



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, SEPTEMBER 22, 2022
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
- 4. NEW BUSINESS**
 - A. Proposed Conditional Use 22-32-CU – Calhoun Estates by the Bay**
 - B. Proposed Conditional Use 22-33-CU - 1100 Quail Circle**
 - C. Comprehensive Plan Chapter 7: Recreation and Open Space Element Discussion and/or Recommendation**
 - D. Comprehensive Plan Chapter 10: Economic Development Element Discussion and/or Recommendation**
 - E. Draft Land Development Code Article 4 – Zoning Districts, Overlays and on-site regulations**
- 5. DIRECTOR'S REPORT**
- 6. NEXT MEETING DATE: October 6, 2022**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 22, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: August 25, 2022

SUBJECT: Proposed Conditional Use 22-32-CU – Calhoun Estates by the Bay

I. BACKGROUND: David Smith of Innerlight Engineering Corp., on behalf of Johnny Boswell, is requesting a Conditional Use (22-32-CU) approval for the use of a 37 short-term residential, detached single-family dwellings to be located at several parcels that front either Calhoun Avenue or Sibert Avenue. The existing site is 5.21 acres. The associated Parcel IDs are the following: 00-2S-22-0310-000D-072G; 00-2S-22-0310-000D-072E; 00-2S-22-0310-000D-0050; 00-2S-22-0310-000D-005A; 00-2S-22-0310-000D-0060; 00-2S-22-0310-000D-0070; 00-2S-22-0310-000D-0080; 00-2S-22-0310-000D-0090

II. DISCUSSION: The proposed site is in the **Calhoun Avenue Mixed Use - Village (CMU-V)** Zoning District. The proposed use of short-term rental residential detached single-family dwellings is conditional in the **Calhoun Avenue Mixed Use - Village (CMU-V)** zoning district. This is a review of the conditional use **ONLY**. The Planned Unit Development (PUD) Major Development Order and Major Subdivision is currently being reviewed by the Technical Review Committee (TRC) for full compliance with the **City LDC and Comprehensive Plan**. City Council will consider and make their determination on the project at the required public hearings once approved by the TRC. The following includes a review and analysis of the proposed use based on the **Future Land Use Element** of the **Comprehensive Plan** and criteria for conditional uses outlined in the **Land Development Code**.

A. COMPREHENSIVE PLAN POLICY ELEMENTS:

As outlined in the City's **Comprehensive Plan (Policy 1-2.4.3)**, the **Calhoun Avenue Mixed Use - Village (CMU-V)** zoning district is envisioned as:

a walkable, medium-scale resort-mixed use area. It also provides a transition between the South Harbor Mixed Use area and U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north. The City shall encourage pedestrian connectivity, east-west vehicular connectivity, and parks or open space for all proposed development in this area. Redevelopment of this area is intended to provide a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities. This area also permits appropriately scaled institutional uses.

The proposed use of short-term single-family detached dwellings is in line with the intent of the CMU-V Future Land Use Designation.

B. LAND DEVELOPMENT CODE/ZONING ELEMENTS:

The following includes a review and analysis of the proposed conditional use based on the criteria outlined in **Section 7.12.10 of the Land Development Code**.

C. CONDITIONAL USE ELEMENTS:

The proposed short-term residential development is a Conditional Use in CMU-V, as per **LDC Section 7.12.06, Table 7-2**. In accordance with **LDC Section 7.12.10**, the applicant provided a conditional use request based upon the following:

1. Characteristic of Use
2. On and Offsite Improvement Needs
3. On-site Amenities
4. Criteria for Conditional Use

Criteria for Conditional Use, per Article 7.12.10.C, Land Development Code:

1. LAND USE COMPATIBILITY

Staff Comments: The proposed use is a Conditional Use within **Table 7-2, Article 7** of the **Land Development Code (LDC)**.

Scale and Intensity: Short-term residential detached single-family dwellings are listed as a Conditional Use in the **Calhoun Avenue Mixed Use - Village (CMU-V)** zoning district. The project is proposed on a 5.21-acre site. As stated previously, per the **City's Comprehensive Plan Policy 1-2.4.3: Mixed Use (MU)**, the primary intent of any mixed-use designated area is to allow an intense mixture of residential and commercial activity. Residential uses shall include long-term and short-term residential uses. Additionally, as per **Comprehensive Plan Policy 1-2.4.3.2**, the area shall redevelop as a mixed-use area, accommodating primarily medium to high-density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and

other commercial transient living accommodations shall be allowed. Permitted nonresidential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet, offices, water-dependent activities, restaurants, and similar activities as shall be defined in the *LDC*. As proposed, the project would have a density of ± 7.1 units/acre. The maximum density allowed in this zoning district is 9 units/acre.

Offsite Impacts: There are no anticipated off-site impacts. As proposed, the conditional use meets the intent of **CMU-V zoning district** and is of sufficient size to accommodate all required landscaping and buffering needed to mitigate negative impacts, such as lighting, noise, pollution, etc.

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE

Staff Comments: The proposed project complies with the dimensional requirements in *Table 7-3, Article 7.12.08* of the *Land Development Code*.

Size: The proposed project is a 37-unit subdivision of short-term residential, detached single-family dwellings on a 5.21-acre ($\pm 226,947$ SF) site. This equates to a proposed density of ± 7.1 units/acre. As previously stated, the maximum density allowed in this zoning district is 9 units/acre. The subject property is large enough in size to accommodate all required facilities and design requirements related to a single-family subdivision.

Access and Internal Circulation: Vehicular access to the properties will be provided by a two-way drive from the Calhoun Avenue public Right-of-Way (ROW) and the Sibert Avenue public ROW, which link to internal streets within the development. The project shall comply with the design standards per *Article 8.04.00, Access Management, Land Development Code*. Additionally, the applicant is proposing an internal sidewalk network throughout the development and connecting to the public sidewalk, allowing convenient circulation within the project.

Urban Design Enhancement: The project is to be located on several vacant lots. Currently, the project is proposing to provide a pool amenity for the residents, as well as providing street trees along both the public ROW, as well as the internal development. Per *LDC 8.06.10, Table 8-6, Number of Vehicle and Bicycle Parking Spaces Required*, each property will be required, and is proposed, to provide one parking space per bedroom, to comply with the requirements of *Article 8.06.00, Vehicle and Parking Standards, Land Development Code*. The site is of sufficient size to provide the necessary screening, buffers, sidewalks, landscaping, setbacks, and open space as required by the LDC.

3. PROPER USE OF MITIGATIVE TECHNIQUES

Staff Comments: As proposed, the project complies with the stormwater management requirements per *Article 10.03.02, Stormwater Management, Land Development Code*.

However, other mitigative techniques should be required to address potential impacts of the proposed development including noise, light, parking, and trash. This will be addressed in the major development order phase. The development is also proposing a hammerhead (dead-end street) adjacent to Sibert Avenue. The lack of visibility within the development will discourage nonresidents from cutting through the development;

therefore, increasing the safety of the surrounding area.

HAZARDOUS WASTE

Staff Comments: No hazardous waste is anticipated to be generated. The project is required to provide sediment, erosion, and pollution control measures in accordance with *Article 11.09.00, Illicit Discharge Detection and Elimination, Land Development Code*.

4. OVER PROLIFERATION OF USE

Staff Comments: Short-term residential detached single-family dwelling units are a Conditional Use in the **CMU-V zoning district**. Staff estimates that currently, there are no more than three (3) parcels that house short-term residential detached single-family dwellings throughout the City within the **CMU-V zoning district**; therefore, the proposed use is compatible with the surrounding uses, without an over proliferation of short-term single family detached dwellings.

5. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES

Staff Comments: As proposed, the conditional use application meets the land development standards and regulations outlined in the Land Development Code and the policies and objectives of the Comprehensive Plan.

6. PUBLIC COMMENT:

None received to date. On September 2, 2022, a copy of the abutter notice referencing the 37 lot, short-term rental subdivision was mailed to residents within 300 feet of the proposed project, as depicted on the attachment.

A. Link to Strategic Goals / Objectives: Economic Development and Revitalization

B. Effect on Budget (EOB): There is no anticipated impact on the budget.

C. Level of Service (LOS): There will be a minimal impact on the Level of Service in the area of the Calhoun and Sibert Avenue corridors. According to the Traffic Impact Analysis submitted, dated July 25, 2022, the proposed project is anticipated to generate 37 PM peak hour trips.

D. Legislative Sponsor:

III. CONCLUSION: The applicant is requesting a Conditional Use (22-32-CU) approval for the construction of a 37-unit short-term residential detached single-family subdivision and the related site infrastructure. The proposed use is a Conditional Use in the **CMU-V zoning district**, per *Article 7.12.00, Land Development Code*.

The project is consistent with the following:

1. Comprehensive Plan *Policy 1-2: Future Land Use Element*.
2. Comprehensive Plan *Policy 12-4.1.8: Multi-Modal Transportation District*.

3. Land Development standards outlined in *Article 7, Land Development Code*.

As the proposed development satisfies all of the above-mentioned criteria required of a conditional use request, Staff recommends the Local Planning Agency recommend City Council approval of the proposed **Conditional Use, 22-32-CU**, pending the issuance and approval of the subject Planned Unit Development/Major Development Order, Major Subdivision, and all applicable City and State permits.

