

# Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 | www.cityofdestin.com

April 28, 2014

Order No. 14-10

**Final Development Order:**

**“HENDERSON BEACH RESORT”  
A MAJOR SUBDIVISION  
(14-07-MS)**

**Based upon the City's approval and issuance of this Development Order on April 28, 2014, this document will serve as your Final Development Order, and includes all of the provisions and conditions in the attached Technical Review Team Report.**

Devcon Services Group, on behalf of Dunavant Gulf, LLC, is requesting approval of a Major Subdivision identified as “Henderson Beach Resort.” The proposed development consists of a 6 lot subdivision and a private right-of-way. The proposed project is generally located East of the Henderson Beach State Park, South of the 100-foot wide Gulf Power easement, West of Matthew Boulevard and North of Erosion Control Line. Property can also identified by Okaloosa County Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0032-0040, 00-2S-22-0279-0000-0000, 00-2S-22-0580-0041-0010, 00-2S-22-0580-0015-0010, 00-2S-22-0580-0014-0010, 00-2S-22-0000-0031-0030, 00-2S-22-0000-0030-0010, 00-2S-22-0000-0032-0010, 00-2S-22-0000-0031-0000. The total site area is 10.38 acres, more or less.

**DETERMINATIONS:**

1. This final development order is in accordance with the approved construction documents, which is inclusive of the site plan, drainage plan, landscape plan, outdoor lighting plan, architectural plans, etc., and dated approved April 21, 2014.
2. All the findings of the Technical Review Team report dated April 21, 2014 are incorporated herein.

**CONDITIONS OF APPROVAL:**

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

Construction of infrastructure must commence within one (1) year of approval date of the Final Development Order on **April 28, 2014** (no later than **April 28, 2015**), and must be completed as shown on plans approved by the Technical Review Team.

**WARNING: If the applicant/owner has not obtained a building permit(s) for either the construction of infrastructure or construction of the entire project and that construction has not commenced within one (1) year of issuance of the final development order, the final development order will become null and void and the application for development order approval must be re-initiated (Article 2, Section 2.21.00).**



**NOTE:** Construction of infrastructure shall be defined as site work, grading, or other construction activity (not including clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations (Article 2, Section 2.21.00).

**NOTE:** An applicant/owner who desires to extend the twelve (12) month (1 year) deadline for either the construction of infrastructure or construction of the entire project must submit a written request to the Community Development Department, no less than thirty (30) days prior to the expiration of the twelve (12) month deadline to obtain a building permit and commence construction of infrastructure or construction of the entire project. The applicant may receive only one extension, and such extension shall not exceed one year. The applicant /owner should review Article 2, Section 2.21.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition No. 1 above, the concurrency capacity allocation status for “Henderson Beach Resort” will be protected. **However, the protected concurrency status will be lost and the application for development order approval must be re-initiated if:**
  - A. **Construction permit(s) in association with construction of infrastructure or construction of the entire project are not obtained in accordance with Article 2, Section 2.10.00 of the Land Development Code to maintain concurrency, or**
  - B. **Construction activity ceases for a period of one (1) year after a building permit for construction of infrastructure or construction of the entire project has been issued so that concurrency is not maintained under Article 6 of the Destin Land Development Code.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
  - A. Disturbance of the City's right-of-way (Note: Applicant must obtain the proper ROW permit(s) from the Public Services Department prior to issuance of building permits, unless otherwise exempted by the Public Services Director).
  - B. Pavement cuts.
  - C. Construction of any kind.
  - D. Clearing, grubbing, or demolition.
  - E. Paving, grading, drainage, sidewalks.
  - F. Signage.
  - G. Installation of utilities.
  - H. Construction trailers.
4. The following items must be addressed in the appropriate order:
  - A. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign. Additionally, a posting of emergency contact information sign affidavit must be submitted to the Planning Division prior to the issuance of any permits.
  - B. **Prior to the issuance of any City Permit**, obtain a City of Destin Right-of-Way Construction Permit from the Public Services Department.



