OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
FINAL DEVELOPMENT ORDER

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.

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:

Administrative Adjustment (OR BK 3619, PG 339) Record Date:	April 29, 2022
Application received:	October 27, 2022
Application deemed complete:	November 15, 2022
Revised Plans Submitted:	May 16, 2023
Planning Commissioner's Approval:	N/A
Board of County Commissioner's Approval:	N/A
Ocean City Wright Fire Control District Approval:	April 25, 2023
OCWS Approval:	September 19, 2023
Public Works Approval:	August 18, 2023
Planning Staff Approval:	September 19, 2023
Notice of Intent to Issue a DO Sign Posted on the site:	September 19, 2023

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: _____ ISSUE DATE: 10/27/2023
Administrative Official

TITLE: Growth Management Director

Attachment(s):
A – Approved Site, Grading & Drainage, and Utility & Landscape Plans

ATTACHMENT
A (1 of 3)

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 = 21,108 SF BLDG. GFA/41,469.39 SF (0.95 Acre) = 0.51 (0.75 MAXIMUM)

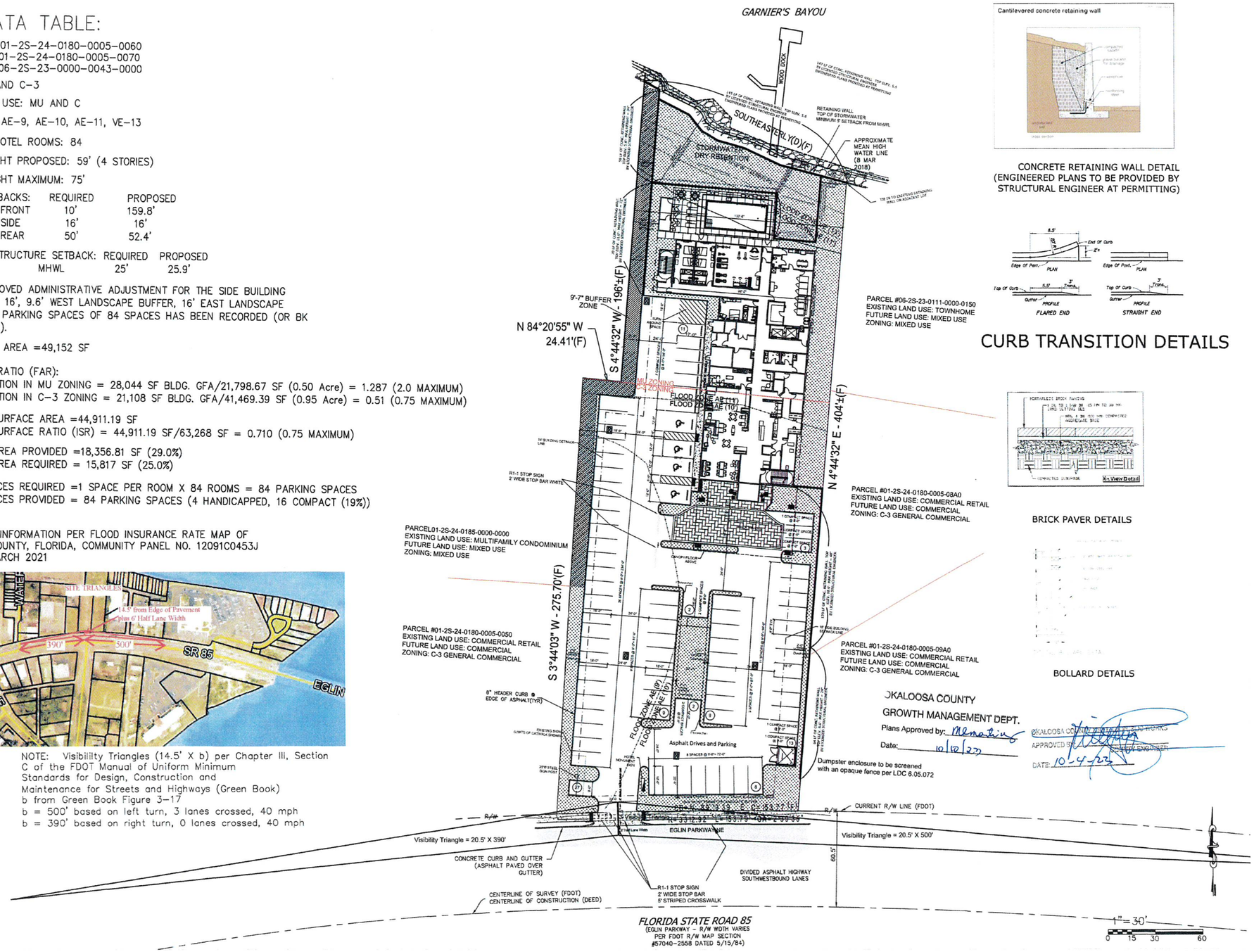
IMPERVIOUS SURFACE AREA =44,911.19 SF
IMPERVIOUS SURFACE RATIO (ISR) = 44,911.19 SF/63,268 SF = 0.710 (0.75 MAXIMUM)

