CITY of DESTIN
4200 Two Trees Road • Destin, Florida 32541
www.cityofdestin.com

October 9, 2007 **Order No. 08-01**

Final Development Order:

"HENDERSON BEACH STATE PARK 3rd AMENDMENT – BEACH ACCESS FACILITY"
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT
(SP-07-22)

Based upon the City's approval and issuance of this Development Order, on October 9, 2007, 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: Connelly & Wicker, Inc. on behalf of the Florida Department of Environmental Protection, the Florida Division of Recreation and Parks is requesting approval of "Henderson Beach State Park 3rd Amendment – Beach Access Facility" a Minor Deviation to a previously approved Major Development.

Request: The proposed development consists of one 1,120 S.F. bathroom facility and four open picnic pavilions totaling 6,407 S.F.

Location: The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (17000 Emerald Coast Parkway), more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-2300-000C-0040.

Parcel Size: The current site area is 236.7 acres, more or less. The limits of construction area is 6.10 acres, more or less.

Future Land Use: Recreation (REC)

Zoning District: Recreation (REC)

Density: Allowed: N/A
Proposed: N/A

Intensity: Allowed: 0.20 Floor Area Ratio (FAR)
Proposed: 0.003 FAR

Application Date: June 27, 2007

TRC Date: July 18, 2007

Approved Site Plan Date: September 20, 2007

DETERMINATIONS:

1. All the findings of the Technical Review Committee report dated October 9, 2007 are incorporated herein.

CONDITIONS OF APPROVAL FOR "HENDERSON BEACH STATE PARK 3rd AMENDMENT – BEACH ACCESS FACILITY" A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT (SP-07-22):

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 October 9, 2007 (no later than October 9, 2008), 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 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 **"Henderson Beach State Park 3rd Amendment – Beach Access Facility"** 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 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 thru 13 of the attached TRC Report dated October 9, 2007.

5. **Conditions Per Engineering Department:** Refer to page 13 of the attached TRC report dated October 9, 2007.

6. **Conditions Per Destin Water Users, Inc.:** Refer to page 13 of the attached TRC Report dated October 9, 2007.

TECHNICAL REVIEW COMMITTEE REPORT

"HENDERSON BEACH STATE PARK 3rd AMENDMENT – BEACH ACCESS FACILITY"
A MINOR DEVIATION TO A PREVIOUSLY APPROVED MAJOR DEVELOPMENT
(SP-07-01)

TRC Report: October 9, 2007

ISSUE:

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Parcel Size: The current site area is 236.7 acres, more or less. The limits of construction area is 6.10 acres, more or less.

Future Land Use: Recreation (REC)

Zoning District: Recreation (REC)

Density: Allowed: N/A
Proposed: N/A

Intensity: Allowed: 0.20 Floor Area Ratio (FAR)
Proposed: 0.003 FAR

Application Date: June 27, 2007

TRC Date: July 18, 2007

Approved Site Plan Date: September 20, 2007

DISCUSSION/FINDINGS:

Connelly & Wicker, Inc. on behalf of the Florida Department of Environmental Protection, the Florida Division of Recreation and Parks is requesting approval of "Henderson Beach State Park 3rd Amendment – Beach Access Facility" a Minor Deviation to a previously approved Major Development. The proposed development consists of a 1,120-square foot bathroom facility and four open picnic pavilions totaling 6,407-square feet. The proposed development is located at a parcel of land in unsectionalized Township 2 South, Range 22 West, in Destin of Okaloosa County, Florida (17000 Emerald Coast Parkway), more specifically identified with the following Tax Parcel I.D. Number: 00-2S-22-2300-000C-0040. The current site area is 236.7 acres, more or less. The limits of construction area is 6.10 acres, more or less.

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which includes a technical and Concurrency Management 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 Recreation (REC) and a Zoning designation of Recreation (REC). The proposed use is consistent with the Recreation (REC) Future Land Use designation and is a permitted principal use within the Recreation (REC) Zoning Districts.

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:

- Surrounding development
- Mechanical equipment
- Outdoor storage and display
- Solid waste collection areas
- Parking, loading, or accessway areas

Surrounding development:

The proposed development consists of a 1,120-square foot bathroom facility and four open picnic pavilions totaling 6,407-square feet. The following is a description of the surrounding area:

LOCATION RELATIVE TO SUBJECT SITE	FUTURE LAND USE	ZONING	EXISTING LAND USE
North	COUNTY – Commercial (C)	COUNTY – Business General (BG)	North: Retail
South	N/A	N/A	South: Gulf of Mexico
East	Crystal Beach Resort (CBR)	Crystal Beach Resort (CBR)	East: Breakaway Townhomes and Breakaway Condos
West	Gulf Resort Mixed Use (GRMU)	Gulf Resort Mixed Use (GRMU)	West: Silver Shells Beach Resort

As described herein, the surrounding uses include multi-family residential and retail. 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.

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:

Not applicable.

Solid waste collection areas:

Solid waste from this beach access facility will be transferred daily, or as necessary, to an existing dumpster already located within Henderson Beach State Park for collection by a contracted service. No new trash activities will occur in the vicinity of this beach access facility.

