

**OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
FINAL DEVELOPMENT ORDER
2nd ADDENDUM**

Rev. January 2014

Permit/File No: 520951-DEV-2022 Hampton Inn – Eglin Parkway

Applicant: Jai Prabhu LLC of NW Florida

Address: 79 John Sims Parkway South
Valparaiso, FL 32580

Telephone: (850) 585 - 6061

Authorized Development: 84 rooms, 4 story hotel and associated infrastructure as shown on the approved site development plans and incorporated herein by reference.

Changes to the Authorized Development (Addendum):

1. Bump Out at front of Building of 171 SF and an additional equipment room by pool of 25.07 SF.
2. Additional Impervious Surface area due to a relocated walkway in front of building on left side from Bump Out (45.4 SF added impervious area), Brand Required Smoking Area Patio in front of building on the right side (181.1 SF) for a total added impervious surface area of 422.57 SF.
3. A dog walk area has been added to the rear but only involves a fenced-in grass area.

Changes to the Authorized Development (2nd Addendum)

1. To eliminate the retaining wall for stormwater due to safety concerns (9' drop), constructability issues, and so to improve the aesthetics of the development.
2. To allow for a natural grass grade from the rear of the hotel to waterfront.
3. Small extension of the proposed patio (803.31 SF) and the new ISR ratio will be at 0.726 which remains below the maximum ISR of 75%.

Project Location: North side of Eglin Parkway N, west of Auto Zone Store, Fort Walton Beach

Parcel Identification Number(s): 06-2S-23-0000-0043-0000/01-2S-24-0180-0005-0060/0070

Flood Zone Designation: AE 9, 10, 11, & VE 13, Map Number 12091C 0453J, March 9, 2021

Procedural Findings:

Revised Plans Submitted:	January 15, 2025
Revised Stormwater Calculations Provided:	February 14, 2025
Ocean City Wright Fire Control District Approval:	March 6, 2025
OCWS Approval:	March 5, 2025
Public Works Approval:	March 10, 2025
Planning Staff Approval:	March 10, 2025

Administrative Findings:

The authorized development is consistent with the land use; density or intensity; capacity, size, or timing; and is compatible with, and furthers applicable goals, objectives, and policies of the Okaloosa County Comprehensive Plan.

Term: **FAILURE TO COMMENCE CONSTRUCTION WITHIN ONE (1) YEAR FROM THE ISSUANCE DATE WILL RESULT IN THE DEVELOPMENT ORDER BECOMING NULL AND VOID.**

Notes and Limitations:

1. This Development Order must be accompanied by the Site Plan approved by the Technical Review Committee in order to be valid.
2. Issuance of this Development Order does not relieve the applicant or assigns from the necessity of obtaining any and all Federal, State, County, or Municipal Permits or approvals as may be required by such agencies.
3. Failure of this Development Order to address a particular permit condition, term, or restriction shall not relieve the applicant or assigns of the necessity of complying with the codes governing permitting requirements, conditions, terms, or restrictions.
4. This Development Order is being issued to the property being developed as described and as identified by the Parcel Identification Number and location listed herein. Unless it expires as provided in the Okaloosa County Land Development Code or is otherwise rendered null and void by an agency of competent jurisdiction, this Development Order shall run with the property involved and inure to the benefit of all heirs, successors, or assigns of the property owner.

Conditions of approval:

Public Works:

- Prior to final approval by the Public Works Department; the overall stormwater management system will be inspected regarding conformance with the approved stormwater management plan. Specifically, erosion, grading, runoff conveyance and retention basin recovery time will be verified.

Planning:

- A copy of the approved site development and landscaping plans shall be provided on the site during construction.

Final Acceptance: Pursuant to **Chapter 1A, Section 1A.03.08 LDC**, Upon completion of the authorized work the engineer of record shall provide a sworn affidavit stating that the development activity conforms to all applicable requirements of this Code, and shall further provide signed/sealed "as-built" engineering drawings and technical data in support of the sworn affidavit.

Effective September 1, 2007: As provided by Okaloosa County Ordinance 04-79, an Underground Utility Permit must be issued by the Inspections Division prior to the installation of any underground utilities except for electrical or communication utilities *installed by the Utility Provider or a subcontractor hired by the Utility Provider*. To obtain an Underground Utility Permit, an Underground Utility Permit Form, two (2) sets of plans signed and sealed by a professional engineer that have been approved by the Utility Provider, a copy of the executed development order signed by all parties, and the processing fee must be submitted to the Inspections Division. The Plans Examiner will complete the Underground Utility Permit form; it is the applicant's responsibility to ensure that any prerequisite requirements of the Development Order are satisfied prior to application for an Underground Utility Permit.