LANDSCAPE AREA PROVIDED =18,356.81 SF (29.0%)
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



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

CURB TRANSITION DETAILS

BRICK PAVER DETAILS

BOLLARD DETAILS

OKALOOSA COUNTY
GROWTH MANAGEMENT DEPT.
Plans Approved by: M Mathis
Date: 10/12/23

OKALOOSA COUNTY GROWTH MANAGEMENT
APPROVED BY: ENGINEER
DATE: 10-4-23

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

No.	Date	Revision	By
A			
A			
A			
A			
A			
A			

HAMPTON INN - EGLIN PARKWAY
OKALOOSA COUNTY, FLORIDA

SITE PLAN

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

DAVID M. FORSTROM LICENSE No. 86671 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO: 22-019

Designed:	Drawn:
Checked:	O.C.:

Date: 07/25/23
Scale: 1" = 30'

Sheet 3 of 12

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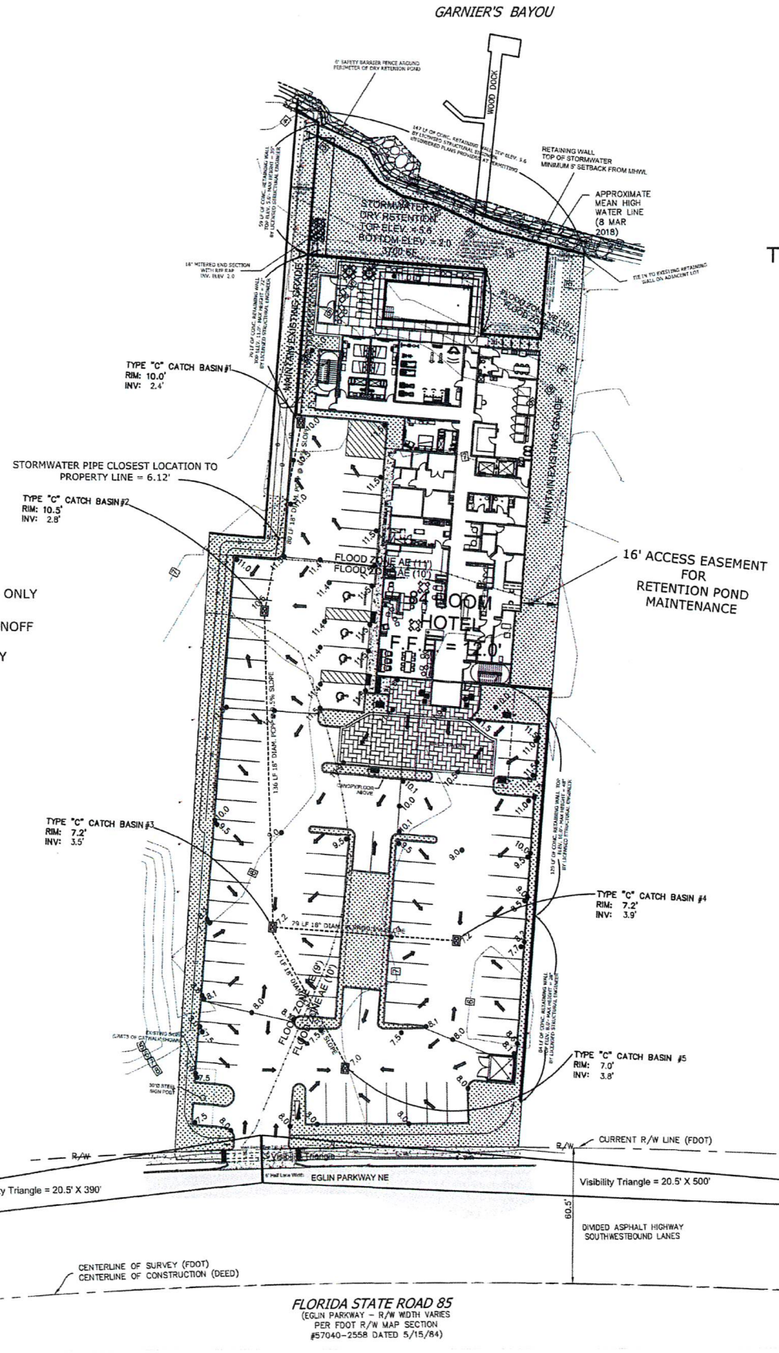
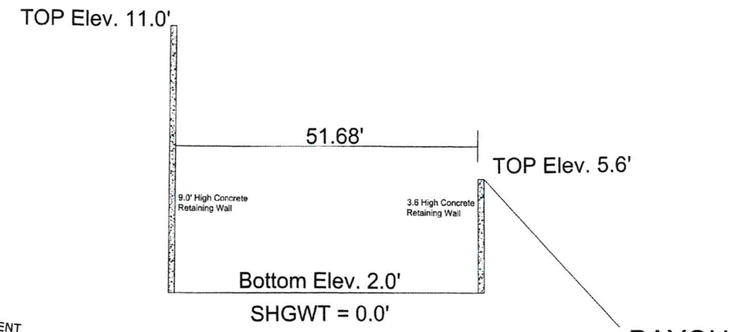
ATTACHMENT
A(2 of 3)



