



Community Development Planning Division

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-837-4242 | Fax: 850-460-2171 | www.cityofdestin.com

March 28, 2018

Development Order 18-09

Final Development Order:

**HENDERSON BEACH RESORT, 6TH AMENDMENT
A MINOR DEVIATION TO A PREVIOUSLY APPROVED TIER 1 DEVELOPMENT
2700 SCENIC HIGHWAY 98
(17-31-SP)**

Dunavant Gulf, LLC
Attn.: Mr. Bill Hagerman
959 Ridgeway Loop Rd.
Memphis, TN 38120

Dear Mr. Hagerman:

You have requested, through your agent Mr. Shannon Howell of Devcon Services Group, LLC, an approval of a **Minor Deviation to the previously approved Development Order(s)** to reflect the following changes:

- The development of 174 condominium units
- 5,400 sq. ft. of commercial space, 4,200 sq. ft. of restaurant and 4,000 sq. ft. of boutique retail, event lawn and pool amenity area

The City has reviewed your request pursuant to the requirements of **Article 2, Section 2.07.03, Major or Minor Deviations to a previously approved Development Order of the Land Development Code (LDC)**, and has determined that the proposed amendments qualifies as a **Minor Deviation**, which can be approved by the Community Development Director or his designee upon approval of the **Technical Review Team (TRT)**.

Staff has found that you have met all necessary requirements and conditions for the proposed revisions, and has **granted approval of the amendment with the following notes/conditions:**

1. **All prior conditions of Development Orders Numbers 14-10, 14-16, 15-14, 16-08, and 17-04 for the Henderson Beach Resort project are still applicable.** It is the owner's responsibility to review and become familiar with these conditions and it is also his/her responsibility to inform any contractor that is hired to build in accordance with these conditions.
2. **Prior to the issuance of the final Certificate of Occupancy, all applicable Impact Fees and other outstanding costs associated with this project that are owed to the City must be paid in full.**
 - a. The updated **Impact Fee Table** is included as **Exhibit R**.



- 3. Prior to the issuance of the final Certificate of Occupancy, all applicable Parking Reduction Fees, in accordance with Article 8.06.12.D.7 Reduction for Crystal Beach MMTD Sub-Area of the Land Development Code (LDC,) must be paid in full. The proposal includes a contribution to buy-out 122 on-site vehicular parking spaces as outlined in 8.06.12(D)(7). The total required contribution is \$244,000.**

Please note that all other provisions of Development Orders for the above referenced project have not changed and remain in effect. **Please keep a copy of this letter with the original Final Development Order and subsequent Development Orders Amendments.**

If I can be of any further assistance, please contact me at 850-837-4242.

Regards,



Jennifer Bryla, AICP
Community Development Director

cc: David Smith, Innerlight Engineering Corporation
City Clerk
Building Division File: 2700 Scenic Highway 98
Planning Division File: 17-31-SP
2018 Development Order Log
File: Letter Log

Attachments:

- A. City Planning Consultant dated March 12, 2018
- B. City Transportation Consultant comments dated March 12, 2018
- C. Building Division comments dated December 13, 2017
- D. Public Services Department comments dated February 13, 2018
- E. Destin Fire Control District comments dated October 03, 2017
- F. Destin Water Users comments dated October 03, 2017
- G. Questionnaire dated October 17, 2017
- H. Potable Water CEC signed October 16, 2017
- I. Sanitary Sewer CEC signed October 16, 2017
- J. Solid Waste CEC signed November 21, 2017
- K. CenturyLink comments dated October 04, 2017
- L. Cox Communications comments dated October 04, 2017
- M. Gulf Power comments dated September 19, 2017
- N. Okaloosa Gas District comments dated September 21, 2017
- O. Waste Management comments dated September 25, 2017
- P. Stormwater Management CEC signed February 16, 2018
- Q. Transportation CEC signed March 13, 2018
- R. Impact Fee Table