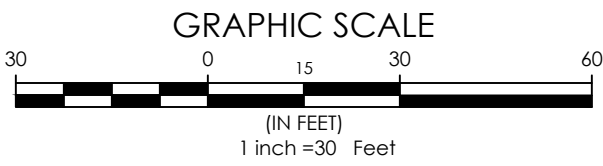
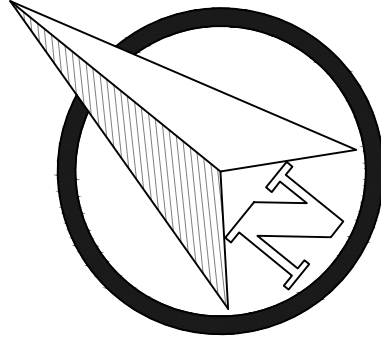
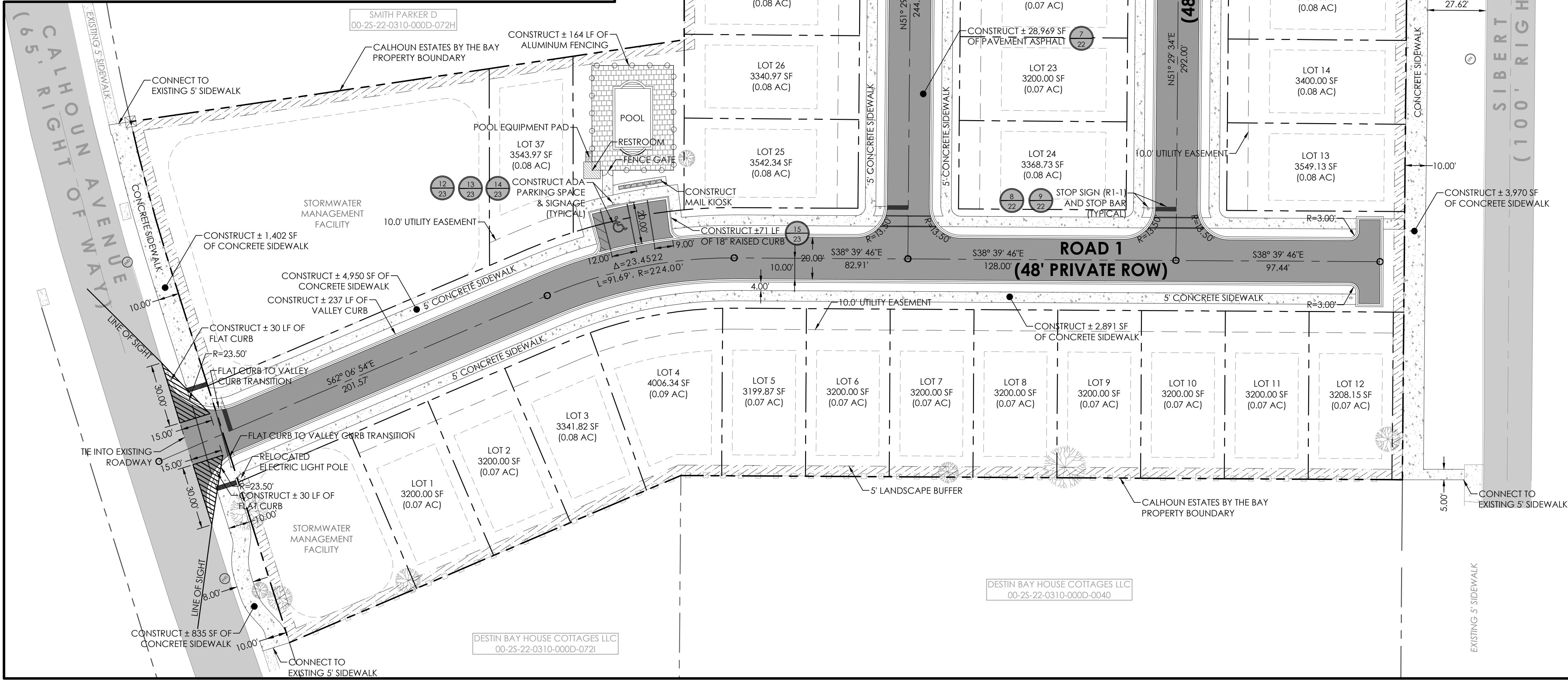
IV. RECOMMENDED MOTION: I move that the Local Planning Agency recommend City Council approve Conditional Use 22-32-CU with the condition that the applicant include mitigative techniques to address potential impacts of the development including noise, light, parking, and trash.

Attachments:

1. a. Draft Site Plan
2. b. Boundary Survey
3. c. Agent Affidavit
4. d. Warranty Deed
5. e. Traffic Analysis
6. Abbuter notice
7. Calhoun by the Bay Public Comment

C:\DROPOX\IEC\PROJECTS\CALHOUN AVE.3\ENGINEERING\1.CDS\2.SHEETS\C400-SITE GEOMETRY PLAN.DWG, ColeMartelli, 7/25/2022 2:51:37 PM

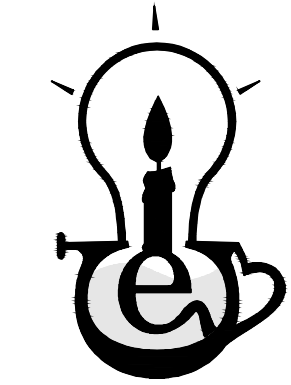
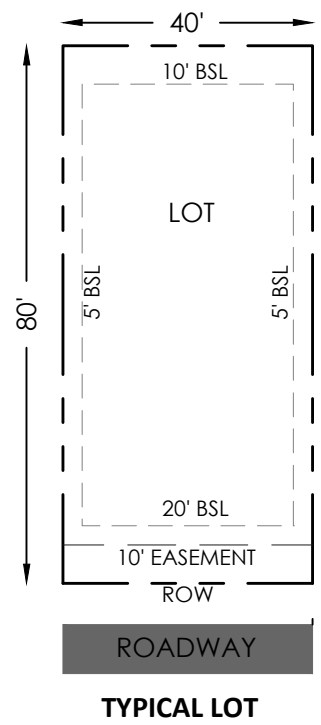
CALHOUN ESTATES BY THE BAY			
MUNICIPALITY:	CITY OF DESTIN, FLORIDA		
TAX PARCEL ID NUMBER:	00-25-22-0310-000D-0050, 005A, 0060, 0070, 0080, 0090, 072E, 072G		
ZONING:	CALHOUN MIXED USE - VILLAGE		
FUTURE LAND USE:	CALHOUN MIXED USE - VILLAGE		
LOCATION:	THE SITE IS SOUTHEAST OF CALHOUN AVENUE AND NORTHWEST OF SIBERT AVENUE		
SITE DESCRIPTION:	THE SITE IS CURRENTLY VACANT WITH NO IMPROVEMENTS		
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION		
ADJACENT FLUM CATEGORIES			
	NORTH	CALHOUN AVENUE / BAY ESTATES	
	SOUTH	SIBERT AVENUE / INSTITUTIONAL	
	EAST	SIBERT AVENUE / ROI-VR	
	WEST	CALHOUN AVENUE / CMU	
OVERALL SITE AREA:	5.21 Acres (226,748.18 SF)		
NUMBER OF LOTS:	37		
OPEN SPACE REQUIREMENT:	25% (56,687.05 SF) (1.3 AC)		
SIDEWALK (SF)	0.31 Acres (13,548.33 SF)		
OPEN SPACE PROVIDED:	2.21 Acres (96,442.34 SF)		
TOTAL OPEN SPACE PROVIDED**:	2.53 Acres (109,990.67 SF)		
TOTAL IMPERVIOUS SURFACE PROVIDED**:	2.68 Acres (116,757.51 SF)		
ARTICLE 7.12.08 (TABLE 7-3 - SCHEDULE OF DIMENSIONAL REQUIREMENTS IN ZONING DISTRICT)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
MAXIMUM BLDG HEIGHT:	35 FT/3 STORIES	33FT/2 STORIES	YES
MAXIMUM DENSITY	9 Units/Ac	7.1 Units/Ac	YES
MINIMUM OPEN SPACE %:	25.00%	48.51%	YES
SETBACKS			
FRONT:	20 FT	20 FT	PER PUD
REAR:	10 FT	10 FT	PER PUD
SIDE (WEST):	7.5 FT	5'	PER PUD
SIDE (EAST):	7.5 FT	5'	PER PUD
MINIMUM LOT AREA:	50' X 100'	40' X 80'	PER PUD
ARTICLE 8.06.10 (TABLE 8-6 - NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED)			
DESCRIPTION	REQUIREMENT	PROVIDED	REQ/MT MET?
RESIDENTIAL (4 SPACES PER DU)	148 SPACES	148 SPACES	YES
POOL AMENITY		3 SPACES	
TOTAL VEHICLE PARKING	148 SPACES	151 SPACES	YES
** PER CHAPTER 13 (GLOSSARY) OF THE CITY OF DESTIN COMPREHENSIVE PLAN, THE DEFINITION OF OPEN SPACE IS "That portion of a site which includes pervious greenscape and impervious hardscape that is not occupied by any building coverage or vehicular-use areas." AND THE DEFINITION OF OPEN SPACE, IMPERVIOUS HARDSCAPE IS "That portion of a site which is impervious and enhances pedestrian access, public gathering spaces, recreation and similar uses in excess of the site performance standards required by the LDC."			

