



# City of Destin

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July 9, 2002

Order No. 02-32

**Final Development Order:**

**“BEACH POINTE CONDOMINIUMS”:  
A MAJOR DEVELOPMENT  
(SP-02-12)**

Based upon the City Council’s approval of this Development Order, on July 1, 2002, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by the City Council:

**BACKGROUND / ISSUE:**

**Applicant:** Ong-In Shin, on behalf of Zephyr Development Enterprises, L.L.C.  
**Location:** The proposed project is generally located at 3659 Scenic U.S. Highway 98, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0000-0041-0000.  
**Request:** Approval of a Major Development identified as “Beach Pointe Condominiums.”  
**Parcel Size:** The property contains 0.44 acres more or less.  
**Future Land Use:** Crystal Beach Resort (CBR)  
**Zoning District:** Business Tourism (BT)  
**Density:** Allowed: 24.00 lodging units per acre (10.6 lodging units for 0.44 acres)  
Proposed: 6 lodging units for 0.44 acres  
**Intensity:** Allowed: 0.50  
Proposed: 0.26 Floor Area Ratio (FAR)  
**Application Date:** March 5, 2002  
**TRC Date:** March 20, 2002  
**Approved Site Plan Date:** April 30, 2002  
**Planning Commission Date:** May 16, 2002  
**City Council Date:** July 1, 2002

**DETERMINATIONS:**

1. A hearing was held by the Destin City Council on July 1, 2002, and the City Council approved the development by a vote of 7-0. Motion to approve the project as presented by staff, and documented in the TRC report, subject to all of the conditions identified within the report dated April 30, 2002 and amended on June 24, 2002; and
2. The Planning Commission considered the proposal on May 16, 2002, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 6-0; and
3. All the findings of the Technical Review Committee Report dated April 30, 2002 and amended on June 24, 2002 are incorporated herein.

**CONDITIONS OF APPROVAL FOR "BEACH POINTE CONDOMINIUMS," A MAJOR DEVELOPMENT (SP-02-12):**

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

Construction must commence within twelve (12) months of approval of the Final Development Order on July 1, 2002 (no later than July 1, 2003), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated April 30, 2002).

**WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.**

**NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant/owner should review Article 2, Section 2.15.00, 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 Number 1 above, the concurrency status for "Beach Pointe Condominiums" is protected through July 1, 2007. **The protected concurrency status, however, will be lost if:**
  - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Amended Final Development Order, or**
  - B. **Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.**
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.
  - 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. **Prior to the issuance of the Development Order**, 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 Clearing/Grading Permit**, a clearing/grading plan must be submitted and approved by the Community Development Department.
6. **Prior to the issuance of a Building Permit**, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).

7. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
8. **Prior to the issuance of a Certificate of Occupancy**, all landscaping must be installed, inspected, and approved by the Community Development Department.
9. **Prior to the issuance of a Certificate of Occupancy**, the plat will have to be recorded and the following will have to be provided to the City: 1) One (1) copy of the recorded mylar plat & recorded condominium documents, 2) Three (3) blueprints of the recorded plat, and 3) Two (2) 11" x 17" reduced copies of the recorded plat.
10. **Prior to issuance of a Certificate of Occupancy**, all infrastructure within the public right-of-way shall be constructed.
11. 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 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

## TECHNICAL REVIEW COMMITTEE REPORT

### “BEACH POINTE CONDOMINIUMS”: A MAJOR DEVELOPMENT (SP-02-12)

TRC Report: April 30, 2002, and amended on June 24, 2002

#### ISSUE:

**Applicant:** Ong-In Shin, on behalf of Zephyr Development Enterprises, L.L.C.  
**Location:** The proposed project is generally located at 3659 Scenic U.S. Highway 98, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0000-0041-0000.  
**Request:** Approval of a Major Development identified as “Beach Pointe Condominiums.”  
**Parcel Size:** The property contains 0.44 acres more or less.  
**Future Land Use:** Crystal Beach Resort (CBR)  
**Zoning District:** Business Tourism (BT)  
**Density:** Allowed: 24.00 lodging units per acre (10.6 lodging units for 0.44 acres)  
Proposed: 6 lodging units for 0.44 acres  
**Intensity:** Allowed: 0.50  
Proposed: 0.26 Floor Area Ratio (FAR)  
**Application Date:** March 5, 2002  
**TRC Date:** March 20, 2002  
**Approved Site Plan Date:** April 30, 2002  
**Planning Commission Date:** May 16, 2002  
**City Council Date:** July 1, 2002