Disclaimer: Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county shall attach such a disclaimer to the issuance of a development permit and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

FOR OFFICIAL USE ONLY:

APPROVED: _____

Administrative Official

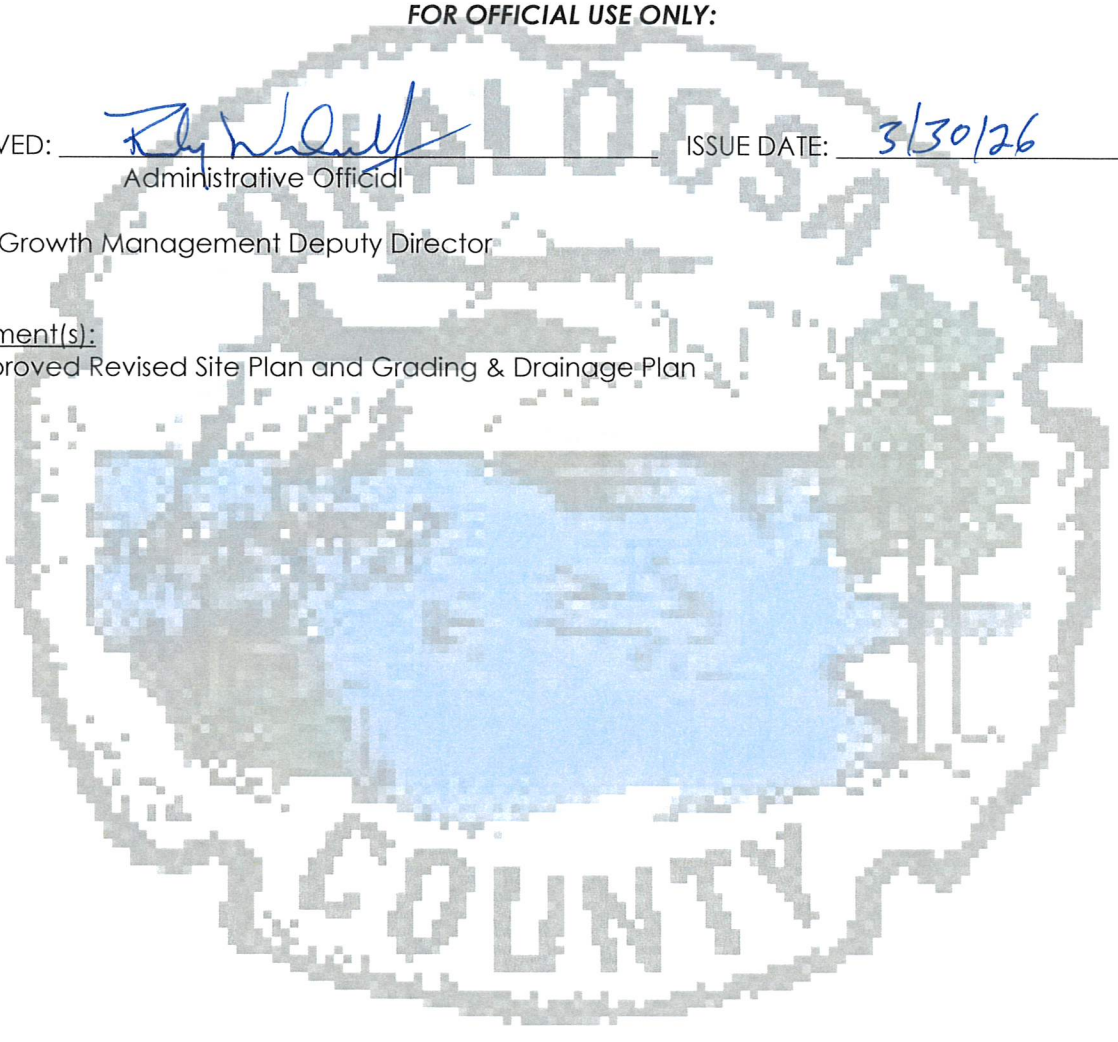
ISSUE DATE: _____

3/30/26

TITLE: Growth Management Deputy Director

Attachment(s):

A – Approved Revised Site Plan and Grading & Drainage Plan



SITE DATA TABLE:

PARCEL ID'S: 01-2S-24-0180-0005-0060
01-2S-24-0180-0005-0070
06-2S-23-0000-0043-0000

ZONING: MU AND C-3

FUTURE LAND USE: MU AND C

FLOOD ZONE: AE-9, AE-10, AE-11, VE-13

NUMBER OF HOTEL ROOMS: 84

BUILDING HEIGHT PROPOSED: 59' (4 STORIES)

BUILDING HEIGHT MAXIMUM: 75'

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT	10'	159.8'
SIDE	16'	16'
REAR	50'	52.4'

ACCESSORY STRUCTURE SETBACK: REQUIRED PROPOSED
MHWL 25' 25.9'

NOTE: APPROVED ADMINISTRATIVE ADJUSTMENT FOR THE SIDE BUILDING SETBACKS OF 16', 9.6' WEST LANDSCAPE BUFFER, 16' EAST LANDSCAPE BUFFER, AND PARKING SPACES OF 84 SPACES HAS BEEN RECORDED (OR BK 3619, PG 339).