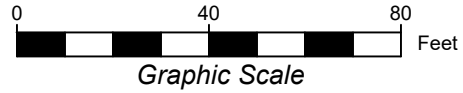
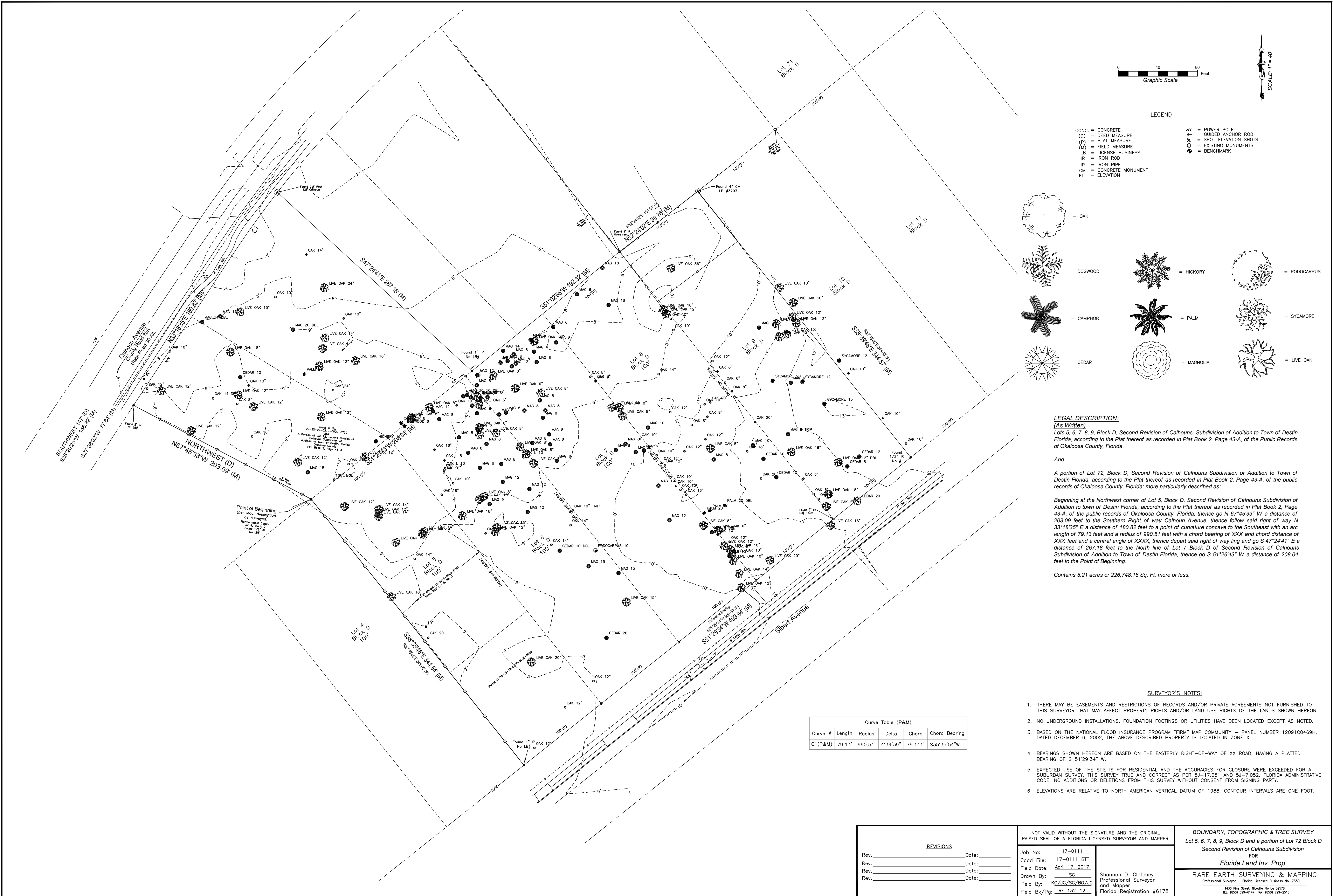


SITE GEOMETRY PLAN NOTES

1. CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG OKALOOSA COUNTY RIGHT-OF-WAYS.
2. NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE OKALOOSA COUNTY ENGINEER.
5. ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.
6. NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
7. DISTANCES AND RADII, WHERE APPLICABLE, ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.
8. ALL ROADS ARE PRIVATE.
9. QUANTITIES SHOWN FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY QUANTITIES AS PART OF THE BID
10. MAXIMUM IMPERVIOUS AREA FOR EACH LOT SHALL NOT EXCEED 65%

TYPICAL LOT

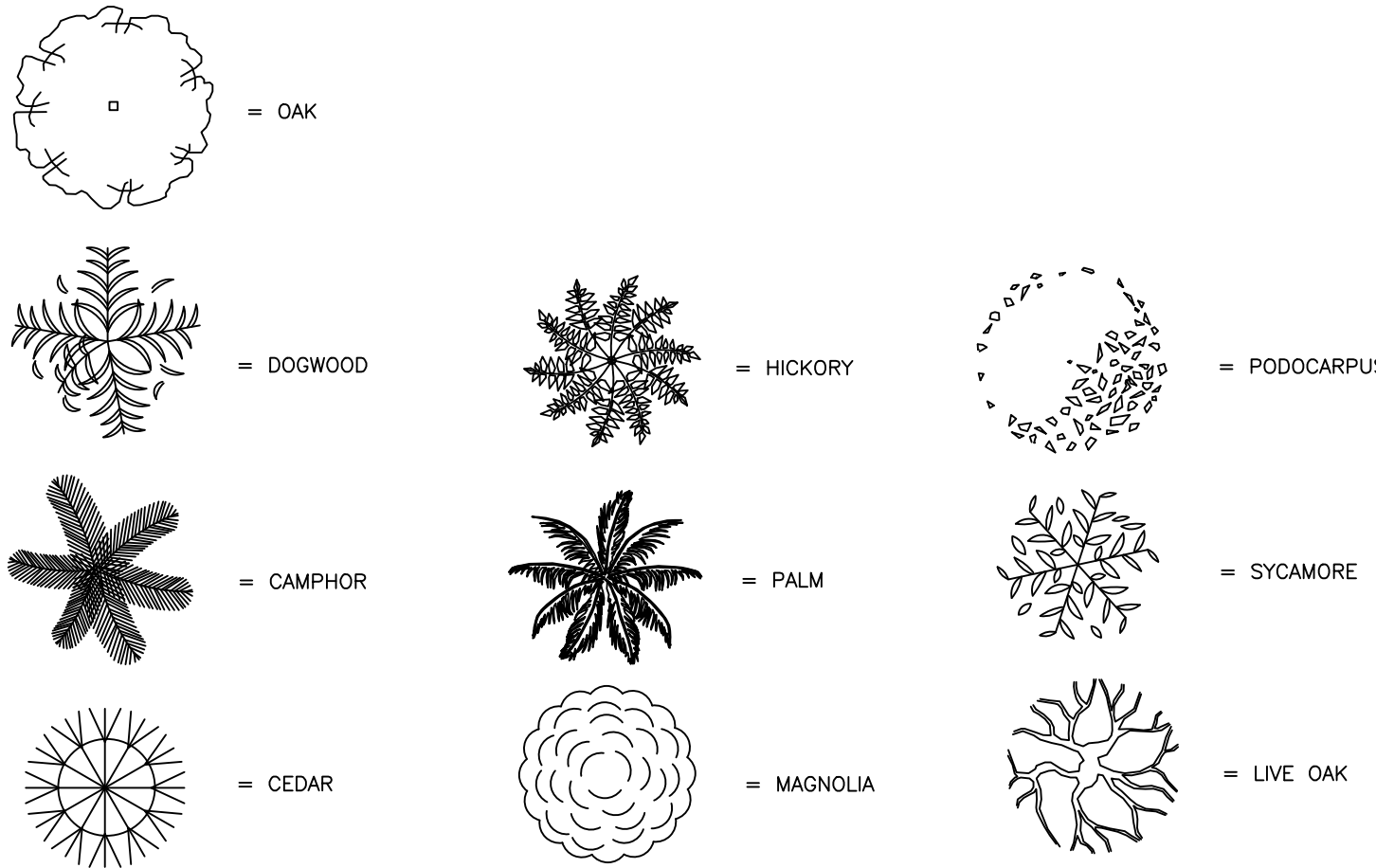




SCALE 1" = 40'

LEGEND

- CONC. = CONCRETE
(D) = DEED MEASURE
(P) = PLAT MEASURE
(M) = FIELD MEASURE
LB = LICENSE BUSINESS
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MONUMENT
EL. = ELEVATION
- POWER POLE
GUIDED ANCHOR ROD
SPOT ELEVATION SHOTS
EXISTING MONUMENTS
BENCHMARK



LEGAL DESCRIPTION:

(As Written)
Lots 5, 6, 7, 8, 9, Block D, Second Revision of Calhouns Subdivision of Addition to Town of Destin Florida, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, of the Public Records of Okaloosa County, Florida.

And

A portion of Lot 72, Block D, Second Revision of Calhouns Subdivision of Addition to Town of Destin Florida, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, of the public records of Okaloosa County, Florida; more particularly described as:

Beginning at the Northwest corner of Lot 5, Block D, Second Revision of Calhouns Subdivision of Addition to town of Destin Florida, according to the Plat thereof as recorded in Plat Book 2, Page 43-A, of the public records of Okaloosa County, Florida; thence go N 67°45'33" W a distance of 203.09 feet to the Southern Right of way Calhoun Avenue, thence follow said right of way N 33°18'35" E a distance of 180.82 feet to a point of curvature concave to the Southeast with an arc length of 79.13 feet and a radius of 990.51 feet with a chord bearing of XXX and chord distance of XXX feet and a central angle of XXXX, thence depart said right of way ling and go S 47°24'41" E a distance of 267.18 feet to the North line of Lot 7 Block D of Second Revision of Calhouns Subdivision of Addition to Town of Destin Florida, thence go S 51°26'43" W a distance of 208.04 feet to the Point of Beginning.

Contains 5.21 acres or 226,748.18 Sq. Ft. more or less.

SURVEYOR'S NOTES:

- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
- NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FIRM" MAP COMMUNITY - PANEL NUMBER 12091C0469H, DATED DECEMBER 6, 2002, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF XX ROAD, HAVING A PLATTED BEARING OF S 51°29'34" W.
- EXPECTED USE OF THE SITE IS FOR RESIDENTIAL AND THE ACCURACIES FOR CLOSURE WERE EXCEEDED FOR A SUBURBAN SURVEY. THIS SURVEY TRUE AND CORRECT AS PER SJ-17.051 AND SJ-7.052, FLORIDA ADMINISTRATIVE CODE. NO ADDITIONS OR DELETIONS FROM THIS SURVEY WITHOUT CONSENT FROM SIGNING PARTY.
- ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988. CONTOUR INTERVALS ARE ONE FOOT.