- C. **Prior to the issuance of any City Permit**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Public Services Department.
  - D. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit shall be provided to the Planning Division.
  - E. **Prior to the issuance of a Certificate of Completion**, the Covenants, Conditions and Restrictions for the Homeowners Association must be submitted to and approved by the City Land Use Attorney. Additionally, the plat for the subdivision must be recorded with the Clerk of the Circuit Court of Okaloosa County and the required copies of the recorded plat must be submitted to the Planning Division.
  - F. **Prior to the issuance of a Certificate of Completion**, all applicable impact fees and other outstanding costs associated with this project that are owed to the City must be paid in full.
  - G. **Prior to the issuance of a Certificate of Completion**, the site work, landscaping and outdoor lighting must be inspected and approved by the Community Development Department.
  - H. **Prior to the issuance of a Certificate of Completion**, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.
5. The owner must comply with all of the comments, notes and conditions of the Technical Review Team members as stated on pages 4 through 24 of the attached TRT Report, dated April 21, 2014, which is incorporated into this Final Development Order.

R. Ashley Grant 4/28/14  
 R. Ashley Grant Date  
 Planning Manager  
 City of Destin, Florida

William O. Hagerman 4/30/2014  
 William O. Hagerman, Managing Member Date  
 Dunavant Gulf, LLC

*woh*

**TECHNICAL REVIEW TEAM REPORT**

**“HENDERSON BEACH RESORT”  
A MINOR TIER 1 DEVELOPMENT  
(14-07-MS)**

**TRT Report: April 21, 2014**

**ISSUE:**

**Applicant:** Devcon Services Group, on behalf of Dunavant Gulf, LLC, is requesting approval of a Major Subdivision identified as “Henderson Beach Resort.”

**Request:** The request for approval consists of a 6 lot subdivision and a private right-of-way.

**Location:** The proposed project is generally located East of the Henderson Beach State Park, South of the 100-foot wide Gulf Power easement, West of Matthew Boulevard and North of Erosion Control Line. Property can also identified by Okaloosa County Property Appraiser’s parcel I.D. numbers 00-2S-22-0000-0032-0040, 00-2S-22-0279-0000-0000, 00-2S-22-0580-0041-0010, 00-2S-22-0580-0015-0010, 00-2S-22-0580-0014-0010, 00-2S-22-0000-0031-0030, 00-2S-22-0000-0030-0010, 00-2S-22-0000-0032-0010, 00-2S-22-0000-0031-0000.

**Parcel Size:** The overall property contains 10.38 acres, more or less.

**Future Land Use:** Crystal Beach Resort (CBR)

**Zoning District:** Crystal Beach Resort (CBR)

**Density:** Allowed: 12.00 units per acre  
Proposed: 00.00 units per acre

**Intensity:** Allowed: 0.50  
Proposed: 0.00

**Application Date:** November 15, 2013

**TRT Approval Date:** April 11, 2014

**Approved Subdivision Date:** April 21, 2014

**DISCUSSION/FINDINGS:**

The proposed request as presented and described is consistent with Comprehensive Plan: 2010 and Land Development Code, which include a Concurrency Management review, and a Level of Service review. This project is not located within the Town Center or Harbor Redevelopment Areas, however it is located within the Crystal Beach sub-area of the Multimodal Transportation District. The Technical Review Team (TRT) reviewed and approved the project with specific conditions in their comment letters which are attached at the end of this report.

**COMPREHENSIVE PLAN/ZONING:**

This application was reviewed pursuant to the City of Destin’s Comprehensive Plan: 2010 and Land Development Code (LDC). The property currently has a Future Land Use designation of Crystal Beach Residential (CBR) and a Zoning designation of Crystal Beach Residential (CBR). The six lots of the subdivision meet the minimum dimensional requirements of the CBR Zoning district. Any proposed land use for the lots of this subdivision will have to be an allowable use in the CBR Zoning designation as specified in the Land Development Code.

**CONCURRENCY MANAGEMENT:**

Not applicable at this time.

**TRANSPORTATION ANALYSIS:**

Not applicable at this time.

**SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

A new 5' sidewalk connection is proposed to provide direct pedestrian connection from the development site to the proposed private right-of-way and on to existing sidewalk directly to the east of the subject property located in the right-of-way of Matthew Boulevard.

**SUBDIVISION OR PLANNED UNIT DEVELOPMENT (PUD) – PLAT:**

The proposed project does include a subdivision, but it is not a PUD. The plat was approved by City Council at its April 21, 2014 meeting.

**RIGHT-OF-WAY DEDICATION:**

The proposed right-of-way indicated on the plat is proposed to remain private and will be dedicated to the homeowners association.