GROSS FLOOR AREA = 49,152 SF

FLOOR AREA RATIO (FAR):

BUILDING PORTION IN MU ZONING = 28,044 SF BLDG. GFA/21,798.67 SF (0.50 Acre) = 1.287 (2.0 MAXIMUM)

BUILDING PORTION IN C-3 ZONING = 21,279 SF BLDG. GFA/41,469.39 SF (0.95 Acre) = 0.51 (0.75 MAXIMUM)

IMPERVIOUS SURFACE AREA = 45,941 SF

IMPERVIOUS SURFACE RATIO (ISR) = 45,941 SF/63,268 SF = 0.726 (0.75 MAXIMUM)

LANDSCAPE AREA PROVIDED = 17,237 SF (27.2%)

LANDSCAPE AREA REQUIRED = 15,817 SF (25.0%)

PARKING SPACES REQUIRED = 1 SPACE PER ROOM X 84 ROOMS = 84 PARKING SPACES

PARKING SPACES PROVIDED = 84 PARKING SPACES (4 HANDICAPPED, 16 COMPACT (19%))

FLOOD ZONE INFORMATION PER FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, COMMUNITY PANEL NO. 12091C0453J DATED 09 MARCH 2021

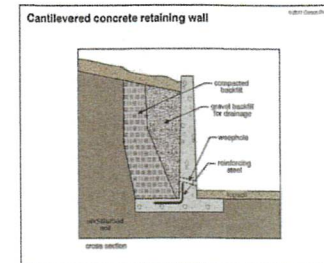
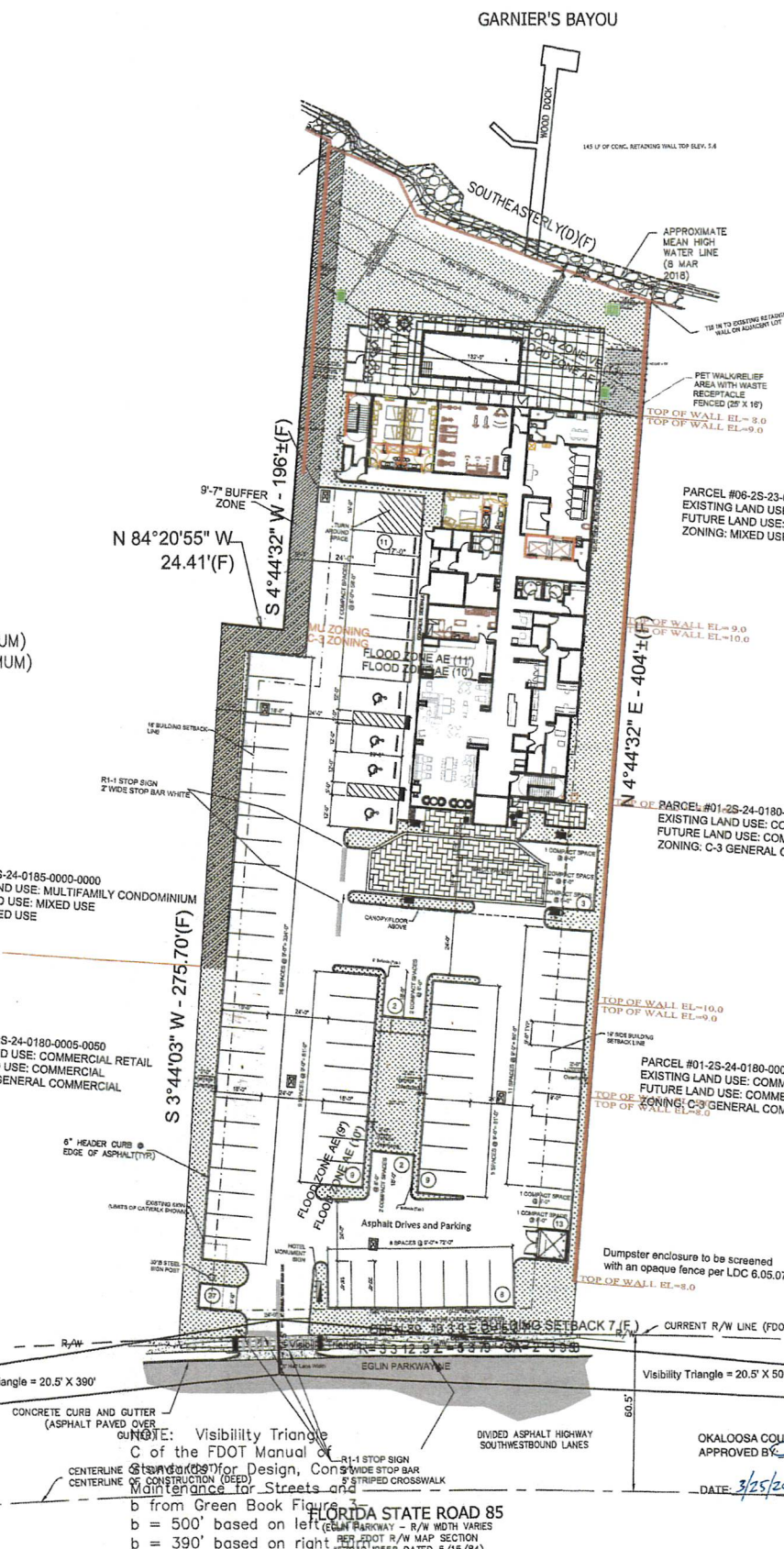