Curve Table (P&M)				
Curve #	Length	Radius	Delta	Chord
C1(P&M)	79.13'	990.51'	4°34'39"	79.111'

REVISIONS <table><tr><td>Rev.</td><td>Date:</td></tr><tr><td>Rev.</td><td>Date:</td></tr><tr><td>Rev.</td><td>Date:</td></tr><tr><td>Rev.</td><td>Date:</td></tr></table>		Rev.	Date:	Rev.	Date:	Rev.	Date:	Rev.	Date:	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. <table><tr><td>Job No:</td><td>17-0111</td></tr><tr><td>Cadd File:</td><td>17-0111_BT</td></tr><tr><td>Field Date:</td><td>April 17, 2017</td></tr><tr><td>Drawn By:</td><td>SC</td></tr><tr><td>Field By:</td><td>KQ/JC/SC/BO/JG</td></tr><tr><td>Field Bk/Pg:</td><td>RE 132-12</td></tr></table>		Job No:	17-0111	Cadd File:	17-0111_BT	Field Date:	April 17, 2017	Drawn By:	SC	Field By:	KQ/JC/SC/BO/JG	Field Bk/Pg:	RE 132-12	BOUNDARY, TOPOGRAPHIC & TREE SURVEY Lot 5, 6, 7, 8, 9, Block D and a portion of Lot 72 Block D Second Revision of Calhouns Subdivision FOR Florida Land Inv. Prop. RARE EARTH SURVEYING & MAPPING Professional Surveyor - Florida Licensed Business No. 7350 1430 Five Street, Navarre Florida 32578 TEL (904) 896-6167 FAX (904) 726-2516	
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Field Date:	April 17, 2017																								
Drawn By:	SC																								
Field By:	KQ/JC/SC/BO/JG																								
Field Bk/Pg:	RE 132-12																								

**AGENT AFFIDAVIT
SPECIAL POWER OF ATTORNEY**

KNOWN ALL MEN BY THESE PRESENTS, THAT I, JOHNNY BOSWELL am
presently the ~~owner and/or leaseholder~~ ^{future buyer} at SEE LIST OF PARCEL ID'S ATTACHED, and desiring
to execute a Special Power of Attorney, have made, constituted and appointed, and by these presents do
make, constitute and appoint DAVID SMITH AND / OR JIM MARTELLI (INNERLIGHT ENGINEERING CORP.)
whose address is 11490 EMERALD COAST PKWY, SUITE E, County of WALTON, State of FLORIDA,
MIRAMAR BEACH, FL 32550
my Attorney-in-Fact to act as follows, GIVING AND GRANTING unto said attorney full power to act as
my agent in any and all matters pertaining to: CALHOUN SUBDIVISION (CITY OF DESTIN APPLICATIONS)

FURTHER, I do authorize the aforesaid Attorney-in-Fact to perform all necessary acts in the execution of
the aforesaid authorization with the same validity as I could effect if personally present. Any act or thing
lawfully done hereunder by the said attorney shall be binding on myself and my heirs, legal and personal
representative, and assigns.

PROVIDED; however, that any and all transactions conducted hereunder for me or for my account shall be
transacted in my name, and that all endorsements and instruments executed by the said attorney for the
purpose of caring out the foregoing powers shall contain my name, followed by that of my said attorney
and the designation "Attorney-in-Fact."

OWNER

Signature

JOHNNY BOSWELL

Printed Name

STATE OF FLORIDA

COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 21st day of Sept, 2020, by
(name of person acknowledging)

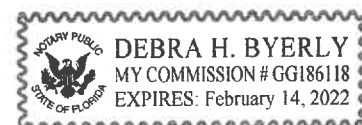
Johnny Boswell

Signature of Notary

Printed Name of Notary or Seal

Personally known ☒ OR Produced Identification ☐

Type of Identification Produced _____



CALHOUN AVENUE SUBDIVISION
CITY OF DESTIN

PARCEL ID #'S:

00-2S-22-0310-000D-0070

00-2S-22-0310-000D-072G

00-2S-22-0310-000D-072E

00-2S-22-0310-000D-0060

00-2S-22-0310-000D-005A

00-2S-22-0310-000D-0050

00-2S-22-0310-000D-0080

00-2S-22-0310-000D-0090

Prepared by and return to:

Matthews & Jones, LLP
4475 Legendary Drive
Destin, FL 32541
File Number: 20-0201
Parcel Identification No.: multiple
Documentary Stamps: \$16,765.--

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of December, 2020 between **Florida Land Investment Property, LLC**, a Georgia limited liability company, whose post office address is: P.O. Box 870667, Stone Mountain, Georgia 30087-0000, grantor*, and **Calhoun Estates Properties, Inc.**, a Florida corporation, whose post office address is: 12889 Emerald Coast Parkway, Miramar Beach, Florida 32550, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of **Ten Dollars & no cents (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okaloosa County, Florida, to-wit:

Parcel 1:

Lots 5, and 6, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 2:

Lot 7, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 3:

Lot 8, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 4:

Lot 9, Block D, CALHOUN'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page(s) 43-A, of the Public Records of Okaloosa County, Florida.

Parcel 5:

Commence at a concrete monument at the most Northeasterly corner of Lot 16, Block D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, according to the plat thereof as recorded in Plat Book 2, Page 43-A, of the Public Records of Okaloosa County, Florida; thence go North 44°14'00" West along the Southerly right-of-way line of Forest Street, (60' r/w) a distance of 345.00 feet to a concrete monument; thence go South 45°46'00" West a distance of 993.08 feet to a concrete monument and the point of beginning; thence continue South 45°46'00" West a distance of 147.92 feet; thence go North 62°47'00" West a distance of 220.75 feet to a concrete monument and the Easterly right-of-way line of Calhoun Avenue (State Road No. 30-A, 66' r/w); thence go North 27°40'00" East along aforesaid right-of-way line a distance of 111.72 feet to point of curvature; thence continue along aforesaid right-of-way line along a curve to the right having a radius of 990.51 feet, an arc distance of 76.29 feet; thence go South 52°30'58" East a distance of 267.71 feet to the point of beginning. All lying and being in Lot 72, Block D, Second Revision of Calhouns Subdivision of Addition to Town of Destin, Okaloosa County, Florida.

Parcel 6:

Commencing at the SE corner of Lot 16, Block D, SECOND REVISION OF CALHOUN SUBDIVISION, go North 44°11' West 345.00 feet; thence South 45°46' West 1140.95 feet to the point of beginning; continue South 45°46' West 29 feet; thence South 20°57' West 21 feet; thence North 67°08' West 211.57 feet; thence North 30°17' East 73.5 feet; thence South 62°55' East 217.14 feet to the point of beginning. Being a part of Lot 72, Block D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, according to the plat thereof as recorded in Plat Book 2, Page 43-A, of the Public Records of Okaloosa County, Florida.

Subject to the Permitted Encumbrances shown on Exhibit "A", attached hereto.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

WITNESS: [Signature]
 PRINT NAME: WILLIAM A. ARBOLD
 WITNESS: [Signature]
 PRINT NAME: JOHN R. MCINTYRE

FLORIDA LAND INVESTMENT PROPERTY, LLC, A
 GEORGIA LIMITED LIABILITY COMPANY

BY: [Signature]
 A. JERRY WRIGHT, MANAGER

STATE OF GEORGIA
 COUNTY OF Guinnell

I HEREBY CERTIFY that on this day, before me by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared A. Jerry Wright, as Manager of Florida Land Investment Property, LLC, a Georgia limited liability company, who is personally known to me or who has produced a Georgia driver's license as identification, to be the person described in and who executed the foregoing Warranty Deed and acknowledged before me that he signed same.

WITNESS my hand and official seal this 14 day of December, 2020.

(SEAL)

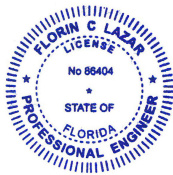
[Signature]
 NOTARY PUBLIC

My Commission Expires: 11-16-21

Exhibit "A"
 Permitted Encumbrances

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALHOUN'S SUBDIVISION, as recorded in Plat Book 2, Page(s) 43-A, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

JULY 25, 2022



Digitally signed by
Florin Lazar
DN: CN=Florin
Lazar, O=Innerlight
Engineering
Corporation,
OU=Project
Manager,
E=florin@ieceng.c
om, C=US
Date: 2022.07.25
16:28:01-05'00'

CALHOUN ESTATES BY THE BAY TRAFFIC ANALYSIS

PREPARED BY: INNERLIGHT ENGINEERING CORPORATION

FLORIN C. LAZAR, P.E.
FLORIDA REGISTRATION NO. 86404



CALHOUN ESTATES BY THE BAY
TRAFFIC ANALYSIS

PREPARED FOR:

JOHNNY BOSWELL CALHOUN ESTATES PROPERTIES, INC.
12889 EMERALD COAST PKWY
MIRAMAR BEACH, FLORIDA 32550

PREPARED BY:

INNERLIGHT ENGINEERING CORPORATION
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH, FLORIDA 32550

TRAFFIC ANALYSIS

1.0

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ATTACHMENTS

PM PEAK HOUR TRIP GENERATION TABLE.....

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PROJECT TRIP DISTRIBUTION MAP.....

T2

US HWY 98 PM PEAK HOUR TRIPS.....

T3

URBAN COLLECTOR ROADWAYS PM PEAK HOUR TRIPS.....

T4

1.0 INTRODUCTION

This report summarizes the transportation concurrency analysis conducted for the Calhoun Estates by the Bay project.

1.1 Proposed Land Development Plan

Calhoun Estates by the Bay is a development proposing 37 residential lots within the City of Destin (Okaloosa County), Florida. The proposed development is located just north of US Highway 98 between Calhoun Avenue and Sibert Avenue. The property is identified by Okaloosa County Property Appraiser as parcels 00-2S-22-0310-000D-0050, 00-2S-22-0310-000D-005A, 00-2S-22-0310-000D-0060, 00-2S-22-0310-000D-0070, 00-2S-22-0310-000D-0080, 00-2S-22-0310-000D-0090, 00-2S-22-0310-000D-072E, and 00-2S-22-0310-000D-072G.

Study Area

Project traffic was assigned onto concurrency roadway segments where project traffic is equivalent to 5% of the total. The study area is further described in the "Project Trip Distribution and Assignment" section of this report.

1.2 Existing PM Peak Hour Traffic Volume Conditions

Information regarding roadway characteristics such as adopted level of service (LOS) standards, service volumes, existing counts, and committed trips were obtained from the City of Destin Transportation Concurrency Management System.

