

# Community Development Planning Division

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

June 3, 2014

Order No. 14-11

**Final Development Order:**

**“HENDERSON BEACH RESORT”  
A MINOR TIER 1 DEVELOPMENT  
(14-08-SP)**

**Based upon the City's approval and issuance of this Development Order on June 3, 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 Minor Tier 1 Development identified as “Henderson Beach Resort.” The proposed development consists of a four-phase project. Phase 1 of the project consists of: The Henderson Beach Resort Hotel which includes 171 rooms, 10,058 sq. ft. spa, 6,956 sq. ft. of conference room meeting space, 193 sq. ft. property management/real estate office space, a 3,103 sq. ft. restaurant, a 1,492 sq. ft. bar & grill, and 507 sq. ft. of retail. Phase 2 of the project consists of: The Parkside Condominium which includes 56 short-term condominium units (40 2-bedroom and 16 1-bedroom). Phase 3 of the project consists of: The Waterpark Condominium which includes 40 short-term condominium units (24 2-bedroom and 16 1-bedroom). Phase 4 of the project consists of: The Henderson Beach Resort Beachside which includes: 33 hotel units, a 3,584 sq. ft. restaurant, 914 sq. ft. lobby bar, 737 sq. ft. pool bar, 561 sq. ft. retail, 13,750 sq. ft. of associate hotel/convention space and 64 short-term condominium units (62 1-bedroom and 2 2-bedroom). 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 be 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 May 23, 2014.
2. All the findings of the Technical Review Team report dated May 23, 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 **June 3, 2014** (no later than **June 3, 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**, obtain a Florida Department of Environmental Protection (FDEP) Coastal Systems permit and submit a copy to the Public Services Department.
  - E. **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.
  - F. **Prior to the issuance of any Certificate of Occupancy or 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.
  - G. **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.
  - H. **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.
  - I. **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 29 of the attached TRT Report, dated May 23, 2014, which is incorporated into this Final Development Order.


6-3-14  
 \_\_\_\_\_  
 R. Ashley Grana Date  
 Planning Manager  
 City of Destin, Florida


6-6-2014  
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 William O. Hagerman, Managing Member Date  
 Dunavant Gulf, LLC

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## TECHNICAL REVIEW TEAM REPORT

### "HENDERSON BEACH RESORT" A MINOR TIER 1 DEVELOPMENT (14-08-SP)

TRT Report: May 23, 2014

#### ISSUE:

**Applicant:** Devcon Services Group, on behalf of Dunavant Gulf, LLC, is requesting approval of a Minor Tier 1 development identified as "Henderson Beach Resort."

**Request:** The proposed development consists of a four-phase project. Phase 1 of the project consists of: The Henderson Beach Resort Hotel which includes 171 rooms, 10,058 sq. ft. spa, 6,956 sq. ft. of conference room meeting space, 193 sq. ft. property management/real estate office space, a 3,103 sq. ft. restaurant, a 1,492 sq. ft. bar & grill, and 507 sq. ft. of retail. Phase 2 of the project consists of: The Parkside Condominium which includes 56 short-term condominium units (40 2-bedroom and 16 1-bedroom). Phase 3 of the project consists of: The Waterpark Condominium which includes 40 short-term condominium units (24 2-bedroom and 16 1-bedroom). Phase 4 of the project consists of: The Henderson Beach Resort Beachside which includes: 33 hotel units, a 3,584 sq. ft. restaurant, 914 sq. ft. lobby bar, 737 sq. ft. pool bar, 561 sq. ft. retail, 13,750 sq. ft. of associate hotel/convention space and 64 short-term condominium units (62 1-bedroom and 2 2-bedroom).

**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 11.42 acres, more or less.

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

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

**Density:** Allowed: 12.00 units per acre / 24.00 units per acre (one-bedroom short-term only)  
Proposed: 5.78 units per acre / 8.23 units per acre (one-bedroom short-term only)

**Intensity:** Allowed: 0.50  
Proposed: 0.37

**Application Date:** November 15, 2013

**TRT Approval Date:** May 23, 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). All of the proposed uses are permitted uses in the CBR Zoning district.