**PHASING:**

A phasing plan was not submitted for review as part of this application.

**ADDRESSING:**

Not applicable at this time. Addressing of any future buildings proposed for any of the six lots will be assigned prior to the issuance of a Building Permit for said building.

**AIRPORT PROTECTION:**

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.

**DENSITY:**

Not applicable at this time.

**INTENSITY:**

Not applicable at this time.



**HEIGHT:**

Not applicable at this time.

**SETBACKS:**

Not applicable at this time.

**SIGNS:**

Not applicable at this time.

**UTILITIES:**

The following condition applies to this project:

1. All new development projects shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*

**OUTDOOR LIGHTING:**

The outdoor lighting plan for that portion of the project that is located within the private right-of-way of this project has been approved. All lighting must be shielded downward and away from adjacent properties in order to avoid spill-over and illumination into the night sky.

**COASTAL MANAGEMENT AND CONSERVATION:**

Portions of the proposed project are located in Flood Zone "X" and are also located within a Special Flood Hazard Area (SFHA) Velocity Zones (VE). Flood Plain Management regulations will have to be adhered to at the time a building permit is applied for each of the buildings proposed on each of the six lots contained in subdivision.

**WHITE SANDS ZONE:**

Certain portions of the subject property are located in both White Sand Zone I and II. Compliance with Land Development Code standards pertaining to the White Sand Zone regulations will have to be adhered to at the time a building permit is applied for each of the buildings proposed on each of the six lots contained in subdivision.

**STORMWATER MANAGEMENT:**

The City approved the stormwater management plan on April 7, 2014, and had the following stormwater related notes and conditions:

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:** If groundwater is observed standing in the storm structures, the SWOMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.



3. **Condition:** Prior to the issuance of any City Permit, a copy of the Northwest Florida Water Management District (NFWFMD) storm water permit and a National Pollution Discharge Elimination System (NPDES) storm water construction generic Permit (if applicable) shall be provided to the Planning Division.
4. **Condition:** Prior to the issuance of a Certificate of Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

**INGRESS/EGRESS:**

Ingress and egress to the five lots of the project that lay north of Scenic Highway 98 East is provided via a private right-of-way that will be dedicated to the Homeowners Association. This private right-of-way connects to Matthew Boulevard which lies directly to the east. Lot 6 has direct access to Scenic Highway 98 East which lies directly to the north.

**REFUSE COLLECTION:**

Not applicable at this time.

**PARKING:**

Not applicable at this time.

**LOADING SPACE (ZONE):**

Not applicable at this time.

**OPEN SPACE/LANDSCAPE:**

Not applicable at this time.

**IMPACT FEES:**

Not applicable at this time.

**MULTIMODAL TRANSPORTATION MITIGATION FEES:**

Not applicable at this time.

**OTHER FEES:**

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

Application Fee:	\$3,000.00 (pd.)
<b>TOTAL DUE (as of 04/28/14)</b>	<b>\$00.00</b>

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

The following state permits are required prior to the issuance of any city permit:

1. **Prior to the issuance of any City Permit**, obtain a Florida Department of Environmental Protection (FDEP) National Pollution Discharge Elimination System (NPDES) permit (if applicable) and submit a copy to the Public Services Department.
2. **Prior to the issuance of any City Permit**, a copy of the Northwest Florida Water Management District (NFWMD) storm water permit shall be provided to the Planning Division.

**PUBLIC INPUT:**

The proposed development was heard by the Destin City Council at its April 21, 2014 meeting. There was no public opposition.

**TECHNICAL REVIEW TEAM MEMBER COMMENTS, NOTES AND CONDITIONS:**

**DESTIN FIRE CONTROL DISTRICT:**

The Destin Fire Control District approved the project in a letter dated March 31, 2014. Please refer to **Exhibit "A"** for a copy of the approval letter.

**DESTIN WATER USERS:**

Destin Water Users approved the project with conditions in a letter dated April 9, 2014. Please refer to **Exhibit "B"** for a copy of the approval letter.

**CENTURY LINK:**

Century Link approved the project with conditions in a letter dated April 9, 2014. Please refer to **Exhibit "C"** for a copy of the approval letter.

**COX COMMUNICATIONS:**

Cox Communications stated it had no objections to the project, but had concerns, in a letter dated April 8, 2014. Please refer to **Exhibit "D"** for a copy of the approval letter.