1.3 Estimate of Site Generated Traffic

The site is approximately 5.21 acres and currently is vacant. The proposed project consists of 37 single family homes. To determine the number of proposed trips the project will generate, standard trip generation rates and equations from the Institute for Transportation Engineers (ITE) Trip Generation manual, Tenth Edition, were used. Please see attached **Exhibit T1, PM Peak Hour Trip Generation Table**.

1.4 Project Trip Distribution and Assignment

US Highway 98 is the closest roadway in the City of Destin Transportation Concurrency Management System. Project traffic from the proposed development was assigned onto the external roadway system based on knowledge of travel patterns in the area where project traffic is equivalent to 5% of the new trips generated by the project. Project traffic distribution is shown in attached **Exhibit T2, Project Trip Distribution Map**.

As required for transportation concurrency projects, project traffic was distributed onto roadway segments where project traffic is equivalent to 5% of the new trips generated by the project. As mentioned above US Highway 98 is the closest roadway in the City of Destin Transportation Concurrency Management System. Please see **Exhibit T3, US Hwy 98 PM Peak Hour Trips** and **Exhibit T4, Urban Collector Roadways PM Peak Hour Trips** for the estimated proposed trip distribution information for the PM peak hour trips.

1.5 Conclusion

This analysis is a Transportation Concurrency Analysis performed to assess the impact of the proposed Calhoun Estates by the Bay project. The development is estimated to generate 37 additional trips during the PM peak hour (24 entering and 13 exiting). This analysis illustrates the proposed development meets the standard for multimodal site design and mitigation, as outlined in the City of Destin, Land Development Code Section 8.09. This traffic analysis documents the trip generation and distribution of vehicle trips necessary for determining the mitigation requirement multiplier. The multiplier is utilized on the Multimodal Transportation Concurrency Evaluation Certificate which determines the overall success of the Multimodal Transportation District.

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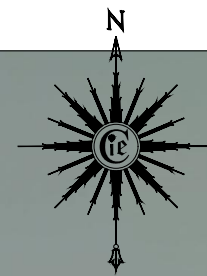
Project Trip Generation																		
ITE Land Use		Size	Units	Rate per DU	PM	Directional Distribution				Internal Capture				Unadjusted		%	Adjusted	
					Pk Hr	Entering		Exiting		Entering		Exiting		External Trips		New	External Trips	
Code	Land Use Description				Trips	%	Trips	%	Trips	%	Trips	%	Trips	Enter	Exit	Trips	Enter	Exit
210	Single Family Detached	37	DU	1	37	64%	24	36%	13	0%	0	0%	0	24	13	100%	24	13
	TOTAL				37		24		13		0		0	24	13		24	13



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PM PEAK HOUR TRIP GENERATION TABLE



CALHOON ESTATES BY THE BAY
TOTAL TRIPS: 37
ENTER TRIPS: 24
EXIT TRIPS: 13

TRIPS ORIGINATE AND TERMINATE
AT BUSINESSES AND RESIDENTIAL
AREAS ALONG US HWY 98

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Destin Segment	U.S. Highway 98 East Links		Max Bi-directional Link Volume1	115% Max Bi-directional Link Volume3	Existing Background Bi-directional Volume2	Committed City Trips	Committed County Trips	Existing Background Volume Plus Committed Trips	Remaining Capacity Less Committed Trips	Tentative Project Trips	Calhoun Estates by the Bay	Remaining Capacity Less Committed & Tentative Trips3
	From	To										
A	East Pass Bridge	Stahlman Avenue	4,585	5,273	2,890	87	-	2,977	2,296	87	13	2,196
	Stahlman Avenue	Benning Drive	5,406	6,217	2,694	109	-	2,803	3,414	109	11	3,294
	Benning Drive	Beach Drive	5,569	6,404	3,072	123	-	3,195	3,209	127	6	3,076
	Beach Drive	Main Street	5,608	6,449	3,018	139	-	3,157	3,292	147	2	3,143

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Urban Collector Roadways	Bi-directional Capacity at Adopted LOS (D)	Existing Background Bi-directional Volume2	Remaining Capacity	Committed City Trips	Committed County Trips	Existing Plus Committed Trips	Remaining Capacity Less City Committed Trips	Tentative City Trips	Calhoun Estates by the Bay	Remaining Capacity Less City Tentative Trips
Airport Road between US Hwy 98 and Commons Drive	3,186	794	2,392	33	0	827	2,359	33	0	2,326
Airport Road between Commons Drive and Main Street	3,186	2,138	1,048	48	0	2,186	1,000	52	0	948
Azalea Drive between Stahlman Avenue and Benning Drive	972	409	563	6	0	415	557	6	0	551
Beach Drive between US Hwy 98 and Kelly Street	972	283	689	26	0	309	663	36	4	623
Benning Drive between US Hwy 98 and Kelly Street	972	278	694	19	0	297	675	20	5	650
Calhoun Avenue between US Hwy 98 and Kelly Street	972	226	746	48	0	274	698	48	4	646
Commons Drive between Airport Road and Indian Bayou Trail	1,458	1,663	-205	6	154	1,823	-365	10	0	-375
Commons Drive between Indian Bayou Trail and Diamond Cove*	1,458	1,318	140	2	154	1,474	-16	14	0	-30
Commons Drive between Diamond Cove and Henderson Beach Road*	1,458	1,389	69	2	154	1,545	-87	8	0	-95
Commons Drive between Henderson Beach Road and Triumph Drive*	1,531	1,364	167	0	154	1,518	13	6	0	7
Commons Drive between Triumph Drive and Kelly Plantation Drive*	1,531	1,411	120	0	154	1,565	-34	6	0	-40
Commons Drive between Kelly Plantation Drive and Matthew Boulevard*	1,166	553	613	2	156	711	455	8	0	447
Crystal Beach Drive between Scenic Hwy 98 and US Hwy 98	1,215	533	682	29	0	562	653	29	0	624
Gulf Shore Drive between US Hwy 98 and Curve	2,655	984	1,671	79	0	1,063	1,592	79	0	1,513
Henderson Beach Road between US Hwy 98 and Commons Drive	1,215	429	786	20	0	449	766	20	0	746
Hutchinson Street between US Hwy 98 and Scenic Hwy 98	972	873	99	12	0	885	87	12	0	75
Indian Bayou Trail between Commons Drive and Country Club Drive	1,215	193	1,022	0	0	193	1,022	0	0	1,022
Indian Bayou Trail between US Hwy 98 and Commons Drive	972	693	279	0	0	693	279	2	0	277
Kelly Street between Calhoun Avenue and Main Street	972	810	162	55	0	865	107	55	0	52
Legion Drive between Benning Drive and Beach Drive	972	443	529	15	0	458	514	15	0	499
Legion Drive between Beach Drive and Main Street	1,276	1,286	-10	35	0	1,321	-45	39	0	-84
Main Street between US Hwy 98 and 98 Palms Blvd.	3,186	550	2,636	89	0	639	2,547	93	0	2,454
Main Street between 98 Palms Blvd. and Airport Road	3,186	827	2,359	0	0	827	2,359	0	0	2,359
Main Street between Airport Road and Kelly Street	1,531	1,062	469	46	0	1,108	423	50	0	373
Matthew Boulevard between Scenic Hwy 98 and US Hwy 98	972	538	434	102	0	640	332	104	0	228
Mountain Drive between Stahlman Avenue and Benning Drive	972	92	880	2	0	94	878	2	0	876
Mountain Drive between Benning Drive and Beach Drive	972	553	419	0	0	553	419	0	0	419
Regatta Bay Boulevard between Scenic Hwy 98 and US Hwy 98	972	276	696	5	0	281	691	5	0	686
Restaurant Row between US Hwy 98 and Emerald Coast Parkway	972	324	648	54	0	378	594	56	0	538
Scenic Hwy 98 between and Restaurant Row and US Highway 98	972	263	709	91	0	354	618	91	0	527
Scenic Hwy 98 between Matthew Boulevard and Walton County Line	972	287	685	67	0	354	618	67	0	551
Sibert Avenue between Calhoun Avenue and Kelly Street	972	263	709	0	0	263	709	0	4	705
Stahlman Avenue between US Hwy 98 and Kelly Street	972	515	457	32	0	547	425	32	2	391



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URBAN COLLECTOR ROADWAYS PM PEAK HOUR TRIPS



Community Development

Planning and Zoning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

September 2, 2022

Subject: Notification of Development Project: Calhoun Estates by the Bay
City of Destin Project Number: 21-41-SP & 21-42-MS & 22-32-CU

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Planned Unit Development, Major Subdivision, and a Conditional Use. This Development application is currently under review by members of the Technical Review Committee. The Conditional Use is ready for review by the Local Planning Agency and City Council. As an owner of property located within 300 feet of this project, Article 2.17.00 of the Destin Land Development Code (LDC) requires a written notice providing you the following information.

This notice is for informational purposes only. No action is required on your part. If you have any questions, please do not hesitate to call (850) 654-1119 or email planning@cityofdestin.com.