**CONCURRENCY MANAGEMENT:**

Staff has received approved Concurrency Evaluation Certificates (CEC) for the following areas:

- Potable Water:** Destin Water Users, Inc. signed the CEC on April 9, 2014.
- Sanitary Sewer:** Destin Water Users, Inc. signed the CEC on April 9, 2014.
- Solid Waste:** Okaloosa County Solid Waste Department signed the CEC on March 25, 2014.
- Stormwater Management:** The City’s Stormwater Manager signed the CEC on December 9, 2013.
- Traffic:** The City’s Transportation Consultant signed the CEC on May 21, 2014.

**TRANSPORTATION ANALYSIS:**

According to the transportation/traffic concurrency review conducted by the City's Transportation Manager, currently represented by Renaissance Planning Group (RPG), Inc., and approved on April 30, 2014, the proposed development will not degrade the level of service of those major transportation modes and facilities in the City of Destin and complies with the goals, objectives, and policies of the multimodal transportation district as found in the City’s Comprehensive Plan: 2010.

**SIDEWALKS/PEDESTRIAN CONNECTIVITY:**

A new 10’ 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 not include a subdivision or a PUD. A subdivision plat for this development was approved separately by City Council at its April 21, 2014 meeting (refer to DO-14-10).

**RIGHT-OF-WAY DEDICATION:**

There is no right-of-way dedication associated with this application. The previously approved subdivision plat indicated a proposed right-of-way on the plat that was to remain private and was dedicated to the homeowners association (refer to DO-14-10).

**PHASING:**

A phasing plan was submitted for review as part of this application. There are four phases proposed as part of this application. The four phases and the types of development for each are detailed on sheets 11 and 12 of 36 of the Civil Engineering plans.

**ADDRESSING:**

The following condition shall apply:

1. **Prior to the issuance of a Certificate of Occupancy**, assigned address number for the principal building 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.*

**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:**

Allowed: 12.00 dwelling units per acre in Crystal Beach Residential (CBR) x 11.42 Acres = 137.04 units  
 Proposed: 66 dwelling units (2-bedroom units)/ 11.42 acres = 5.78 dwelling units per acre

Allowed: 24.00 dwelling units per acre (short-term 1-bedroom only) in Crystal Beach Residential (CBR) x 11.42 Acres = 274.08 units  
 Proposed: 94 dwelling units (1-bedroom units)/ 11.42 acres = 8.23 dwelling units per acre

**INTENSITY:**

This project has a Crystal Beach Resort (CBR) FLUM designation, which allows for a maximum Floor Area Ratio (FAR) of 0.50 for a Tier 1 development. The proposed FAR for this project is 0.37 which is below the maximum allowed for a Tier 1 development in the CBR designation. The project FAR was calculated as follows:

<b><u>Proposed Building:</u></b>	<b><u>Proposed Bldg. Sq. Ft.:</u></b>
Henderson Beach Resort	143,092 sq. ft.
Henderson Beach Resort - Beachside	+ 42,937 sq. ft.
<b>Total:</b>	<b><u>186,029 sq. ft.</u></b>

**Subject property:** 11.42 acres or 497,455.20 sq. ft.

$$\text{Total sq. ft. of proposed building} / \text{sq. ft. of subject parcel} = \text{FAR}$$

$$186,029 \text{ sq. ft.} / 497,455 \text{ sq. ft.} = 0.37 \text{ FAR}$$

**HEIGHT:**

The Crystal Beach Resort (CBR) Zoning District is the applicable zoning district to help determine height limitations for this development.

<b><u>Proposed Building:</u></b>	<b><u>Proposed Building Height:</u></b>
Henderson Beach Resort	48'.0"
Waterpark Condominium	48'.0"
Parkside Condominium	49'.0"
Henderson Beach Resort - Beachside	50'.0"

*not*

All of the proposed four-story buildings measure 50'.0" in height or under to the cornice line of the building per the City adopted Comprehensive Plan: 2010 height definition.

**SETBACKS:**

All of the proposed buildings meet and exceed all of the required setbacks and buffers for the Crystal Beach Resort (CBR) Zoning District: (Note: Distances provided are from the proposed expanded building to the nearest property lines)

<u>Setbacks</u>	<u>Required</u>	<u>Buffers</u>	<u>Provided</u>
Front:	10'	FPLA	10'
Side:	15'	CBLA	15'
Rear:	15'	CBLA	15'

FPLA = Front Perimeter Landscaped Area, CBLA = Common Boundary Landscaped Area.