**GULF POWER:**

Gulf Power stated it had no conflicts with the project in a letter dated April 8, 2014. Please refer to **Exhibit "E"** for a copy of the approval letter.

**OKALOOSA GAS:**

Okaloosa Gas stated it had no objections to the project in a letter dated April 8, 2014. Please refer to **Exhibit "F"** for a copy of the approval letter.

**WASTE MANAGEMENT:**



Waste Management stated it had no concerns nor objections to the project in a letter dated April 9, 2014. Please refer to **Exhibit “G”** for a copy of the approval letter.

BUILDING DIVISION:

The Building Division of the Community Development Department had “no comments” on the project in a memo dated April 8, 2014. Please refer to **Exhibit “H”** for a copy of the memo.

PLANNING DIVISION:

The Planning Division of the Community Development Department approved the project with conditions in a letter dated April 11, 2014. Please refer to **Exhibit “I”** for a copy of the approval letter.

STORMWATER MANAGEMENT:

The stormwater management plan was found acceptable and approved with conditions on April 7, 2014. Please refer to **Exhibit “J”** for a copy of the stormwater related notes and conditions.

PUBLIC SERVICES DEPARTMENT:

The Public Services Department approved the project with conditions on April 7, 2014. Please refer to **Exhibit “K”** for a copy of the Public Services Department conditions.

CITY SURVEYOR:

The City Surveyor approved the project with conditions on April 4, 2014. Please refer to **Exhibit “L”** for a copy of the City Surveyor conditions.

OKALOOSA COUNTY PUBLIC WORKS:

The Okaloosa County Public Works issued a memo stating that they “no objection” with the proposed project on April 9, 2014. Please refer to **Exhibit “M”** for a copy of the Okaloosa County Public Works memo.

**Destin Fire Control District**  
848 Airport Road - Destin, Florida 32541  
Telephone (850) 837-8413 Fax (850) 837-6715

**RECEIVED**  
APR 08 2014  
City of Destin  
PLANNING DIVISION



Chief Kevin Sasser

**TECHNICAL REVIEW TEAM**

DATE: March 31, 2014

To: PLANNING & ZONING DIRECTOR  
CITY OF DESTIN  
4100 Indian Bayou Trail  
DESTIN, FL 32541

THE DESTIN FIRE CONTROL DISTRICT INSPECTION DEPARTMENT HAS REVIEWED THE FOLLOWING FOR CONCEPTUAL APPROVAL.

PROJECT: Henderson Beach Resort  
(3rd Submittal)

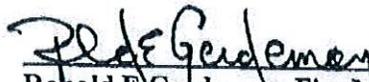
LOCATION: Matthew Blvd. @ Scenic Hwy. 98

OCCUPANCY (NFPA): Hotel

OWNER/CONTRACTOR: Dunavant Gulf, LLC  
Shannon Howell: 850-685-3569

APPROVED

DISAPPROVED FOR THE FOLLOWING:

  
Ronald E Gerdeman, Fire Marshal  
Destin Fire Control District  
rgerdeman@destinfire.com



A Heart Ready  
Community



An Advanced Life  
Support Service

*WSP*



# DESTIN WATER USERS INC.

P.O. BOX 308 DESTIN, FL. 32540-0308 (850)-837-6146

DATE: April 9, 2014

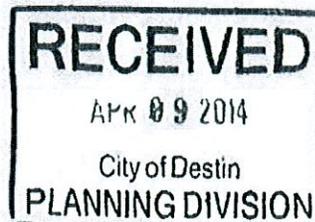
TO: THE CITY OF DESTIN – COMMUNITY DEVELOPMENT  
4200 TWO TREES ROAD  
DESTIN, FLORIDA 32541

PROJECT: Henderson Beach Resort

PROJECT NUMBER: 14-07-MS

CONTACT: Dunavant Gulf, LLC

LOCATION: Northwest Corner of Matthew Blvd / Scenic Hwy 98 Destin Fl 32541



THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. IS CONCEPTUALLY:

## Approved

~~(Subject to the following, which shall be a condition(s) of the Developmental Order with the City of Destin)~~

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.
3. Destin Water Users Inc. approves the developer's application and plat for this development.