NOTE: ALL ROOFTOP DRAINS TO DISCHARGE INTO PARKING AREA ONLY

NOTE: PATIO AND POOL AREA RUNOFF TO DISCHARGE DIRECTLY INTO ADJACENT RETENTION AREA ONLY



SECTION A-A

DRY RETENTION POND

N.T.S.

OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS
APPROVED BY: COUNTY ENGINEER
DATE: 10/4/23

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

No.	Date	Revision	By
A			
A			
A			
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A			

HAMPTON INN - EGLIN PARKWAY
OKALOOSA COUNTY, FLORIDA

GRADING AND DRAINAGE PLAN

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

DAVID M FORSTROM LICENSE No. 86671 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT No: 22-019	
Designed:	Drawn:
Checked:	Q.C.:
Date: 07/25/23	
Scale: 1" = 30'	
Sheet 4 of 12	

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ATTACHMENT
A (3 of 3)

LANDSCAPE REQUIREMENTS

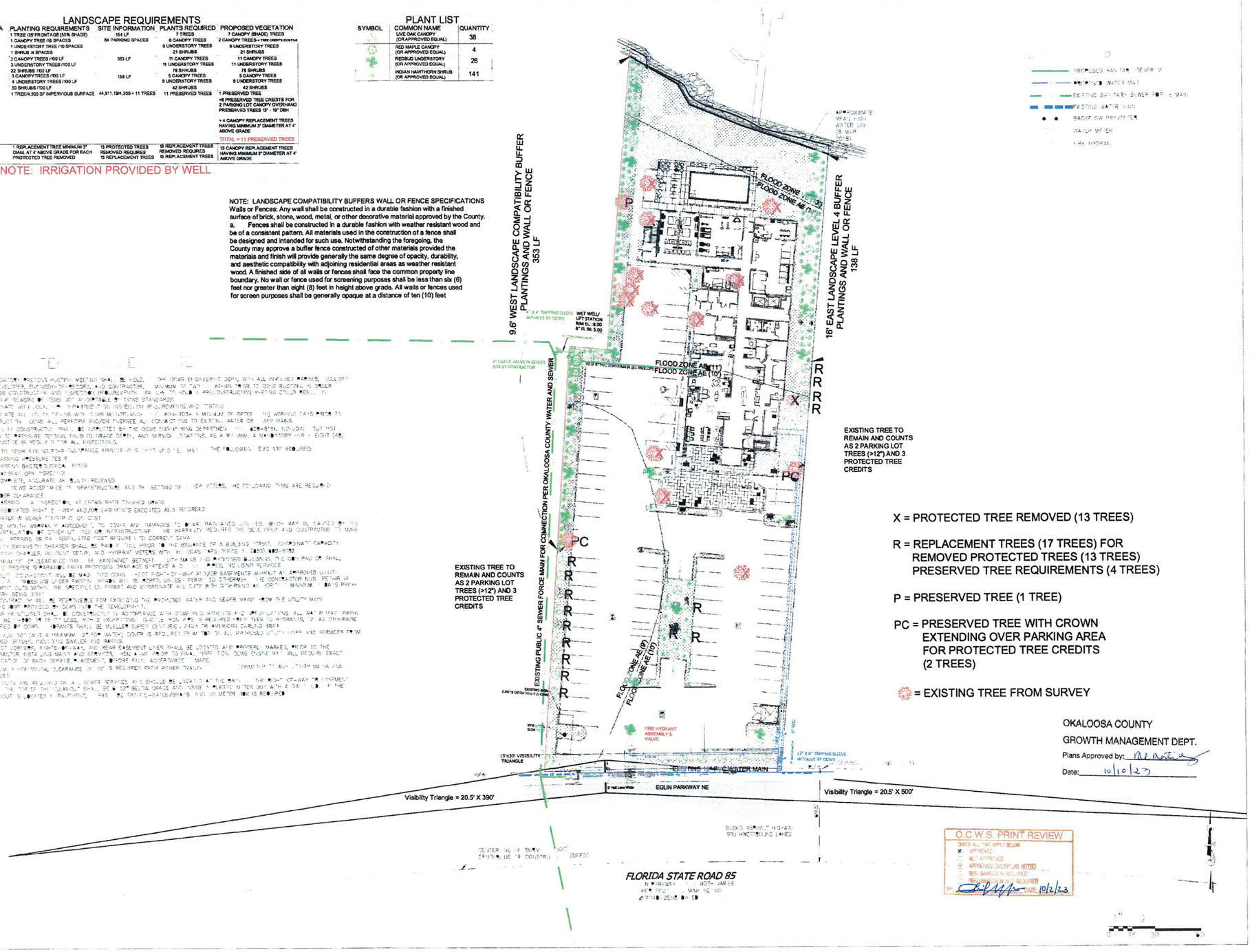
LANDSCAPE AREA	PLANTING REQUIREMENTS	SITE INFORMATION	PLANTS REQUIRED	PROPOSED VEGETATION
10' FRONT PERIMETER PARKING LOT	1 TREE /25' FRONTAGE (50% SHADE) 1 CANOPY TREE /15 SPACES 1 UNDERSTORY TREE /10 SPACES 1 SHRUB /4 SPACES	154 LF 84 PARKING SPACES	7 TREES 6 CANOPY TREES 9 UNDERSTORY TREES 21 SHRUBS	7 CANOPY (SHADE) TREES 2 CANOPY TREES= 1 TREE CREDITS EXISTING 9 UNDERSTORY TREES 21 SHRUBS