The following condition applies to this project:

1. 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 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. *Ref. LDC Section 7.09.02(B)(1).*

**SIGNS:**

No approved signage plan or design was requested as part of this application. The following condition applies to this project:

1. Signage, if installed, must be reviewed and approved by the Community Development Department. Signage requires the issuance of a 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.

**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. Additionally, all outdoor lighting for Phase four must comply with the City's regulations regarding outdoor lighting standards for the marine turtle conservation zone (LDC section 7.17.04).

**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.

**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 December 9, 2013, 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) stormwater permit and a National Pollution Discharge Elimination System (NPDES) stormwater 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:**

Refuse collection shall be provide via scheduled dumpster service. The following condition shall apply:

1. **Condition:** All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque. *Ref. LDC Section 7.09.02(B)(3).*



**PARKING:**

	BUILDING	UNITS	GROSS SF	PARKING REQUIREMENT	BICYCLE REQUIREMENT	PARKING REQUIREMENT	BICYCLE REQUIREMENT	BUY DOWN CREDIT	SPACES CREDITED FOR BICYCLES	NET PARKING REQUIRED	PARKING PROVIDED
				(PER CITY LDC)	(PER CITY LDC)	(PER PARKING STUDY) *	(PER PARKING STUDY) *	**	***		
PHASE 1	HOTEL GUEST ROOM	171.0	81,504.0	179.6	9.0	257.7	12.9	25.8	25.8	206.1	318
	HOTEL SPA		10,058.0	40.2	4.0						
	HOTEL CONFERENCE		6,956.0	154.6	0.0						
	PROPERTY MGT./REAL ESTATE		193.0	0.8	0.1	41.2	4.1	4.1	4.1	33.0	
	HOTEL RESTAURANT		3,103.0	31.0	3.1						
	HOTEL BAR & GRILL		1,492.0	14.9	1.5	2.0	0.2	0.2	0.2	1.6	
	HOTEL RETAIL		507.0	2.0	0.2						
PHASE 3	PARKSIDE CONDO	56.0		96.0	9.6	96.0	10.0	9.6	9.6	76.8	96
PHASE 2	WATERPARK CONDO	40.0		64.0	6.4	64.0	7.0	6.4	6.4	51.2	55
PHASE 4	HOTEL GUEST ROOM	33.0	21,519.0	34.7	1.7	34.7	1.7	3.5	3.5	27.7	43
	HOTEL RESTAURANT		3,584.0	35.8	3.6	47.1	4.7	4.7	4.7	37.7	
	HOTEL BAR		1,651.0	16.5	1.7						
	HOTEL RETAIL		561.0	2.3	0.2	2.3	0.2	0.2	0.2	1.8	
	BEACHSIDE CONDO	64.0		66.0	6.6	66.0	6.6	6.6	6.6	52.8	
<b>TOTAL:</b>				738.4	47.6	610.9	47.5	61.1	61.1	488.7	512.0

\* PARKING & BICYCLE SPACES REQUIRED BASED ON PARKING STUDY PREPARED BY SOUTHERN TRAFFIC SERVICES DATED MARCH 19, 2014

\*\* REDUCTION FOR CRYSTAL BEACH MMTD SUB-AREA PER CITY LDC 8.06.12(D)7

\*\*\* SUBSTITUTION OF VEHICLE PARKING WITH BIKE PARKING PER CITY LDC 8.06.12(D)5

**LOADING SPACE (ZONE):**

The project meets or exceeds the loading space requirements of Section 8.08.05 *On-site loading standards* of the Destin Land Development Code for the Henderson Beach Resort Hotel as indicated on the approved plans and as follows:

**TOTAL REQUIRED:** 1 space for the first 20,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 100,000 sq. ft. or fraction thereof.

**TOTAL PROVIDED:** 143,092 sq. ft. / 1 per first 20,000 and 1 per 100,000 or fraction thereof = 3

**OPEN SPACE/LANDSCAPE:**

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

Open Space Requirements:

Site Development Area (Total Area): 497,455 sq. ft. (11.42 acres, more or less)  
Total Required Open Space: 25.0% (124,363 sq. ft.)  
Total Provided Open Space: 43.0% (214,387 sq. ft.)