#### DISCUSSION/FINDINGS:

This exact proposed development was submitted and approved as “Beach Pointe Homes – A Time Share Condominium.” by City Council by a vote of 7-0 on April 10, 2000. The applicant was unable to begin construction within the twelve (12) month deadline and as a result the original development order (No. 00-18) is void. To obtain a new development order, the applicant has submitted the same plans and updated the necessary documentation for review.

Ong-In Shin, P. E., on behalf of Zephyr Development Enterprises, LLC, is requesting approval of a Major Development identified as “Beach Pointe Condominiums.” The proposed project consists of two (2) three-story lodging unit condominium buildings (each: 3,414 sq. ft. and totaling: 6,218 sq. ft.), with a total of six (6) lodging units. The proposed project is generally located at 3659 Scenic U.S. Highway 98, and generally described by Property Appraiser’s Tax I. D. number 00-2S-22-0000-0041-0000. The site consists of 0.44 acres, more or less.

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

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, and Level of Service review. This project is not located within the Community Redevelopment Area.

**COMPREHENSIVE PLAN/ZONING:**

The property currently has a Future Land Use designation of Crystal Beach Resort (CBR) and a Zoning designation of Business Tourism (BT). The proposed use is consistent with the CBR Future Land Use designation and is a permitted principal use in the BT Zoning district.

**COMPATIBILITY:**

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

The surrounding properties are as follows:

	<u>FLU</u>	<u>Zoning</u>	<u>Existing Use</u>
North:	CBR	BT	Townhomes/Condominiums
South:	N/A	N/A	Gulf of Mexico
East:	CBR	BT	Vacant
West:	CBR	BT	Townhomes

**A) Permitted uses, structures and activities allowed within the land use category:**

The proposed use is a permitted principal use in both the Crystal Beach Resort (CBR) Future Land Use Designation and the Business Tourism (BT) Zoning District.

**B) Building location, dimensions, height, and floor area ratio:**

The proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) Zoning District. The proposed buildings set side-by-side on the property with 10.6 feet between them. Both of the buildings will have a 20-foot front setback, 15-foot side setback, and more than 120 feet from the Gulf of Mexico.

The BT Zoning District does not have a maximum building height. However, the Crystal Beach Resort (CBR) Future Land Use Designation states that all new development, residential and nonresidential, shall not exceed 4 stories, and shall not exceed 50 feet in height as measured from the crown of the road. The limit of 4 stories or 50 feet includes both habitable and non-habitable space. Non-habitable space includes, but is not limited to, parking. Therefore, the maximum building height for this project is determined by the CBR Future Land Use designation since the Land Development Code (BT Zoning District) cannot override the Comprehensive Plan (CBR Future Land Use Designation). The proposed heights of the condominium buildings (3 stories) are 34.9 feet (mean of roof).

The proposed buildings' dimensions are compatible with the surrounding buildings. The subject property currently is vacant. Directly to the north are three-story townhomes (under construction) and to the south is the Gulf of Mexico. The property to the east is vacant and to the west are two-story townhomes.

**C) Location and extent of parking, access drives, and service areas:**

The proposed project meets the parking requirements (6 reg. 0 h. c. proposed / 4 reg. 0 h. c. required). It also meets the requirements for access drives (20.5 feet provided), service areas (no dumpsters are proposed), and loading spaces (not required for low-rise condominiums).

**D) Traffic generation, hours of operation, noise levels, and outdoor lighting:**

According to the traffic review conducted by the City's traffic consultant, RGP, Inc., the proposed development will not impact Segment "C" of U. S. Highway 98. This is based on the fact that the project's point of access is located more than ½ mile from U. S. Highway 98 via the local roadway network (See Exhibit "D").