Parking, loading, or accessway areas (abutting residential uses):

Not applicable.

The site plan for "Henderson Beach State Park 3rd Amendment – Beach Access Facility" 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].

MASSING (WIDTH AND DEPTH) AND HEIGHT:

The proposed development consists of a 1,120-square foot bathroom facility and four open picnic pavilions totaling 6,407-square feet. The proposed restrooms facility measures approximately 65.0 feet wide by 28.0 feet deep. The proposed pavilion type 1 (two far west pavilions) measures approximately 37.0 feet wide by 48.0 feet deep. The proposed pavilion type 2 (center pavilion) measures approximately 62.0 feet wide by 48.0 feet deep. The proposed pavilion type 3 (far east pavilion) measures approximately 80.0 feet wide by 48.0 feet deep. The proposed buildings are all one story with proposed building heights of approximately 8.5 feet measured to the cornice line.

DENSITY:

Not applicable.

INTENSITY:

The FAR calculation methodology results in an FAR of 0.003, which is also below 0.20 and is calculated as follows:

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

27,727 sq. ft. /10,310,652 sq. ft. = 0.003 FAR

SETBACKS AND BUFFERS:

The proposed development meets all of the required setbacks for the REC Zoning Districts.

	Required	Buffers	Provided
Front (North):	0'	N/A	approx. 860'
Side (West):	0'	N/A	approx. 2,629'
Side (East):	0'	N/A	approx. 3,535'
Rear (South):	0'	N/A	Per FDEP requirements
Between Bldgs.:	10'	N/A	min. of 10'

Note: Because the area within this property surrounding the improvements are heavily vegetated and forested, the intent of the City's requirements for landscape buffering is more than adequately achieved.

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 September 20, 2007, the proposed development will not degrade the level of service of those major transportation facilities in the City of Destin (urban collectors and arterials).

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 proposed project is located within White Sands Zone I. All fill material will have to comply with the White Sands Ordinance for this 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 July 20, 2007.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated July 18, 2007.

GULF POWER:

Gulf Power approved the project in a letter dated July 6, 2007.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated July 18, 2007.

EMBARQ:

Embarq Corporation approved the project in a letter dated July 6, 2007.

WATER/SEWER PROVIDER:

Destin Water Users, Inc. approved the project in a letter dated October 5, 2007, 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 submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

ENGINEERING:

The City of Destin Engineering Department approved the project in a memo dated August 20, 2007, and had the following conditions:

1. **Condition**: Prior to obtaining any City permits, obtain a NPDES Approval and provide a copy to the city.

2. **Condition**: Prior to obtaining any City permits, obtain a FDEP CCCL Approval, as needed and provide a copy to the city.

STORMWATER:

The City approved the stormwater management plan on August 27, 2007, and had the following **stormwater** related condition:

1. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

2. **Condition**: Prior to obtaining a Certificate of Occupancy, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.

3. **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.

4. **Condition**: Prior to obtaining any City permit, an original signed and sealed Stormwater Concurrency Evaluation Certificate shall be completed by the Engineer of Record.

5. **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.

6. **Condition**: Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."

INGRESS/EGRESS:

There is no new, proposed ingress/egress accessway attributed to this development.

PARKING:

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

Per code:

Outdoor Recreation: 1 space per 150 square feet of gross floor area.

Per site plan:

Restroom and Pavilions: 7,527 square feet x 1 space per 150 sq. ft. = 50 parking spaces required

Total Parking Required: 50 spaces
Parking Provided: 214 spaces including 8 handicap spaces and 5 RV spaces

LOADING SPACE (ZONE):

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

REFUSE COLLECTION:

Solid waste from this beach access facility will be transferred daily, or as necessary, to an existing dumpster already located within Henderson Beach State Park for collection by a contracted service. No new trash activities will occur in the vicinity of this beach access facility.

SIDEWALKS:

In connection with the proposed Beach Access Facility, 6' internal sidewalks are required and 6' sidewalk connecting to the existing eastern beach access facility sidewalk and to the 4' wide proposed walking trail/5' wide existing bike path.

OPEN SPACE/LANDSCAPE:

Open Space Requirements:

Project Site Area: 265,716 sq. ft. (6.1 acres, more or less)
Required 25% Open Space: 66,647 sq. ft.
Provided Open Space: 188,629 sq. ft (70.9%)

Landscape Requirements:

Tree Requirements:

Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	0
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:	26
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Conditional Compatibility Vegetation	0
TOTAL TREES REQUIRED:	**26**
TOTAL TREES PROVIDED:	**41**

Because of State Park requirements and the close proximity to the Gulf, all trees proposed are to be native Southern Magnolia grown from existing seed bearing native Southern Magnolias located within the limits of construction. Per the professional opinion of the landscape architect, the proposed trees shall be planted as far upland within the limits of construction due to harsh wind conditions along the immediate coast line. It is understood that the proposed trees shall be a minimum of 2 gallon size. **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 imp ct fee amounts will be determinant upon the gross floor area and/or number of units of the development at the time a Certificate of Occupancy is requested. Final impact fee amounts will also be determined if any exemptions 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 issu nce of a Certificate of Occupancy:

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

Outdoor Recreation (applied as U.S. 98 Corridor Eating/drinking per the Fee Schedule for Police Protection):

Impact Fee Rate = $246.04 per 1,000 square feet
New Floor Area (Restroom Facility for picnic – eating/drinking - areas) = 1,120square feet
Impact Fee for New Office Space = 1,120 sq. ft. x $246.04 per 1,000 sq. ft. = **$275.56**

Total Police Protection Impact Fees to be paid for "Henderson Beach State 3rd Amend.": ***$275.56***

Roads: Because no new traffic trips are attributed to this project, a road impact fee shall not be required.