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 (2 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>
Reforestation Trees Required on Site: (1 per every .10 of an acre 11.42 x 10 =115)	115
Total Reforestation Credits for trees on Site	<u>0</u>
<b>Total Reforestation Trees Required on Site:</b> (1 per every .10 of an acre minus credits)	<b><u>115</u></b>

**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:	115
Front Perimeter Trees (1 per 25') Required on Site:	66
Parking Lot Trees (1 per end row and landscape island) Required on Site:	8
Streetscape Trees Required in the ROW of Matthew Blvd./Scenic Hwy 98:	0
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees 12" d.b.h. or greater) Required on Site:	<u>0</u>
<b>TOTAL TREES REQUIRED:</b>	<b>189</b>
<b>TOTAL TREES PROVIDED:</b>	<b>189</b>

Unless otherwise noted, all required trees must be a minimum of ten (10) 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, one-third shall be a minimum of thirty-six (36) inches in height time of planting; one-third shall be a minimum of eighteen (18) inches in height when measured immediately after planting; and one-third shall be round cover plantings of a one-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 impact fee amounts will be determinant upon the gross floor area of the overall development land use and whether exemption or credits are applicable and reevaluated at the time a Certificate of Occupancy is requested. **Any claims for exemption or credits must be made no later than the time a Certificate of Occupancy is requested. Refer to Article 19 of the Destin Land Development Code for specifics regarding impact fees.** The owner/applicant must pay the final impact fee amounts prior to the issuance of a Certificate of Occupancy:



**IMPACT FEE SCHEDULE (Excerpt)**

<b>Land Use - Residential</b>	<b>Park</b>	<b>Library</b>	<b>Police</b>	<b>Trans.</b>	<b>Total</b>
Residential, less than 500 sq. ft.	\$186	\$62	\$9	\$583	\$840
Residential, 500 - 749 sq. ft.	\$235	\$78	\$11	\$724	\$1,048
Residential, 750 - 999 sq. ft.	\$279	\$93	\$13	\$855	\$1,240
Residential, 1,000 - 1,499 sq. ft.	\$335	\$112	\$16	\$1,016	\$1,479
Residential, 1,500 – 1,999 sq. ft.	\$399	\$133	\$19	\$1,198	\$1,749
Hotel/Motel, per room	\$243	\$0	\$11	\$981	\$1,235
Retail/Commercial per 1,000 sq. ft.	N/A	N/A	\$31	\$1,752	\$1,783
Restaurant, Sit-Down (931), per 1,000 sq. ft.	N/A	N/A	\$31	\$3,244	\$3,275
Health Club (493) per 1,000 sq. ft. (Hotel Spa)	N/A	N/A	\$18	\$3,584	\$3,602
Office per 1,000 sq. ft. (Hotel Conference center)	N/A	N/A	\$18	\$1,404	\$1,422

**PHASE I - Henderson Beach Resort –Hotel**

<b>Land Use - Residential</b>	<b>Units per level</b>	<b>Number of Levels</b>	<b>Total number</b>	<b>Sub-total</b>	<b>Total</b>
Hotel/Motel, per room	57	3	171	\$1,235	\$211,185.00
Health Club per 1,000 sq. ft. (Hotel Spa)	10,058 sq. ft.	1	10,058	\$3,602	\$36,228.91
Restaurant, per 1,000 sq. ft.	4,595 sq. ft.	1	4,595	\$3,275	\$15,048.62
Office per 1,000 sq. ft. (Hotel Conference center)	6,956 sq. ft.	1	6,956	\$1,422	\$9,891.43
Office per 1,000 sq. ft. (Property Management)	193 sq. ft.	1	193	\$1,422	\$274.44
Retail/Commercial per 1,000 sq. ft.	507 sq. ft.	1	507	\$1,783	\$903.98
<b>TOTAL:</b>					<b>\$273,532.94</b>

**PHASE II - Henderson Beach Resort – Parkside Condominium**

<b>Land Use - Residential</b>	<b>Units per level</b>	<b>Number of Levels</b>	<b>Total number</b>	<b>Sub-total</b>	<b>Total</b>
Residential, 1,000 - 1,499 sq. ft.	4	4	16	\$1,479	\$23,664
Residential, 1,500 – 1,999 sq. ft.	10	4	40	\$1,749	\$69,960
<b>TOTAL:</b>					<b>\$93,624</b>