IF YOU HAVE QUESTIONS OR CONCERNS PLEASE CALL STEVE SCHMITT / FIELD OPERATIONS MANAGER (850) 837-6146 ext.3937

Signed

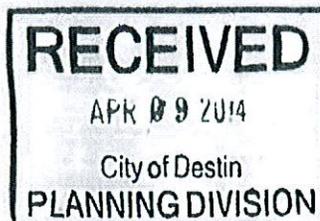
QUALITY SERVICE SINCE 1964



Engineering and Construction 650 Denton Bl. Fort Walton Beach, Florida 32547

April 9, 2014

City of Destin, Florida  
Community Development Department  
4100 Indian Bayou Trail  
Destin FL 32541



ATTN: David Forstrom, Planning Division

Re: 14-07-SP Henderson Beach Resort Major Subdivision

The following criteria must be met for any multi-family or commercial building. Conduit must be provided in residential subdivisions.

1. A 4' x 4' x 3/4" plywood terminal board, painted with fire-retardant paint, must be securely attached to the wall for mounting of telephone hardware (if inside terminal room is applicable) and dedicated to CenturyLink.
2. Two-inch PVC entrance conduit will be run from the Mountain Dr right-of-way into the mechanical room with no more than one 90 degree sweep. If an inside terminal room is not applicable the conduit will be turned up outside the building at the location of the telephone terminal. Size and location of either inside or outside terminal will be determined by a CenturyLink Corporation representative (Carmen Guffey, 850-664-3054).
3. Access to the power ground (MGN) within 5 feet of our terminal must be provided; alternatively, a No. 6 insulated copper ground wire from the MGN will be provided at the telephone terminal location.
4. Conduit and equipment room, if applicable, must be completed 60 days prior to Certificate of Occupancy date.

If you should require any additional information, please contact Carmen Guffey at 850-664-3054.

Sincerely,

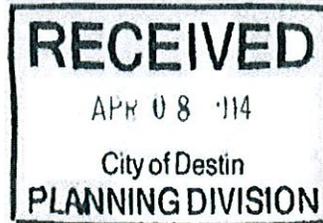
**Carmen Guffey**

Carmen Guffey

CenturyLink

Cox Communications Gulf Coast, LLC  
320 NW Racetrack Road  
Fort Walton Beach, FL 32547  
(850) 862-4142  
(850) 862-1708 fax

April 8, 2014, 2014



City of Destin  
4200 Two Trees Rd.  
Destin, FL 32541

To: Technical Review Team  
Re: 14-07-MS, Henderson Beach Resort  
Destin FL

Cox Communications has no objections to the above named project however if there are any conflicts with Cox Communications existing facilities within the road r-o-w it will be the responsibility of the owner / developer to contact Cox Communications of said conflicts. All costs incurred for the relocation and/or replacement of Cox Communications owned facilities, aerial or underground, is the sole responsibility of the owner/developer. Cox Communications must maintain an 18' clearance on DOT right-of-ways, including driveway cuts and a 16' clearance on all other roads and driveways. Due to the nature of Gulf Power owned poles, that we lease, the cost to maintain the clearances is solely based on what Gulf Power charges us to upgrade the poles. Materials and man hours to transfer to the new poles are also added to the cost.

Please contact myself prior to construction to ensure access to the property and buildings for video, telephone and high speed internet services.

Sincerely,

A handwritten signature in black ink, appearing to read "R Dixon".

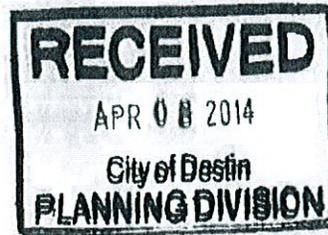
Roger Dixon  
Construction Planner II  
Cox Communications  
Office: 850-314-8163  
[roger.dixon@cox.com](mailto:roger.dixon@cox.com)

A handwritten signature in blue ink, appearing to read "Woj".