9.6' WEST LANDSCAPE LEVEL 3 COMPATIBILITY BUFFER	3 CANOPY TREES /100 LF 3 UNDERSTORY TREES /100 LF 22 SHRUBS /100 LF	353 LF	11 CANOPY TREES 11 UNDERSTORY TREES 78 SHRUBS	11 CANOPY TREES 11 UNDERSTORY TREES 78 SHRUBS
16' EAST LANDSCAPE LEVEL 4 COMPATIBILITY BUFFER	3 CANOPY TREES /100 LF 4 UNDERSTORY TREES /100 LF 30 SHRUBS /100 LF	138 LF	5 CANOPY TREES 5 UNDERSTORY TREES 42 SHRUBS	5 CANOPY TREES 5 UNDERSTORY TREES 42 SHRUBS
PRESERVED TREES REQUIRED	1 TREE/4,300 SF IMPERVIOUS SURFACE	44,911.194,300 = 11 TREES	11 PRESERVED TREES	1 PRESERVED TREE +8 PRESERVED TREE CREDITS FOR 2 PARKING LOT CANOPY OVERHANG PRESERVED TREES 13" - 19" DBH + 4 CANOPY REPLACEMENT TREES HAVING MINIMUM 3" DIAMETER AT 4' ABOVE GRADE TOTAL = 11 PRESERVED TREES
REPLACEMENT TREES FOR PROTECTED TREES REMOVED	1 REPLACEMENT TREE MINIMUM 3" DIAM. AT 4' ABOVE GRADE FOR EACH PROTECTED TREE REMOVED	13 PROTECTED TREES REMOVED REQUIRES 13 REPLACEMENT TREES	13 REPLACEMENT TREES REMOVED REQUIRES 13 REPLACEMENT TREES	13 CANOPY REPLACEMENT TREES HAVING MINIMUM 3" DIAMETER AT 4' ABOVE GRADE