**PHASE III - Henderson Beach Resort – Waterpark Condominium**

<b>Land Use - Residential</b>	<b>Units per level</b>	<b>Number of Levels</b>	<b>Total number</b>	<b>Sub-total</b>	<b>Total</b>
Residential, 1,000 - 1,499 sq. ft.	4	4	16	\$1,479	\$23,664
Residential, 1,500 – 1,999 sq. ft.	6	4	24	\$1,749	\$41,976
<b>TOTAL:</b>					<b>\$65,640</b>

<b>PHASE IV - Henderson Beach Resort – Beachside Hotel/Condominium</b>					
<b>Land Use - Residential</b>	<b>Units per level</b>	<b>Number of Levels</b>	<b>Total number</b>	<b>Sub-total</b>	<b>Total</b>
Residential, less than 500 sq. ft.	23	2	46	\$840	\$38,640
Residential, 500 - 749 sq. ft.	6	2	12	\$1,048	\$12,576
Residential, 750 - 999 sq. ft.	1	2	2	\$1,240	\$2,480
Residential, 1,000 - 1,499 sq. ft.	2	2	4	\$1,479	\$5,916
Hotel/Motel, per room	33	1	33	\$1,235	\$40,755
Retail/Commercial per 1,000 sq. ft.	561 sq. ft.	1	561	\$1,783	\$1,000.26
Restaurant, per 1,000 sq. ft.	5,235 sq. ft.	1	5,235	\$3,244	\$16,982.34
<b>SUB-TOTAL:</b>					<b>\$118,349.60</b>
Hotel/Motel, per room (CREDIT)	32	N/A	32	\$1,235	-\$39,520
<b>TOTAL</b>					<b>\$78,829.60</b>

**MULTIMODAL TRANSPORTATION MITIGATION FEES:**

The minimum required Multimodal Transportation Concurrency score for this Tier 1 project located in the Old Destin Sub-area is 185 points. The applicant scored a total of 270 points on the MMTD concurrency evaluation certificate. There by exceeding the minimum required total for approval by 85 points.

**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: \$2,500.00 (pd.)  
**TOTAL DUE (as of 05/30/14) \$00.00**

**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 not required to have a public hearing. However, abutter notification letters were sent out to everyone who owned property within 300 feet of the property. Staff received one letter that was in opposition to the project.

**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 May 2, 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 December 26, 2013. 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 December 30, 2013. 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 November 27, 2013. 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 May 2, 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 December 3, 2013. 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 May 22, 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 December 9, 2013. 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 3, 2014. Please refer to **Exhibit "K"** for a copy of the Public Services Department conditions.

OKALOOSA COUNTY PUBLIC WORKS:

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

OKALOOSA COUNTY GROWTH MANAGEMENT:

The Okaloosa County Growth Management Department 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 Growth Management Department memo.



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



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](mailto:rgerdeman@destinfire.com)



A Heart Ready Community



An Advanced Life Support Service

*vox*



# 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 INDIAN BAYOU TRAIL  
DESTIN, FLORIDA 32541

PROJECT: Henderson Beach Resort

PROJECT NUMBER: 14-08-SP

CONTACT: Dunavant Gulf, LLC 850-685-3569

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



PROJECT QUESTIONNAIRE WAS COMPLETED AND RETURNED TO DESTIN WATER USERS.

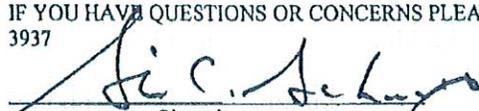
THIS LETTER CERTIFIES THAT THIS PROJECT HAS BEEN REVIEWED BY DESTIN WATER USERS INC. AT A TECHNICAL REVIEW COMMITTEE MEETING AND IS CONCEPTUALLY:

## Approved

(Subject to the following, which shall be a condition 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 REAPPROVED BY DESTIN WATER USERS, INC. IN WRITING AT LEAST 24 HOURS PRIOR TO IMPLEMENTATION.
2. 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.
3. A 48 hrs notice to DWU on the two 6" x 6" water main taps.
4. All gravity sewer mains and manholes will be videoed and provided to DWU for inspection.
5. A two months lead way on meter vaults is needed.
6. If developer request DWU to maintain and operate water and sewer mains a dedicated utility easement will be required and A cost will be provided to DWU for constructing of these mains.
7. Tie in to existing manhole on south side of Scenic Hwy 98 will be coordinated with DWU prior to connecting.
8. Abandonment of existing lift station (north end of property) will be coordinated with DWU with a 48 hrs notice.
9. A private lift station will be need for Gulf Power to provide sewer service and force main will tie into new sewer manhole.
10. All fire hydrant will be American Darlings 5 1/4" B-62-B with tamper proof bonnets.