Date: April 08, 2014

To: Mr. R. Ashley Grana  
Planning Manager  
City of Destin  
4200 Indian Bayou Trail  
Destin, Florida 32541



14-07-MS, 3rd Submittal, Henderson Beach Resort,  
Scenic Hwy 98, Destin Florida

Gulf Power Co. has no conflicts with above referenced project.  
Please call me if there are any other questions.  
Sincerely,

*Thomas Richardson*

Thomas Richardson 850-833-4881  
Power Delivery Engineering Destin

*WJF*



## Okaloosa Gas District

**OKALOOSA GAS DISTRICT  
TECHNICAL REVIEW COMMITTEE, DESTIN  
DATE 4-8-2014**

**BUSINESS:**

**14-07-MS, Henderson Beach Resort, Matthew Blvd. & Scenic Hwy 98 (NW Corner) a Minor Tier 1 Development**

**COMMENTS:**

Okaloosa Gas District has no objection to the above referenced project. Please be advised that gas is available in some parts of the resort. Please call Okaloosa Gas in advance prior to any construction or demolition, so that Okaloosa Gas can have personnel available to locate and protect.

If you should have any questions, or require additional information, please let me know. (850) 729-4870.

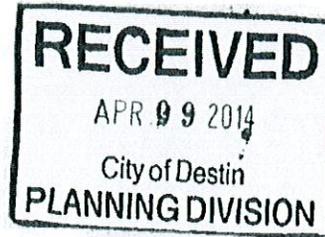
Submitted by:

*Essa Rhebi*

**Essa Rhebi  
Systems Engineer**

P.O. Box 548 • Valparaiso, Florida 32580-0548 • (850) 729-4870 • FAX (850) 678-2165

*wof*



April 9, 2014

Mr. David Forstrum, CFM  
City of Destin  
Planner & Stormwater/Floodplain Manager  
4200 Indian Bayou Trail  
Destin, Florida 32541

Dear Mr. Forstrum,

Please accept this letter as confirmation that 14-07-MS Henderson Beach Resort Major Subdivision review has been conducted and this location has space that will allow for trash receptacles.

If you have any questions, feel free to contact me at 850-301-2832.

Thank you,

**Pam LaCourse**

Pam LaCourse  
District Manager  
Waste Management

*WLF*



**Community  
Development  
Building Division**

Phone: 654-1119

Fax: 837-7949

# MEMORANDUM

**DATE:** April 8, 2014  
**TO:** Project Manager/Ashley Grana  
**THRU:** Administrative Assistance/Larry Beat  
**FROM:** Chief Building Official/ Noell Bell *NB*  
**SUBJECT:** 1<sup>st</sup> Submittal Review for TRT  
**PROJECT:** 14-07-MS, Henderson Beach Resort  
 Mathew Blvd. & Scenic Hwy 98 (NW Corner)  
 A Minor Subdivision



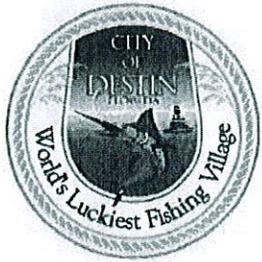
A Technical Review of the project plans submitted by the Building Division has resulted in the following comment(s).

- No comments

**NOTE prior to actual construction activity:**

- 1) Proper permitting must be applied for and approved prior to any work being performed on mentioned property, i.e.; demolition, site work, new construction, etc.
- 2) 2 full sets of signed and sealed construction plans, specifications and related documents (site plan) as required by the Florida Building Code Chapter 1 must be submitted to and be reviewed by the Building Division prior to issuance of a permit.

*NOF*



# Community Development

## Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-7949 | www.cityofdestin.com

April 11, 2014

Devcon Services Group  
 Attn.: Mr. Shannon Howell  
 2700 Scenic Highway 98  
 Destin, Florida 32541

**Subject: Fourth Submittal Review for 14-07-MS, Henderson Beach Resort, a Major Subdivision  
 2700 Scenic Highway 98, Destin, FL 32541**

Dear Mr. Howell:

Your fourth Major Subdivision Application submittal package was received on April 11, 2014. Staff forwarded the submittal package to the Technical Review Team (TRT) members who had not already approved the project on April 11, 2014 and asked that they provide their comments back to the Planning Division before or on April 11, 2014. The following **TRT comments** are provided for your review and comment. Please ensure you read the comments and **bolded notes** listed below.