A review of the traffic generated, elevation plans, and architectural plans, in relation to lot sizes and use, indicates that the proposed project will be compatible with the surrounding development. An outdoor lighting plan is proposed at this time and staff is satisfied with the proposed plan. The applicant is proposing 60-watt wall mount and recessed lights on the front of the buildings. The lighting in the rear of the buildings (recessed lights) will have to be "Turtle Friendly" and approved by the Florida Department of Environmental Protection (FDEP).

**E) Alteration of light and air:**

The proposed three-story buildings will not significantly alter the light or air of the surrounding properties.

**F) Setbacks and buffers:**

The proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) Zoning District. The proposed buildings set side-by-side on the property with 10.6 feet between them. Both of the buildings will have a 20-foot front setback, 15-foot side setback, and more than 120 feet from the Gulf of Mexico.

The overall site plan meets the open space requirements (81% provided / 18% required). The following buffers are required: the standard ten (10) foot front perimeter landscape buffer on the northern property line and the five (5) foot common boundary landscape buffer along the eastern and western property lines.

Parking islands and required tree/vegetation/reforestation requirements have been satisfied.

**DENSITY:**

The proposed project consists of two (2) three-story lodging unit condominium buildings (each: 3,414 sq. ft. and totaling: 6,218 sq. ft.), with a total of six (6) lodging units. Each condominium building will contain three (3) lodging units. The Crystal Beach Resort (CBR) Future Land Use designation allows for a density of 24.0 lodging units per acre (10.6 lodging units for 0.44 acres). The proposed density of this project is 13.63 lodging units per acre (6 lodging units for 0.44 acres).

**HEIGHT:**

The BT Zoning District does not have a maximum building height. However, the Crystal Beach Resort (CBR) Future Land Use Designation states that all new development, residential and nonresidential, shall not exceed 4 stories, and shall not exceed 50 feet in height as measured from the crown of the road. The limit of 4 stories or 50 feet includes both habitable and non-habitable space. Non-habitable space includes, but is not limited to, parking. Therefore, the maximum building height for this project is determined by the CBR Future Land Use designation since the Land Development Code (BT Zoning District) cannot override the Comprehensive Plan (CBR Future Land Use Designation). The proposed heights of the condominium buildings (3 stories) are 34.9 feet (mean of roof).

**FLOOR AREA RATIO:**

The CBR Future Land Use designation has a maximum FAR of 0.50.

FAR calculation methodology as defined in Article 3, Section 3.00.01 "Floor Area Ratio" is as follows:

**(Total gross floor area) - (Total square feet of required setbacks and open space + parking) = FAR**  
**Total square feet of site**

**(6,828 sq. ft.) - (3,450 sq. ft. + 1,285 sq. ft. of parking) = FAR**  
**19,166 sq. ft.**

**(6,828 sq. ft.) - (4,735 sq. ft.) = FAR**  
**19,166 sq. ft.**

**2,093 sq. ft. / 19,166 sq. ft. = 0.11**

Utilizing the formula as defined above, the identified FAR of 0.11 is below the maximum of 0.50 and thus is in compliance.

Utilizing the more stringent FAR calculation methodology as set forth in the Major Development Order Application also results in an FAR below 0.50 and is as follows:

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

**6,828 square feet / 19,166 square feet = 0.36 FAR as indicated on the application and site plan**

**RIGHT-OF-WAY DEDICATION:**

No right-of-way dedication is required for this project.

**CONCURRENCY MANAGEMENT:**

Concurrency requirements have been met:

Potable Water:  X  Roadways  X  Solid Waste  X   
Recreation:  X  Sewer:  X  Drainage:  X

Please refer to the attached Exhibits "E" through "J" for approved Concurrency Evaluation Certificates.

**TRAFFIC ANALYSIS:**

According to the traffic review conducted by the City's traffic consultant, RGP, Inc., the proposed development will not impact Segment "C" of U. S. Highway 98. This is based on the fact that the project's point of access is located more than 1/2 mile from U. S. Highway 98 via the local roadway network (See Exhibit "D").