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

  
Signed





Date: May 2, 2014

TO: Whom it May Concern

RE: 14-08-SP Henderson Beach Resort

Dear: Developer of Henderson Beach Resort

Recently you approached CenturyLink about providing a "will serve" letter to serve the **Henderson Beach Resort**. CenturyLink appreciates the opportunity to provide the **Henderson Beach Resort** with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with the **Developer** on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the Price List that CenturyLink will make a determination whether it can or cannot provide service.

As you may or may not know, many of the telecommunications services provided by CenturyLink are regulated and the service you request will be provided for under the prevailing Terms and Conditions of the Price List and posted on our CenturyLink web site.

If there are any further questions, or if I can be of any help, please do not hesitate to call me at (850/664-3054). CenturyLink will work with you to determine the requirements.

Sincerely,

Carmen Guffey  
[carmen.r.guffey@gmail.com](mailto:carmen.r.guffey@gmail.com)  
Engineer II  
CenturyLink

A handwritten signature in blue ink, appearing to be "Carmen Guffey".

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

December 26, 2013



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

To: Technical Review Team  
Re: 14-08-SP, Henderson Beach Resort  
2700 Scenic Hwy 98

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. 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.

Cox currently has services to the existing Henderson Beach Inn and would need to be contacted prior to any demolition plans in order to remove our facilities and avoid any damages to our existing facilities.

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

Sincerely,

Roger Dixon  
Construction Planner II  
Cox Florida/Georgia  
Office: 850-314-8163



Date: December 30, 2013



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

14-08-SP, 1<sup>st</sup> 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,

A handwritten signature in black ink that reads "Thomas Richardson".

Thomas Richardson 850-833-4881  
Power Delivery Engineering Destin

A small, handwritten mark or signature in blue ink at the bottom right of the page.



## Okaloosa Gas District

**OKALOOSA GAS DISTRICT  
TECHNICAL REVIEW COMMITTEE, DESTIN  
DATE 11-27-2013**

**BUSINESS:**

14-08-SP 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. Gas is available.

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



May 2, 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 14-08-SP - Henderson Beach Resort - 2nd Submittal 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

A handwritten signature in blue ink, appearing to be 'Pam LaCourse', located at the bottom right of the page.



**Community  
Development  
Building Division**

Phone: 654-1119  
Fax: 837-7949

# MEMORANDUM

**DATE:** December 3, 2013

**TO:** Project Manager/Ashley Grana

**THRU:** Administrative Assistance/Larry Beat

**CC:** Building Official/ Larry Ballard *LB*

**FROM:** Combo Building Insp. & Plans Examiner/ Noell Bell *NBS*

**SUBJECT:** 1<sup>st</sup> Submittal Review for TRT

**PROJECT:** 14-08-SP, Henderson Beach Resort  
Mathew Blvd. & Scenic 98 (NW Corner)  
Minor Tier 1 Development



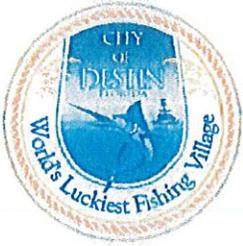
**A Technical Review by the Building Division of the project plans submitted resulted in the following comment/s: NONE**

**Please note prior to actual construction:**

- 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.
- 3) Plans shall be based on the following codes as applicable:
  - 2010 FLORIDA BUILDING CODE
  - 2010 FLORIDA FIRE PREVENTION CODE
  - 2008 NATIONAL ELECTRICAL CODE
    - The following minimum information will be required on construction drawings Informational Page that apply.
      1. Construction Type
      2. Occupancy Classification
      3. Occupancy Load
      4. Mean Roof Height and Pitch
      5. Building Area
      6. Area Modification
      7. Fire Protection – Sprinkled/non-Sprinkled
      8. Ultimate Wind Speed, Risk Category, Wind Exposure
      9. Internal Pressure Coefficient
      10. Design Load Bearing Value of Soils

(For a complete list of minimum plan review criteria see 107.3.4 FBC)
- 4) Destin Fire Control District approval letter based on Final Construction Documents prior to permitting.