Process Timeline:

- Applicant's original submittal date: November 15, 2013
- Completeness review date: November 20, 2013
- Staff's first submittal review comments due date: December 6, 2013
- Staff's actual first submittal review comments date: December 6, 2013
- Applicant's second submittal target date: February 4, 2014
- Applicant's actual second submittal date: February 27, 2014 (includes 1 time 15 business day extension)
- The one-time 15 day extension request to the second submittal date was approved by staff.
- Staff's second submittal review comments due date: March 18, 2014
- Staff's actual second submittal review comments date: March 18, 2014
- Applicant's third submittal target date: May 19, 2014
- Applicant's actual third submittal date: March 26, 2014
- Staff's third submittal review comments due date: April 10, 2014
- Staff's actual third submittal review comments date: April 9, 2014
- Staff's fourth submittal review comments due date: April 11, 2014
- Staff's actual fourth submittal review comments date: April 11, 2014
- Note: Land Development Code requires resubmittal within 60 days.
- Note: The applicant may request ONE 15-day extension to the 60 day resubmittal deadline.

**A. Planning Division Comments: Approved.**

1. **Prior to the issuance of any City Permit**, a sign must be posted on the subject property notifying the public of the emergency contact information of the person responsible for the project. Refer to section 7.01.02(B) of the Land Development Code for details on the size, location and contents of the sign.
2. **Condition: Prior to final plat approval**, based on the approval of the preliminary plat as part of this review, indicate the intent for compliance with Article 7, Section 7.08.10 and Article 2, Section 2.20.00.

*Wof*

Page 2 of 3

April 11, 2014

Review for 14-07-MS, Henderson Beach Resort

3. **Prior to the issuance of a Certificate of Completion**, the Covenants, Conditions and Restrictions for the Homeowners Association must be submitted to and approved by the City Land Use Attorney. Additionally, the plat for the subdivision must be recorded with the Clerk of the Circuit Court of Okaloosa County and the required copies of the recorded plat must be submitted to the Planning Division.
  4. **Prior to the issuance of a Certificate of Completion**, all applicable impact fees and other 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 Completion**, the site work, landscaping, and outdoor lighting must be inspected and approved by the Community Development Department.
  6. **Condition:** All new development projects shall be required to place all existing and proposed utility lines located on the subject property, regardless of who the utilities serve, underground. *Ref. LDC Section 20.12.00.*
  7. **Condition:** Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of City building permit, unless otherwise stated by staff. All signage shall meet the requirements set forth in Article 16 of the City's Land Development Code.
- B. City Surveyor comments: Approved.** Please refer to the attached comments dated April 4, 2014. To discuss city surveyor related comments, please contact Mr. Eric B. Stuart, LS at 800-546-7909.
- C. Public Services Department comments: Approved.** Please refer to the attached memo dated April 7, 2014. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- D. Stormwater Management comments: Approved with conditions.** Please refer to the attached memo dated April 7, 2014. To discuss stormwater related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242 ext. 3130.
- E. Building Division comments: Approved with conditions.** Please refer to the attached memo dated April 8, 2014. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.
- F. Destin Fire Control District comments: Approved.** Please refer to the attached memo dated March 31, 2014. To discuss Destin Fire Control District related comments or conditions, please contact Mr. Ronald Gerdeman at 850-837-8413.
- G. Destin Water Users comments: Approved with conditions.** Please refer to the attached memo dated April 9, 2014. To discuss Destin Water Users related comments or conditions, please contact Mr. Steve Schmitt at 850-837-6146, ext. 106.
- H. CenturyLink comments: Approved with conditions.** Please refer to the attached memo dated April 9, 2014. To discuss CenturyLink related comments or conditions, please contact Ms. Carmen Guffey at 850-664-3751.

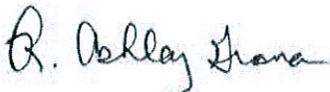


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 April 11, 2014  
 Review for 14-07-MS, Henderson Beach Resort

- I. Cox Communications comments: Approved with conditions.** Please refer to the attached memo dated April 8, 2014. To discuss Cox Communications related comments or conditions, please contact Mr. Roger Dixon at 850-314-8163.
- J. Gulf Power comments: Approved.** Please refer to the attached memo dated April 8, 2014. To discuss Gulf Power related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.
- K. Okaloosa Gas District comments: Approved.** Please refer to the attached memo dated April 8, 2014. To discuss Okaloosa Gas District related comments or conditions, please contact Mr. Essa Rhebi at 850-729-4870.
- L. Waste Management comments: Approved.** Please refer to the attached memo dated April 9, 2014. To discuss Waste Management related comments or conditions, please contact Ms. Pam LaCourse at 850-301-2816.
- M. Okaloosa County comments: Approved.** Please refer to the attached memo dated April 9, 2014. To discuss Okaloosa County related comments or conditions, please contact Mr. Edwin Sanguyo at 850-689-5770.