**SUBDIVISION OR PUD - PLAT:**

Note: The plat approval was finalized as part of the applicant's original development order approval. Even though the development order expired, the approved plat is still valid. However, the plat must be recorded prior to the issuance of a Certificate of Occupancy.

The City Engineer approved the proposed plat in a memo dated January 12, 2000. The City Surveyor approved the proposed plat in a letter on January 31, 2000.

Prior to the issuance of a Certificate of Occupancy, the plat will have to be recorded and the following will have to be provided to the City: 1) One (1) copy of the recorded mylar plat & recorded condominium documents, 2) Three (3) blueprints of the recorded plat, and 3) Two (2) 11" x 17" reduced copies of the recorded plat.

**WHITE SANDS ZONE:**

The proposed project is located within White Sand Zone I.

**PHASING:**

The applicant has proposed to construct the project in one (1) phase.

**AIRPORT PROTECTION:**

The subject site is not located within the airport protection 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.

**SETBACKS:**

The proposed buildings meet and exceed all of the required setbacks for the Business Tourism (BT) Zoning District. The proposed buildings set side-by-side on the property with 10.6 feet between them. Both of the buildings will have a 20-foot front setback, 15-foot side setback, and more than 120 feet from the Gulf of Mexico.

**SIGNS:**

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

**COX COMMUNICATIONS:**

Cox Communications approved the project in a letter dated April 10, 2002.

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated April 23, 2002.

**GULF POWER:**

Gulf Power approved the project in a letter dated April 17, 2002.

**OKALOOSA GAS:**

Okaloosa Gas approved the project in a letter dated March 19, 2002.

**SPRINT:**

Sprint approved the project in a letter dated April 9, 2002.

**NEWSOUTH COMMUNICATIONS:**

Newsouth Communications approved the project at the March 20, 2002, meeting.

**WATER/SEWER PROVIDER:**

South Walton Utility, Inc. approved the project in a letter dated April 29, 2002.

**UTILITIES:**

Underground utilities are required.

**STORMWATER:**

The City Engineer approved the stormwater plan in a memorandum dated April 11, 2002, and had the following conditions:

1. All infrastructure within the public right-of-way shall be constructed prior to obtaining a Certificate of Occupancy.

**INGRESS/EGRESS:**

There are two (2) ingress/egress points (20.5 feet in width) for the proposed condominium buildings. Both access points are provided off of Scenic Highway 98. All ingress/egress points meet the requirements of the Destin Land Development Code for width and distance separation.

**REFUSE COLLECTION:**

Refuse collection is to be provided by curbside pickup. A dumpster location is not indicated on the site plan.

**SIDEWALKS:**

A five (5) foot wide sidewalk is required for this project. The five (5) foot wide sidewalk is proposed along the northern edge of the proposed development, within the right-of-way of Scenic Highway 98.

**LANDSCAPE:**

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

**Open Space Requirements:**

19,166 sq. ft. of property x 18 % = 3,449.88 sq. ft. required  
Site plan provides 82 % = 15,716.12 sq. ft. provided

**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" to 24" diameter) on Site (0 trees x 5 credits per tree):	0
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u>0</u>
Total Reforestation Credits for Trees Required on Site:	0
Reforestation Trees (1 per every .10 of an acre: 0.44 x 10 = 5) Required on Site:	<u>5</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u>5*</u>

\*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	5
Front Perimeter Trees (1 per 25') Required on Site:	4
Parking Lot Trees (1 per end row and landscape island) Required on Site:	4
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	0
<b>TOTAL TREES REQUIRED:</b>	<b>13</b>
<b>TOTAL TREES PROVIDED:</b>	<b>18</b>

A five (5) foot Common Boundary Landscape Area is required along eastern and western property lines. A ten (10) foot Front Perimeter Landscape Area is required along the northern property line. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. All required trees must be a minimum of six (6) 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, 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 has been inspected and approved by the Community Development Department.**

**PARKING:**

The project meets or exceeds the parking requirements of the Destin Land Development Code as indicated on the approved plans.