Outdoor Recreation (applied as Racquet/health club per the Fee Schedule for Police Protection):
Impact Fee Rate = $3,376.00 per 1,000 square feet
New Floor Area (Restroom Facility for picnic – recreation - areas) = 1,120 square feet
Impact Fee for New Office Space = 1,120 sq. ft. x $3,376.00 per 1,000 sq. ft. = **$3,781.12**

Total Roads Impact Fees to be paid for "Henderson Beach State 3rd Amend.": ***$3,781.12***

Parks: (not applicable)	=	$0.00
Public Library: (not applicable)	=	$0.00
Police Protection:	=	$275.56
Roads:	=	$3,781.12
TOTAL IMPACT FEES	=	**$ 4,056.68**

OTHER FEES:

The fees listed below are subject to change and are based on the most recent information available (September 20, 2007). 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:	**339.97**
City Stormwater Review Consultant:	**N/A**
Re-Review Fees (Community Dev.)	**Paid**
Re-Review Fees (Engineering)	**Paid**
Administrative Costs:	**Paid**
City Council Advertising:	**N/A**
TOTAL (as of 9/20/07) =	**339.97**

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 any City Permit**, all outstanding costs associated with this project that are owed to the City must be paid in full.

2. **Prior to the issuance of 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. **Prior to the issuance of any City permit**, an original signed and sealed Stormwater Concurrency Evaluation Certificate shall be completed by the Engineer of Record.

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

5. **Prior to the issuance of a Certificate of Occupancy**, assigned address numbers for principal buildings 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.*

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. **Prior to the issuance of a Certificate of Occupancy,** all required parking and related landscaping shall be installed, inspected, and approved by the Community Development Department.

8. **Note:** The Engineer of Record is cautioned to review the construction documents as submitted to assure thorough information is provided to allow proper construction. All stormwater management facilities shall be required to be constructed per the Codes of the City of Destin.

9. **Condition**: Prior to obtaining any City permit, an original signed and sealed Stormwater Concurrency Evaluation Certificate shall be completed by the Engineer of Record.

10. **Prior to the issuance of a Certificate of Occupancy**, the Stormwater Operation/Maintenance Plan (SWOMP) shall be acknowledged and signed by the Owner.

11. **Condition: Prior to Certificate of Occupancy**, a minimum 4' wide pedestrian path shall be installed the length of the path from the highway 98 entrance to the crosswalk at the proposed new parking are. The trail shall be a gravel shoulder alongside the bike lane and upgraded to meet Florida State Park standards for a pervious trail surface. The trail shall be regularly maintained and treated to keep clear from encroaching vegetation and ensure a continuous level and stable surface of fine aggregate to ensure a stable/level surface for ADA access.

12. **Condition**: Parking spaces shall provide suitable F-type curbing **<u>or</u>** wheel stops adjacent to landscaped/vegetated areas. *Ref. LDC Section 8.06.11* and *LDC Section 12.04.04.C.5.*

13. **Condition**: The handicap parking access aisle shall provide unobstructed access to an accessible building entrance.

14. **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.

15. **Condition**: The slab for all structures shall be constructed a minimum of 12 inches above the crown of the nearest street, except where topography will provide adequate drainage as certified by a professional engineer registered in the State of Florida. *Ref. LDC Section 10.03.02.A.5.*

16. **Condition**: All existing and proposed utility lines on the subject property shall be located underground. *Ref. LDC Section 20.12.00.*

17. **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.

18. **Condition**: Please abide by the general guidelines set forth in the FDEP's "Florida Development Manual: A Guide to Sound Land and Water Management."

19. **Condition**: Any additional revisions to the site plan must be reviewed and approved by the appropriate Technical Review Committee members.

Per City of Destin Engineering Department:

20. **Condition**: Prior to obtaining any City permits, obtains a NPDES Approval and provide a copy to the city.

21. **Condition**: Prior to obtaining any City permits, obtain a FDEP CCCL Approval, as needed and provide a copy to the city.

Per Destin Water Users, Inc.:

22. **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.

23. **Condition**: Field verified and scaled "as-built" plans including all utility infrastructures must be submitted to the City of Destin and forwarded to Destin Water Users, Inc. for final inspection by Destin Water Users, Inc. A written approval shall then be submitted to the City of Destin prior to issuance of Certificate of Occupancy by the City of Destin if there are no outstanding issues.

Gerald F. Mucci 10-9-07

Gerald F. Mucci, AICP Date
Community Development Director

3.3.08

David Berra Date
Park Manager

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