Full permit application packages are available online at [www.cityofdestin.com](http://www.cityofdestin.com).



# Community Development Planning Division

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

May 22, 2014

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

**Subject: Fourth Submittal Review for 14-08-SP, Henderson Beach Resort, a Minor Tier 1 project  
2700 Scenic Highway 98, Destin, FL 32541**

Dear Mr. Howell:

Your fourth Minor Tier 1 Development Order application submittal package was received on May 22, 2014. Staff forwarded the submittal package to the Technical Review Team (TRT) members on May 22, 2014 and asked that they provide their comments back to the Planning Division before or on June 5, 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 21, 2013
- Staff's first submittal review comments due date: December 9, 2013
- Staff's actual first submittal review comments date: January 24, 2014
- Applicant's second submittal target date: March 28, 2014
- Applicant's actual second submittal date: March 21, 2014
- Staff's second submittal review comments due date: April 9, 2014
- Staff's actual second submittal review comments date: May 8, 2014
- Applicant's third submittal target date: July 8, 2014
- Applicant's actual third submittal date: April 21, 2014
- Staff's third submittal review comments due date: May 5, 2014
- Staff's actual third submittal review comments date: May 8, 2014
- Applicant's fourth submittal target date: July 8, 2014
- Applicant's actual fourth submittal date: May 14, 2014
- Staff's fourth submittal review comments due date: May 29, 2014
- Staff's actual fourth submittal review comments date: May 21, 2014
- Applicant's fifth submittal target date: August 21, 2014
- Applicant's actual fifth submittal date: May 22, 2014
- Staff's fifth submittal review comments due date: June 5, 2014
- Staff's actual fifth submittal review comments date: May 22, 2014
- The one-time 15 day extension request to the second submittal date was approved by staff.
  - o Note: Land Development Code requires resubmittal within 60 days.
  - o Note: The applicant may request ONE 15-day extension to the 60 day resubmittal deadline.

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

*WCH*

Page 2 of 3  
May 22, 2014  
Review for 14-09-SP, Henderson Beach Resort

8. **Prior to the issuance of the Final Development Order**, all outstanding costs associated with this project and are owed to the City must be paid in full.
  9. **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.
  10. **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.
  11. **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.
  12. **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.*
  13. **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 Transportation Consultant Comments: Approved.** Please note the attached comments dated April 30, 2014. To discuss city transportation consultants related comments, please contact Mr. Scott Sinclair at 813-254-7741.
- C. Building Division Comments: Approved with comments.** Please refer to the attached memo dated December 3, 2013. To discuss building related comments or conditions, please contact Ms. Noell Bell at 850-837-4242, extension 3134.
- D. Stormwater Management Comments: Approved with conditions.** Please refer to the attached memo dated December 9, 2013. To discuss storm water related comments, please contact Mr. David Forstrom, Stormwater Management Specialist, at 850-837-4242 ext. 3130.
- F. Public Services Department Comments: Approved with conditions.** Please refer to the attached memo dated April 3, 2014. To discuss public services related comments, please contact Mr. Joe Bodi at 850-837-4242, extension 3186.
- G. 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.
- H. 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.
- J. Century Link: Approved.** Please refer to the attached memo dated May 2, 2014. To discuss Century Link related comments or conditions, please contact Ms. Carmen Guffey at 850-664-3751.

Page 3 of 3  
 May 22, 2014  
 Review for 14-09-SP, Henderson Beach Resort

- I. **Cox Communications: No objections.** Please refer to the attached memo dated December 26, 2013. To discuss Cox Communications related comments or conditions, please contact Mr. Roger Dixon at 850-314-8163.
- K. **Gulf Power: Approved.** Please refer to the attached memo dated December 30, 2013. To discuss Gulf Power related comments or conditions, please contact Mr. Tom Richardson at 850-833-4881.
- L. **Okaloosa Gas District: Approved.** Please refer to the attached memo dated November 27, 2013. To discuss Okaloosa Gas District related comments or conditions, please contact Mr. Essa Rhebi at 850-729-4870.
- M. **Waste Management: Approved.** Please refer to the attached memo dated May 2, 2014. To discuss Waste Management related comments or conditions, please contact Ms. Pam LaCourse at 850-301-2816.
- N. **Okaloosa County Public Works: No objections.** Please refer to the attached memo dated May 5, 2014. To discuss Okaloosa County traffic related comments or conditions, please contact Mr. Edwin S. Sanguyo at 850-689-5770.
- O. **Okaloosa County Growth Management: No objections.** Please refer to the attached memo dated April 9, 2014. To discuss Okaloosa County Growth Management related comments or conditions, please contact Mr. Marissa Martinez at 850-651-7180.
- P. **Important Notes:**
1. Impact fees will be assessed on this minor Tier 1 Development Order project.

