and landscape island) Required on Site:	7
Parking Lot Trees (1 per end row and landscape island) Provided on Site:	7
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	10
Vegetative Buffer Trees, if applicable, (1 per 25') Provided on Site:	10
TOTAL TREES REQUIRED:	36
TOTAL TREES PROVIDED:	39

A five (5) foot Common Boundary Landscape Area is required along those property lines that directly abut an adjacent parcel (west and east). A ten (10) foot Front Perimeter Landscape Area is required along the southern property line. A ten (10) foot Vegetative Buffer is required along those property lines that directly abut a residential parcel (north). 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 “U.S. 98 Corridor Office per 1,000 square feet” fee = \$24.56

$$(12,000 \text{ sq. ft.}) \times (\$24.88) = 298,560.00 / 1,000 = \$298.56$$

$$(\text{sq. ft. of buildings}) \times (\text{Office per 1,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Impact Fee}$$

Total Police Protection Impact Fees to be paid for “Azalea Drive Office Warehouse”:
\$298.56

Roads: The roads impact fees were calculated using the “Office under 100,000 sq. ft. per 1,000 sq. ft” fee = \$1,421.00 and “Warehouse/storage/mini-warehouse per 1,000 sq. ft.” fee = \$369.00

$$\text{Office Component: } (3,000 \text{ sq. ft.}) \times (\$1,421.00) = 4,263,000.00 / 1,000 = \$4,263.00$$

$$\text{Warehouse Component: } (9,000 \text{ sq. ft.}) \times (\$369.00) = 3,321,000.00 / 1,000 = \$3,321.00$$

$$(\text{sq. ft. of office}) \times (\text{Office under 100,000 sq. ft. fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Office Component of Impact Fee}$$

$$(\text{sq. ft. of warehouse}) \times (\text{Warehouse fee amount}) = (\text{figure}) / (\text{per 1,000 sq. ft.}) = \text{Warehouse Component of Impact Fee}$$

$$(\text{Office Component of Impact Fee}) + (\text{Warehouse Component of Impact Fee}) = \text{Total Roads Impact Fee}$$

Total Roads Impact Fees to be paid for “Azalea Drive Office Warehouse”: \$7,584.00

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$298.56
<u>Roads:</u>	=	<u>\$7,584.00</u>
TOTAL	=	<u>\$ 7,882.56</u>

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (September 27, 2005). The fees must be paid by the applicant as part of the cost recovery associated with the proposed project:

City Traffic Consultant:	N/A
City Compatibility Consultant:	N/A
City Surveyor:	N/A
City Stormwater Review Consultant:	N/A
Re-Review Fees (Community Dev.)	Paid
Re-Review Fees (Stormwater Man.)	\$125
Administrative Costs:	N/A
<u>City Council Advertising:</u>	<u>N/A</u>
TOTAL (as of 09/27/05) =	\$125

COMMENTS/CONDITIONS:

Public Input:

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

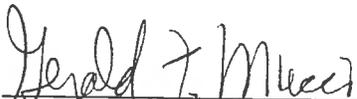
Per Community Development Department:

1. **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.
2. 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.
3. **Condition:** All fencing and appurtenances thereto shall remain entirely on the subject property.
4. **Condition:** A Right-of-Way Construction Permit must be obtained prior to the approval of any Building Permit. Please contact the City of Destin Engineering Department for applicant procedures.
5. **Condition:** Buffer all air conditioner units and mechanical equipment from the view of adjacent residential properties. Additional vegetative or wood screening will be acceptable.
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.
7. **Condition:** Prior to obtaining a Certificate of Occupancy, the *Stormwater Maintenance Plan* shall be acknowledged and signed by the Owner.
8. **Condition:** Prior to obtaining any City permit, a copy of the FDEP stormwater approval shall be forwarded to the City Engineer's office.
9. **Condition:** Prior to obtaining any City permit, an original signed and sealed stormwater Concurrency Certificate shall be forwarded to the City Engineer's office.
10. **Condition:** Based on the Applicant's response, drainage off Azalea Drive will not be negatively impacted. Applicant shall provide positive drainage from the edge of Azalea Drive pavement to proposed front swales of the project. In addition, Applicant shall agree to correct any standing stormwater off Azalea Drive within the area of the project that fronts Azalea Drive.

11. **Prior to the issuance of a Certificate of Occupancy**, all applicable impact fees must be paid.
12. **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.
13. **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.

Per Destin Water Users, Inc.:

14. ALL REVISIONS TO THE WATER AND/OR SEWER UTILITIES OF ANY PREVIOUSLY APPROVED PROJECT MUST BE APPROVED BY DESTIN WATER USERS, INC. IN WRITING, WITH AT LEAST 48 BUSINESS HOURS NOTICE PRIOR TO IMPLEMENTATION.
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Gerald F. Mucci, AICP 9-27-05
Community Development Director Date


Mike Buckingham 10-05-05
Manager Date