NOTE: IRRIGATION PROVIDED BY WELL

PLANT LIST

SYMBOL	COMMON NAME	QUANTITY
	LIVE OAK CANOPY (OR APPROVED EQUAL)	38
	RED MAPLE CANOPY (OR APPROVED EQUAL)	4
	REDBUD UNDERSTORY (OR APPROVED EQUAL)	26
	INDIAN HAWTHORN SHRUB (OR APPROVED EQUAL)	141

NOTE: LANDSCAPE COMPATIBILITY BUFFERS WALL OR FENCE SPECIFICATIONS
Walls or Fences: Any wall shall be constructed in a durable fashion with a finished surface of brick, stone, wood, metal, or other decorative material approved by the County.
a. Fences shall be constructed in a durable fashion with weather resistant wood and be of a consistent pattern. All materials used in the construction of a fence shall be designed and intended for use. Notwithstanding the foregoing, the County may approve a buffer fence constructed of other materials provided the materials and finish will provide generally the same degree of opacity, durability, and aesthetic compatibility with adjoining residential areas as weather resistant wood. A finished side of all walls or fences shall face the common property line boundary. No wall or fence used for screening purposes shall be less than six (6) feet nor greater than eight (8) feet in height above grade. All walls or fences used for screen purposes shall be generally opaque at a distance of ten (10) feet



X = PROTECTED TREE REMOVED (13 TREES)

R = REPLACEMENT TREES (17 TREES) FOR REMOVED PROTECTED TREES (13 TREES) PRESERVED TREE REQUIREMENTS (4 TREES)

P = PRESERVED TREE (1 TREE)

PC = PRESERVED TREE WITH CROWN EXTENDING OVER PARKING AREA FOR PROTECTED TREE CREDITS (2 TREES)

= EXISTING TREE FROM SURVEY

OKALOOSA COUNTY
GROWTH MANAGEMENT DEPT.
Plans Approved by:
Date: 10/10/23

O.C.W.S. PRINT REVIEW
CHECK ALL THAT APPLY BELOW
X APPROVED
☐ NOT APPROVED
☐ APPROVED, EXCEPT AS NOTED
☐ RESUBMISSION REQUIRED
☐ PRE-CONSTRUCTION MTG. REQUIRED
BY: DATE: 10/2/23

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

DATE	REVISION
9/07/23	REVISE FOR 1 WATER MAIN CONNECTION
4/30/23	PER SECOND REVIEW COMMENTS
2/11/23	PER FIRST REVIEW COMMENTS

HAMPTON INN - EGLIN PARKWAY
OKALOOSA COUNTY, FLORIDA

UTILITY AND LANDSCAPE PLAN

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

PROJECT NO: 22-019

Designed:	Drawn:
Checked:	DJC
Date:	09/07/23
Scale:	1" = 30'
Sheet	5 of 12

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