**APPROVAL REQUIREMENTS**

1. **Eight (8) complete sets of the final Civil, Landscape, Architectural plans must be submitted to staff in order to be stamped "Approved."**

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/

cc: File: 14-08-SP  
 Letter Log



## COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Division

MEMORANDUM

DATE: December 9, 2013

TO: Larry Beat, Administrative Assistant

FROM: David M. Forstrom, Planner & Stormwater/Floodplain Manager *DF*

SUBJECT: Henderson Beach Resort, a Minor Tier 1 Development, Matthew Blvd. & Scenic Hwy 98 (NW Corner)

**TRT First Submittal Stormwater Review Comments**

A submittal was received on November 15, 2013 from Innerlight Engineering Corporation. The Stormwater Management Plan (SWMP) and the construction drawings are hereby 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 (NFWMD) 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: 14-08-SP

*WJ*

## OFFICE OF PUBLIC SERVICES

MEMORANDUM

April 3, 2014

TO: Planning Manager/Ashley Grana

FROM: Engineering Assistant II/ Joseph D. Bodi *Joe*

SUBJECT: 14 08 SP - Henderson Beach Resort, Matthew Blvd  
Right of Way & Wetlands Impact Review ONLY



Submittal were received on March 26, 2014, March 28, 2014 (email) & April 2, 2014 (email) for right-of-way & wetlands areas review. **The current submittal is approved with the following conditions. See site specific comments.** There appear to be no impacts to the right-of-way or environmentally sensitive areas. The following are standard conditions of the D.O.:

1. **Condition:** Prior to obtaining any City of Destin permits, obtain a Destin Right-of-Way Construction submit to the Public Services Department.
2. **Condition:** Prior to obtaining any City of Destin permits, obtain a FDEP NPDES permit and submit copy to the Public Services Director.
3. **Condition:** Prior to obtaining any City of Destin permits, obtain a FDEP Coastal Systems permit and submit copy to the Public Services Director.
4. **Condition:** Refer to LDC Article 8, Transportation, - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.
5. **Condition:** Refer to LDC Article 11.09.00., Illicit Discharge - The developer/owner, engineer of record and the contractor shall make themselves familiar with these codes and comply with the codes prior to obtaining a Certificate of Occupancy.-
6. **Condition:** Lighting plan is required to include turtle friendly lighting standards in accordance with the Destin LDC.

cc:  
PS Files

*Woj*



## 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:** May 5, 2014

**SUBJECT:** 14-08-SP, Henderson Beach Resort – City of Destin



Okaloosa County Public Works Department has reviewed and approved the provided revised traffic impact analysis (dated 4/14/14) for the above referenced project. No additional information is required.

/ess

cc: Marissa Martinez, Planner III, Growth Management Dept.

*Woff*



**DEPARTMENT OF GROWTH MANAGEMENT  
PLANNING & ZONING DIVISION**

1804 Lewis Turner Blvd, Suite 200 Fort Walton Beach, FL. 32547

Office Phone: (850) 651-7180 Office Fax: (850) 651-7058

**MEMORANDUM**

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

**FROM:** Marissa L. Martinez, Planner III *Mein*  
Okaloosa County Dept. of Growth Management

**DATE:** April 9, 2014

**SUBJECT:** 14-08-SP Henderson Beach Resort – City of Destin



Okaloosa County Department of Growth Management, Planning Division has no objection to the proposed development for the above mentioned subject. No additional information is required.

cc: Elliot Kampert, AICP – Growth Management Dept.  
Edwin Sanguyo, P.E. -- Public Works Dept.

1804 Lewis Turner Blvd , Suite 200  
Fort Walton Beach, FL 32547  
(850) 651-7180  
FAX (850) 651-7058

812 E. James Lee Blvd  
Crestview, FL 32539  
(850) 689-5080  
FAX (850) 689-1241