1. Name of Owner: Calhoun Estates Properties, LLC
2. Name of Agent: David Smith, Innerlight Engineering Corp.
3. Address of Project: 122 & 124 Calhoun Ave., Destin, FL 32541
Various parcels between 119-135 Sibert Ave., Destin, FL 32541

<u>Parcel ID Number:</u>	00-2S-22-0310-000D-0070	00-2S-22-0310-000D-072G
	00-2S-22-0310-000D-072E	00-2S-22-0310-000D-0060
	00-2S-22-0310-000D-005A	00-2S-22-0310-000D-0050
	00-2S-22-0310-000D-0080	00-2S-22-0310-000D-0090
4. Project Description: This is an application for a Planned Unit Development, a Major Subdivision, and Conditional Use. The applicant is proposing a 37 lot, single-family short-term rental subdivision with a pool.
5. Location Map: Please refer to the back of this letter.
6. Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: <http://www.cityofdestin.com/forms.aspx?fid=121>

Sincerely,

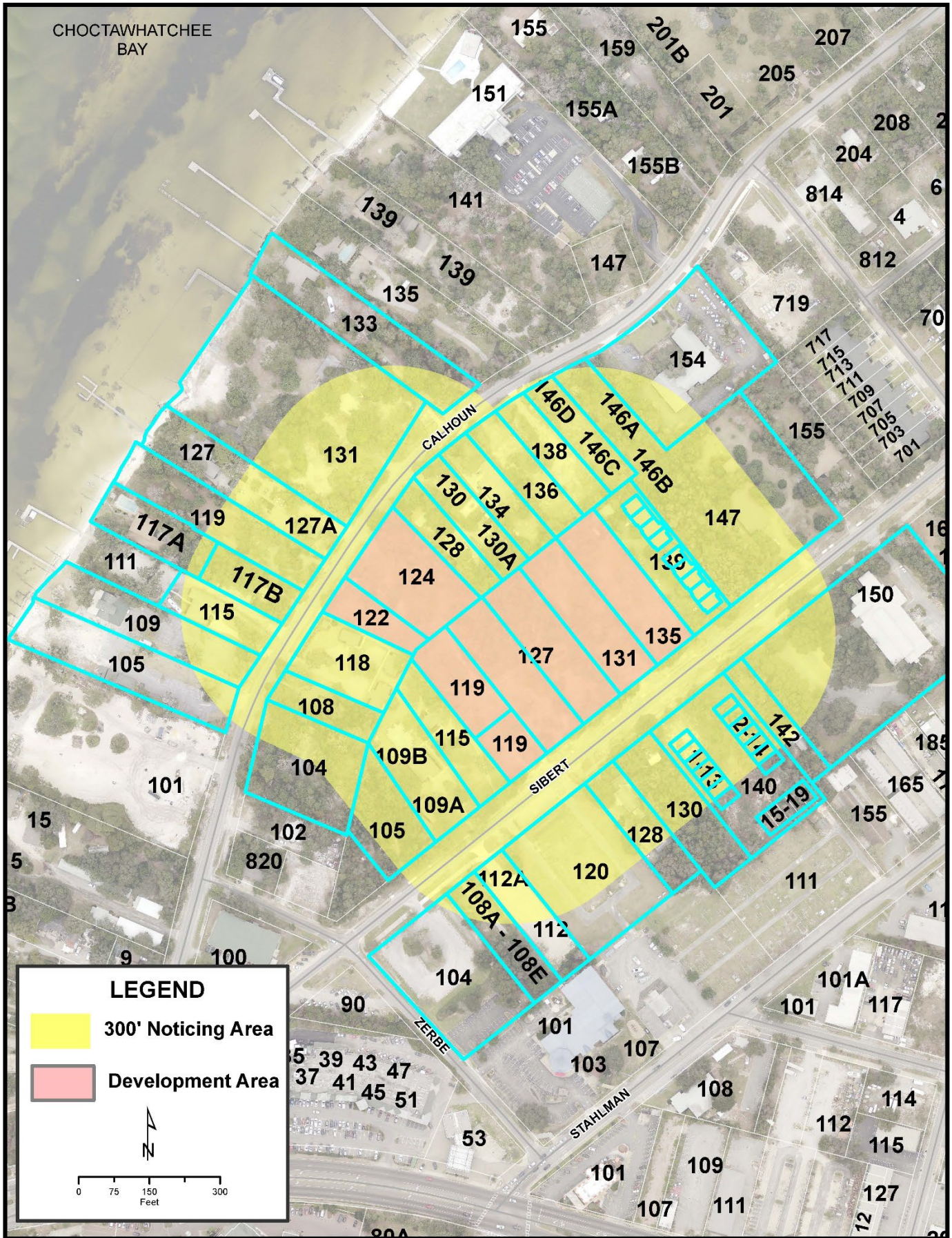
Steve O'Connor

Principal Planner



cc: Louis Zunguze, MURP, Community Development Director
Planning Division
Project File and Letter Log

CHOCTAWHATCHEE
BAY



134 Calhoun Avenue
Destin, FL 32541-1504
September 13, 2022

Mr. Steve O'Connor, Principal Planner
Community Development, Planning and Zoning Division
4100 Indian Bayou Trail
Destin, FL 32541

Dear Mr. O'Connor

Thank you for your letter notifying those of us living in the area about the development of a 37 lot, single-family short-term rental subdivision with a pool on Calhoun Avenue and Sibert Avenue.

To my point, I am voicing my concern regarding the impact of that project on the intersection(s) of Route 98 and Calhoun Avenue, Calhoun Avenue and Zerbe Street, Zerbe Street and Sibert Avenue, Zerbe Street and Stahlman Avenue and Stahlman Avenue and Route 98.

As you already know, these are currently dangerous intersections particularly when you add the afternoon departure of workers heading toward Fort Walton Beach. Traffic backs up on Calhoun Avenue as vehicles attempt to access Route 98. The traffic traveling on Zerbe Street from Calhoun Avenue across Sibert Avenue to Stahlman Avenue is stalled on most days as people attempt to turn right to gain access to Route 98 or blindly dart left through traffic to drive down Stahlman Avenue or Stahlman Avenue to Mountain Drive. On days when traffic is slowed on Route 98 due to an accident, etc., many people drive the back roads crossing Kelly Street to Calhoun and/or Stahlman Avenue to access Route 98, additionally placing a heavier burden on the above-mentioned intersections. Emergency vehicles, housed at the new fire station on Calhoun Avenue directly across from the proposed 37-lot development, need immediate access to Route 98. Traffic from two busy city parks, which flanks the fire station on Calhoun, further complicates an already congested and dangerous situation. Finally, the programs and services provided at the Destin Community Center adds to the traffic congestion.

Please understand, I have no problem with the development project. However, it is my hope that appropriate agencies would investigate alternative(s) for traffic flow to ensure

Mr. Steve O'Connor

-2-

September 13, 2022

the safety of passengers traveling in vehicles, the residents living in the area, others using the parks and the bicycle routes, and those requiring emergency services.

Respectfully


Ted D. Spring

Copy: Louis Zunguze, MURP, Community Development Director, Planning Division

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 22, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.B.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: September 20, 2022

SUBJECT: Proposed Conditional Use 22-33-CU - 1100 Quail Circle

I. BACKGROUND: John Bath of Scope Construction LLC is requesting approval of Conditional Use 22-33-CU. This project includes the construction of three (3) townhome dwelling units. The subject property is located at 1100 Quail Circle (Parcel ID: 00-2S-22-4530-0000-0010).

II. DISCUSSION: The proposed site is in the **Residential, Office, Institutional – Village Residential (ROI-VR)** Zoning District, contained within the **Town Center Commons Planning Area**. The proposed use of long-term residential attached dwellings is conditional in the **Residential, Office, Institutional – Village Residential (ROI-VR)** zoning district. This is a review of the conditional use **ONLY**. A Minor Development Order (and potentially a Minor Subdivision application depending on intended ownership) will be required prior to be submitted, reviewed, and approved by Technical Review Committee (TRC) prior to any submittal for a building permit. The following includes a review and analysis of the proposed use based on the **Future Land Use Element** of the **Comprehensive Plan** and criteria for conditional uses outlined in the **Land Development Code (LDC)**.

A. COMPREHENSIVE PLAN POLICY ELEMENTS:

As outlined in the City's **Comprehensive Plan (Policy 1-2.4.1)**, the "**ROI**" designation is designed to accommodate business and professional offices; as well as single-family (SF) and multiple-family (MF) long-term residential uses; and institutional uses listed in **Policy 1-2.7.1**. The proposed use of three long-term multi-family attached dwellings is consistent with the intent of the **ROI** Future Land Use Designation.

B. LAND DEVELOPMENT CODE/ZONING ELEMENTS:

The following includes a review and analysis of the proposed conditional use based on the criteria outlined in ***LDC Section 7.12.10***:

C. CONDITIONAL USE ELEMENTS: The proposed long-term multi-family attached residential development is a Conditional Use in the **ROI-VR** zoning district, as per ***LDC Section 7.12.06, Table 7-2***. In accordance with ***LDC Section 7.12.10***, the applicant provided a conditional use request based upon the following:

- i. Characteristic of Use
- ii. On and Offsite Improvement Needs
- iii. On-site Amenities
- iv. Criteria for Conditional Use

Criteria for Conditional Use, per *LDC Section 7.12.10.C*:**1. LAND USE COMPATIBILITY**

Staff Comments: The proposed use is a Conditional Use within ***Table 7-2, Article 7*** of the ***Land Development Code (LDC)***.

Scale and Intensity: Long-term multi-family dwellings are listed as a Conditional Use in the **Residential, Office, Institutional – Village Residential (ROI-VR)** zoning district. The project is proposed on a 0.28-acre site. As stated previously, per the ***City's Comprehensive Plan Policy 1-2.4.1: Residential, Office, and Institutional (ROI)***, the "**ROI**" designation is designed to accommodate business and professional offices; as well as single-family (SF) and multiple-family (MF) long-term residential uses; and institutional uses listed in ***Policy 1-2.7.1***. As proposed, the project would have a density of ± 10.7 units/acre. The maximum density allowed in this zoning district is 12 units/acre.

Offsite Impacts: There are no anticipated off-site impacts. As proposed, the Conditional Use meets the intent of **ROI-VR** zoning district. The project design shall be sufficient to accommodate all required landscaping and buffering needed to mitigate negative impacts, such as lighting, noise, pollution, etc.

2. SUFFICIENT SIZE, SITE SPECIFICATIONS, AND INFRASTRUCTURE

Staff Comments: The proposed project shall comply with the dimensional requirements in ***Table 7-3, Article 7.12.08*** of the ***Land Development Code***. The Technical Review Committee (TRC) will review the project to ensure compliance with the applicable standards.

Size: The proposed project is a 3-unit long-term attached multi-family dwelling (townhouse) on a 0.28-acre ($\pm 12,197$ SF) site. This equates to a proposed density of ± 10.7 units/acre. As previously stated, the maximum density allowed in this zoning district is 12 units/acre. The subject project shall comply with all buffering and open space requirements, while accommodating all required facilities.