If you have questions or need additional information, please feel free to contact me at (850) 837-4242, ext. 3175.

Sincerely,



R. Ashley Grana  
 Planning Manager

RAG/

Attachments:

1. City Surveyor comments dated April 4, 2014
2. Public Services Department comments dated April 7, 2014
3. Stormwater comments dated April 7, 2014
4. Building Division comments dated April 8, 2014
5. Destin Fire Control District comments dated March 31, 2014
6. Destin Water Users comments dated April 9, 2014
7. Century Link comments dated April 9, 2014
8. Cox Communications comments dated April 8, 2014
9. Gulf Power comments dated April 8, 2014
10. Okaloosa Gas District comments dated April 8, 2014
11. Waste Management comments dated April 9, 2014
12. Okaloosa County comments dated April 9, 2014

cc: File: 14-07-MS, Letter Log



COMMUNITY DEVELOPMENT DEPARTMENT  
*Planning Division*

MEMORANDUM



DATE: April 7, 2014  
 TO: Larry Beat, Administrative Assistant  
 FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *LF*  
 SUBJECT: 14-07-MS Henderson Beach Resort, a Major Subdivision, Matthew Blvd. & Scenic Hwy 98 (NW Corner)

**TRT Third Submittal Stormwater Review Comments**

A third submittal was received on March 26, 2014 from Innerlight Engineering Corporation. The Stormwater Management Plan (SWMP) and the construction drawings remain approved with the following conditions as noted:

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:** If groundwater is observed standing in the storm structures, the SWOMP shall be considered in non-compliance and a revised stormwater plan shall be resubmitted for approval.
3. **Condition:** Prior to obtaining any City permit, a copy of the Northwest Florida Water Management District (NFWFMD) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater construction generic Permit (if applicable) shall be provided.
4. **Condition:** Prior to obtaining a Certificate of Occupancy, a Stormwater Operation/Maintenance Plan (SWOMP) approved by the City shall be acknowledged and signed by the Owner.

If you have questions or need additional information, please contact my office.

DMF/

File: Memo  
 Project File: 14-07-MS

*LF*

OFFICE OF PUBLIC SERVICES

MEMORANDUM

April 7, 2014

TO: Administrative Assistant/Larry Beat  
Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bod *JDB*

SUBJECT: 14-07-MR - Henderson Beach Resort Replat, Matthew Blvd  
Right of Way & Wetlands Impact Review ONLY



A submittal was received on March 31, 2014 and the right-of-way & wetlands areas only were reviewed. The current submittal appears to meet the Destin Land Development Code.

cc:  
PS Files

*WJF*



312 GOVERNMENT AVENUE, SUITE 1  
NICEVILLE, FL 32578  
P:800.546.7909  
F:850.678.9936

April 4, 2014

Attn: Mr. R. Ashley Grana  
Planning Manager  
City of Destin  
Community Development Department  
4100 Indian Bayou Trail  
Destin, FL 32541



RE: Henderson Beach Resort - 14-07-MR – 3rd Submittal Review

Dear Mr. Grana:

After reviewing the subdivision submittal, I find that it conforms to Chapter 177, Florida Statutes and have no further comments.

If you have any questions regarding these comments or need any other information, please feel free to contact me at (850) 678-9932.

Sincerely,  
**Nobles Consulting Group, Inc.**

Eric B. Stuart, PSM  
Branch Manager



# Okaloosa County Public Works



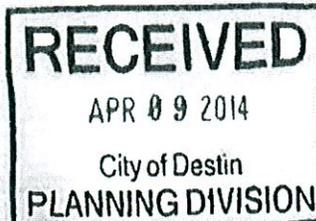
## MEMORANDUM

**TO:** R. Ashley Grana, Planning Manager  
City of Destin

**FROM:** *ES* Edwin S. Sanguyo, P.E., Engineer III  
Okaloosa County Public Works Department

**DATE:** April 9, 2014

**SUBJECT:** 14-07-MS, Henderson Beach Resort – City of Destin



Okaloosa County Public Works Department has no objection to the re-plat, as proposed, for the above referenced project. No additional information is required.

/ess

cc: Marissa Martinez, Planner III, Growth Management Dept

*Woy*