*Per code:*

Multifamily Resort:

1.75 spaces per dwelling unit (require condominium documents filed with state allowing short term rentals for daily, weekly).

*Per site plan:*

Multifamily Resort:

1.75 spaces per dwelling unit x two (2) dwelling units = 3.5  
Total required parking spaces (including 0 handicap spaces) = 4.0

**TOTAL REQUIRED: 4 parking spaces (including 0 handicap spaces)**  
**TOTAL PROVIDED: 6 parking spaces (including 0 handicap spaces)**

**LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

*Per code:*

Low-Rise Condominium:

Low-Rise Condominium is not listed as requiring a loading space (zone).

*Per site plan:*

Low-Rise Condominium:

No loading space is proposed with this development.

**TOTAL REQUIRED: 0**  
**TOTAL PROVIDED: 0**

**STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT**

1. A Florida Department of Environmental Protection general notice permit (for stormwater) has been requested for this project and will be on file once it is received.
2. A Florida Department of Environmental Protection beaches and shore permit (coastal permit) has been requested for this project and will be on file once it is received.

**IMPACT FEES:**

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

**Parks:** The parks impact fees were calculated using the “Multi-family per unit (2 unit front doors) = \$113.03” fee amount.

2 units (front doors) x \$113.03 = \$226.06

**Public Library:** The public library impact fees were calculated using the “Multi-family per unit (2 unit front doors) = \$76.10” fee amount.

2 units (front doors) x \$76.10 = \$152.20

**Police Protection:** The police protection impact fees were calculated using the “Multi-family per unit (2 unit front doors) “Residential – Outside Corridor” = \$14.50 fee amount.

2 units (front doors) x \$14.50 = \$29.00

**Road:** The road impact fees were calculated using the “Multi-family dwelling unit = \$334.00” fee amount.

2 units (front doors) x \$334.00 = \$668.00

Parks: \$113.03 x 2 units (front doors)	=	\$226.06
Public Library: \$76.10 x 2 units (front doors)	=	\$152.20
Police Protection: \$14.50 x 2 units (front doors)	=	\$29.00
Roads: \$334.00 x 2 units (front doors)	=	\$668.00
<b>TOTAL:</b>	=	<b><u>\$1,075.26</u></b>

**OTHER FEES:**

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

City Compatibility Consultant:	Paid	Planning Commission Advertising:	Paid
City Traffic Consultant:	Paid	City Council Advertising:	TBD
City Surveyor:	N/A	Administrative Costs:	Paid

**COMMENTS:**

**Public Input:**

There have been no comments of support or opposition filed with Staff regarding this project.

**Per Community Development Department:**

1. **Prior to the issuance of the Development Order**, all outstanding costs associated with this project that are owed to the City must be paid in full.

2. **Prior to the issuance of a Clearing/Grading Permit**, a clearing/grading plan must be submitted and approved by the Community Development Department.
3. **Prior to the issuance of a Building Permit**, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
4. **Prior to the issuance of any Certificate of Occupancy**, all applicable impact fees must be paid.
5. **Prior to the issuance of a Certificate of Occupancy**, the landscaping must be inspected and approved by the Community Development Department.
6. **Prior to the issuance of a Certificate of Occupancy**, the plat will have to be recorded and the following will have to be provided to the City: 1) One (1) copy of the recorded mylar plat & recorded condominium documents, 2) Three (3) blueprints of the recorded plat, and 3) Two (2) 11" x 17" reduced copies of the recorded plat.
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 of the Comprehensive Plan [Policy 7.A.4.6 (p)] and Land Development Code [LDC, §7.09].

Per Engineering Department:

1. All infrastructure within the public right-of-way shall be constructed prior to obtaining a Certificate of Occupancy.

OUTSTANDING ISSUES:

None.

Gerald F. Mucci 7-09-02  
 Gerald F. Mucci Date  
 Community Development Director

William R. Browning 07/08/02  
 Zephyr Development Enterprises, LLC Date  
 William R. Browning  
 Managing Member