NOTE: Visibility Triangles (14.5' X b) per Chapter III, Section C of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Green Book) b from Green Book Figure 3-17
b = 500' based on left turn, 3 lanes crossed, 40 mph
b = 390' based on right turn, 0 lanes crossed, 40 mph

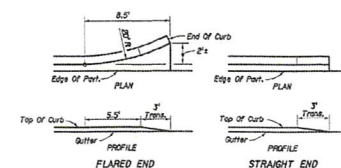
PARCEL 01-2S-24-0185-0000-0000
EXISTING LAND USE: MULTIFAMILY CONDOMINIUM
FUTURE LAND USE: MIXED USE
ZONING: MIXED USE

PARCEL #01-2S-24-0180-0005-0060
EXISTING LAND USE: COMMERCIAL RETAIL
FUTURE LAND USE: COMMERCIAL
ZONING: C-3 GENERAL COMMERCIAL

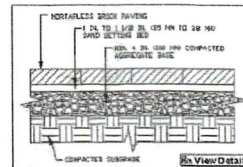
PARCEL #01-2S-24-0180-0005-0060
EXISTING LAND USE: COMMERCIAL RETAIL
FUTURE LAND USE: COMMERCIAL
ZONING: C-3 GENERAL COMMERCIAL



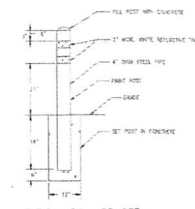
CONCRETE RETAINING WALL DETAIL
(ENGINEERED PLANS TO BE PROVIDED BY STRUCTURAL ENGINEER AT PERMITTING)



CURB TRANSITION DETAILS



BRICK PAVER DETAILS

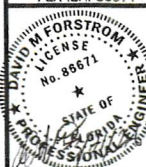


BOLLARD DETAILS

DAVID FORSTROM, P.E.
8916 Johnson Drive
Sherwood, Arkansas 72120
Phone: (501)295-9347

HAMPTON INN - EGLIN PARKWAY
OKALOOSA COUNTY, FLORIDA
SITE PLAN

DAVID FORSTROM, P.E.
FL P.E. # 86671



PROJECT NO: 22-019

Designed: Drawn:

Checked: O.C.:

Date: 02/27/26

Scale: 1" = 30'

Sheet 3 of 12

OKALOOSA COUNTY
GROWTH MANAGEMENT DEPT.
Plans Approved by: *[Signature]*
Date: 3/27/26

PLANS REVIEWED FOR FIRE/LIFE
SAFETY CODE COMPLIANCE
Date: 3/28/26
By: *[Signature]*
Authorized Representative
County of Wright Fire Control Dist.

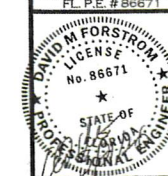
DAVID FORSTROM, P.E.
8916 Johnson Drive
Sherwood, Arkansas 72120
Phone: (501)295-9347

No.	Date	Revision	By
1	2/27/26	Revised Underground Stormwater	

HAMPTON INN - EGLIN PARKWAY
OKALOOSA COUNTY, FLORIDA

GRADING AND DRAINAGE PLAN

DAVID FORSTROM, P.E.
FL P.E. #86671



PROJECT NO: 22-019

Designed: Drawn:

Checked: O.C.:

Date: 02/27/26

Scale: 1" = 30'

Sheet 4 of 12

PLANS REVIEWED FOR RELIANCE
SAFETY CODE COMPLIANCE
Date: 3/24/26
By: [Signature]
Administrative Review
Ocean City / Murphy Fire Control Dist.

NOTE: ALL ROOFTOP DRAINS TO
DISCHARGE INTO PARKING AREA ONLY