Access and Internal Circulation: Based on the site plan provided, vehicular access to the properties is being proposed from the Airport Road public Right-of-Way (ROW). However, the City Engineer has established this access as a danger to public safety. The project shall comply with the design standards per ***LDC Section 8.04.00, Access Management***. Staff is recommending either a condition that no vehicular access or curbside trash pick-up be located along Airport Road to mitigate any negative safety impacts, or denial of the application due to a public safety hazard on Airport Road.

Urban Design Enhancement: The project is being proposed on a currently vacant lot within the Multi-Modal Transportation District (MMTD) and shall implement the required design standards such as the 10' wide sidewalk, street trees, and pedestrian amenities, per ***LDC 8.09.03.A***. The project shall also comply with ***LDC Section 8.06.00, Vehicle and Parking Standards***, while also providing the necessary screening, buffers, sidewalks, landscaping, setbacks, and open space as required by the LDC.

3. PROPER USE OF MITIGATIVE TECHNIQUES

Staff Comments: The project shall comply with ***LDC Section 10.03.02, Stormwater Management*** and all other applicable mitigative techniques to ensure that there will be no offsite impacts to the adjacent properties.

During the Pre-application phase and during the application review and Staff identified a safety issue concerning access from Airport Road. Per LDC Article 804.02.B., Corner lots fronting on streets with different classifications, as defined in Article 8, Table 8-1, shall be accessed from the street with the lower classification. Based on the information provided, the LPA should either recommend denial, or condition any approval on prohibiting access to the site from Airport Road.

HAZARDOUS WASTE

Staff Comments: No hazardous waste is anticipated to be generated by this project. The project shall be required to provide sediment, erosion, and pollution control measures in accordance with ***LDC Section 11.09.00, Illicit Discharge Detection and Elimination***, at the time of Development Order (DO) submittal.

4. OVER PROLIFERATION OF USE

Staff Comments: Long-term multi-family attached dwelling units are a Conditional Use in the **ROI-VR** zoning district. Currently, there are a variety of housing options within the **ROI-VR** zoning district. Given the uses within the zoning district, staff's opinion is that the construction of 3-unit townhomes would not constitute an over-proliferation of the use in the zoning district.

5. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES

Staff Comments: The current review is for the use of long-term multi-family attached dwelling **ONLY**. At the time of DO submittal and consequently TRC review, the project shall meet the land development standards and regulations outlined in the Land Development Code and the policies and objectives of the Comprehensive Plan in effect at

that time.

6. PUBLIC COMMENT: None received to date.

A. Link to Strategic Goals / Objectives: Economic Development and Revitalization

B. Effect on Budget (EOB): There is no anticipated impact on the budget.

C. Level of Service (LOS): There will be a minimal impact on the Level of Service on the Airport Road corridor. A Traffic Analysis shall be required to be provided and reviewed by the TRC.

D. Legislative Sponsor:

III. CONCLUSION: The applicant is requesting a Conditional Use (22-33-CU) approval for the construction of a 3-unit long-term multi-family attached dwelling (townhomes), and the related site infrastructure. The proposed use is a Conditional Use in the **ROI-VR** zoning district, per ***LDC Section 7.12.00.***

The project is consistent with the following:

1. Comprehensive Plan ***Policy 1-2: Future Land Use Element.***
2. Comprehensive Plan ***Policy 12-4.1.8: Multi-Modal Transportation District.***
3. Land Development standards outlined in ***LDC Article 7.***

However, the identified safety issue concerning access from Airport Road is not addressed. If the LPA recommends approval, Staff recommends a condition prohibiting access to to the site from and solid waste collection along, Airport Road due to the location of the property in vicinity to the Airport Road bend.

Staff leaves the determination for recommendation of approval or denial with the LPA. However, if the LPA recommends approval, Staff recommends the conditions listed in the “*Motion of Approval*”.

NOTE: The attached site plan is a draft for informational purposes, and subject to change.

IV. RECOMMENDED MOTION:

Motion of Approval

I move that the Local Planning Agency recommend City Council approve Conditional Use 22-33-CU with the following conditions:

1. The site shall not have vehicular access from the Airport Road Right-of-Way (ROW).
2. There shall be no curbside trash pick-up operations that occur on or along Airport Road.
3. Subject to a Major Development Order approval
4. Subject to any and all local, State or Federal permits as applicable.

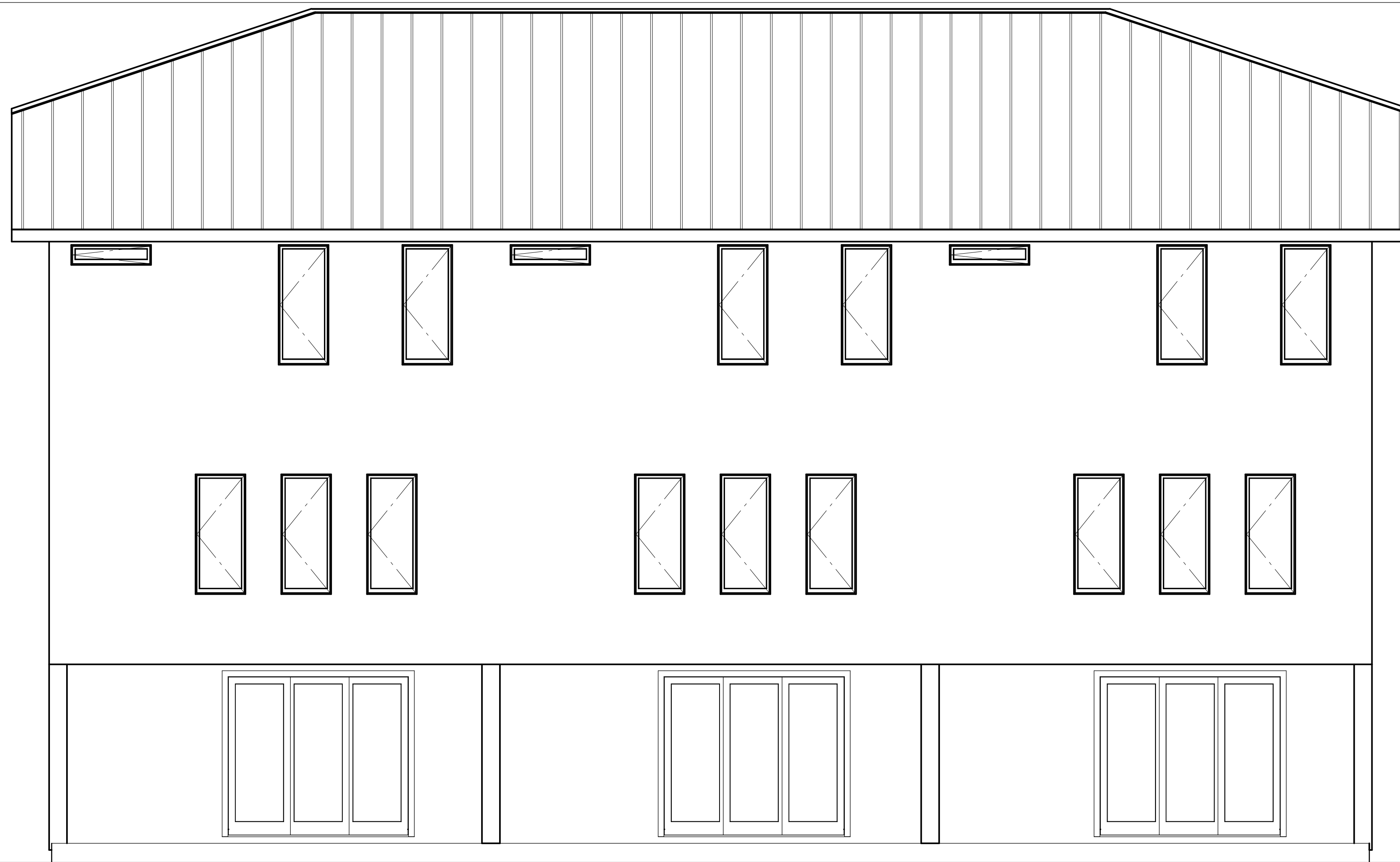
OR

Motion of Denial

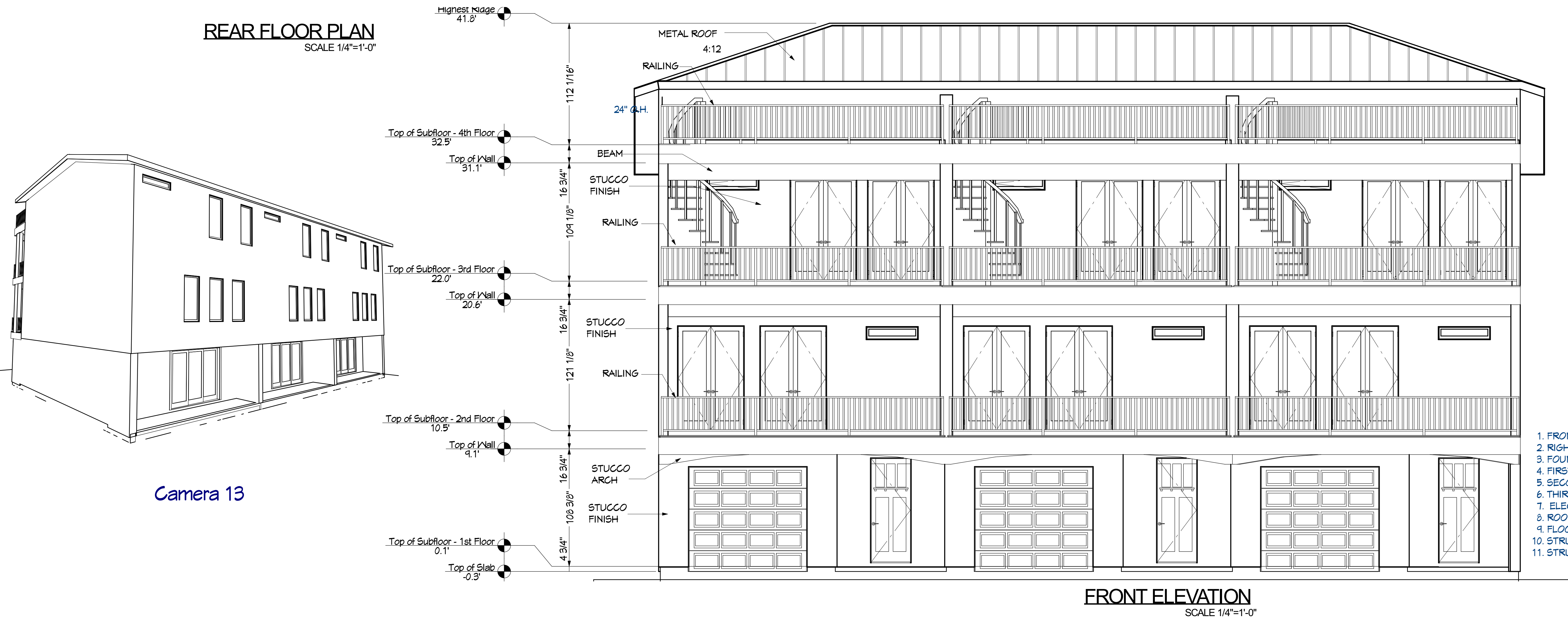
I move that the Local Planning Agency recommend City Council deny Conditional Use 22-33-CU.

Attachments:

1. Draft Site Plan & Architectural Plans
(Subject to change once under TRC review)
2. Conditional Use Narrative
3. Warranty Deed
4. 22-33-CU_Bath Townhomes- Abutter Notice

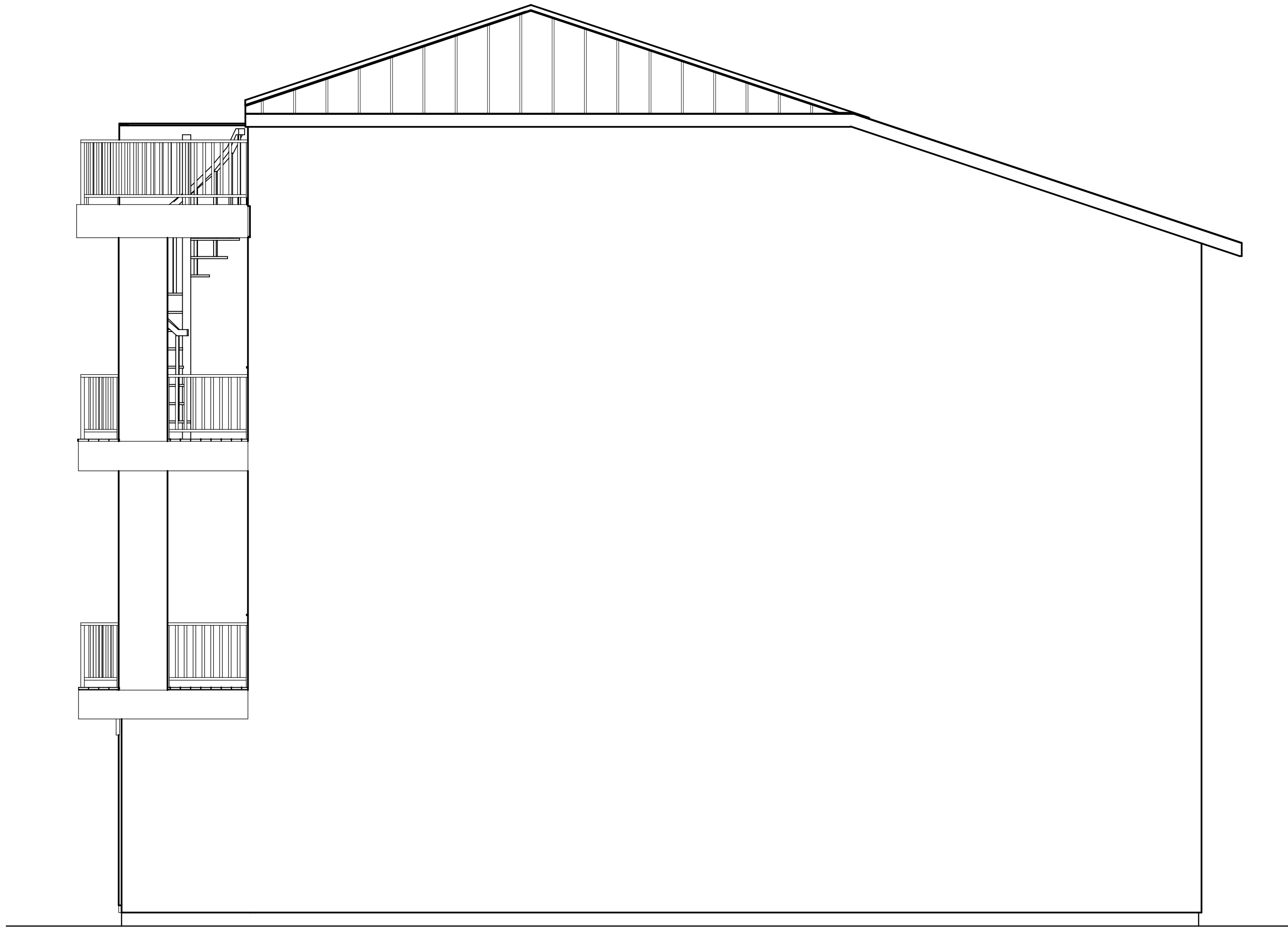


Camera 12

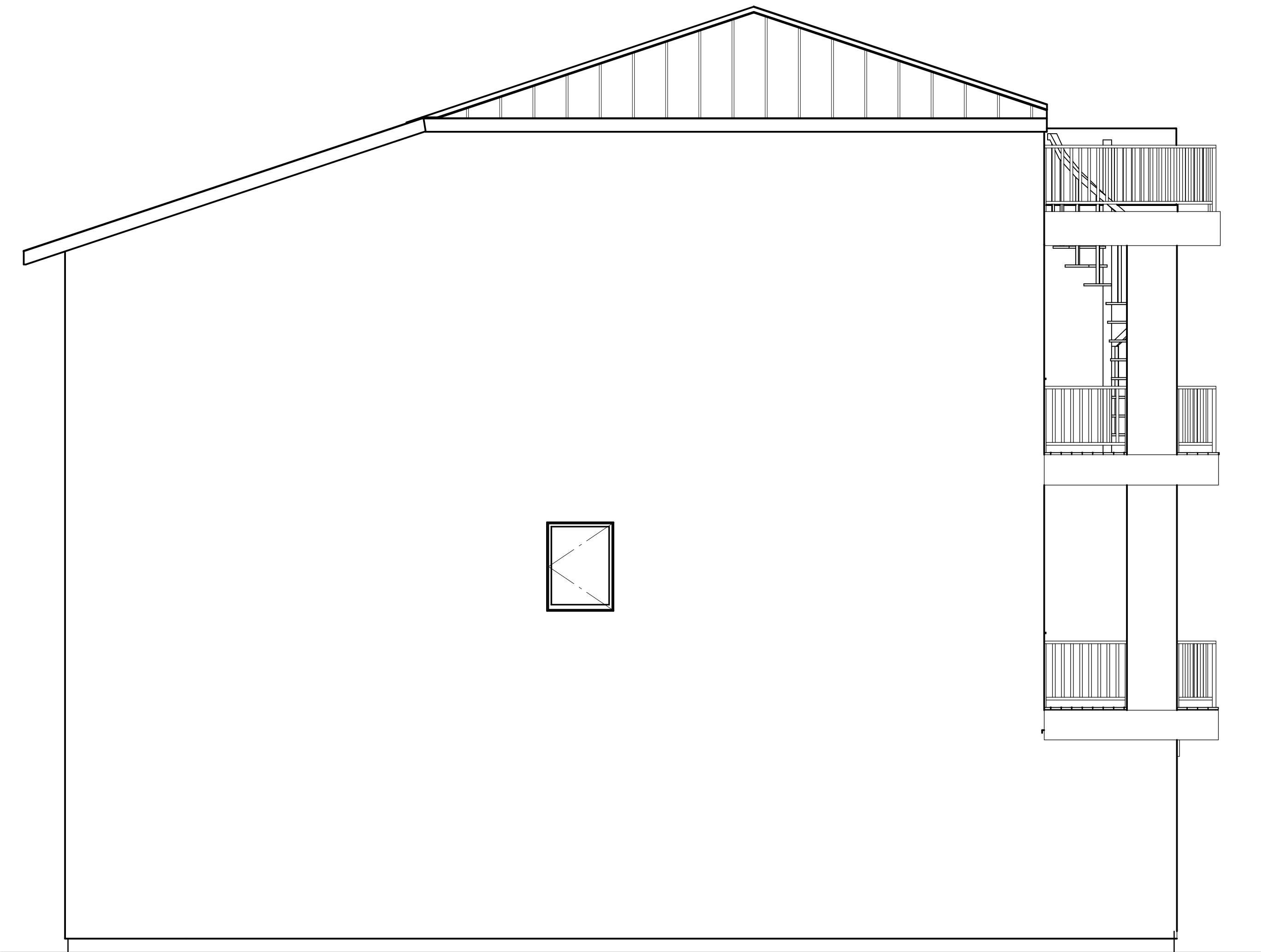


1. FRONT/REAR ELEVATIONS
2. RIGHT/LEFT ELEVATIONS
3. FOUNDATION PLAN
4. FIRST FLOOR PLAN
5. SECOND FLOOR PLAN
6. THIRD FLOOR PLAN
7. ELECTRICAL PLANS
8. ROOF PLAN
9. FLOOR JOIST PLAN
10. STRUCTURAL S-1
11. STRUCTURAL S-2

prior to conclusion and be solely the responsibility of the seller.



RIGHT ELEVATION
SCALE 1/4"=1'-0"



LEFT ELEVATION
SCALE 1/4"=1'-0"

To the best of our knowledge, these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Roland Godwin Drafting, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be fully responsible therefor.

DRAWINGS PROVIDED BY:

ROLAND GODWIN DRAFTING
(850) 699-3400

DATE:

9/8/2022

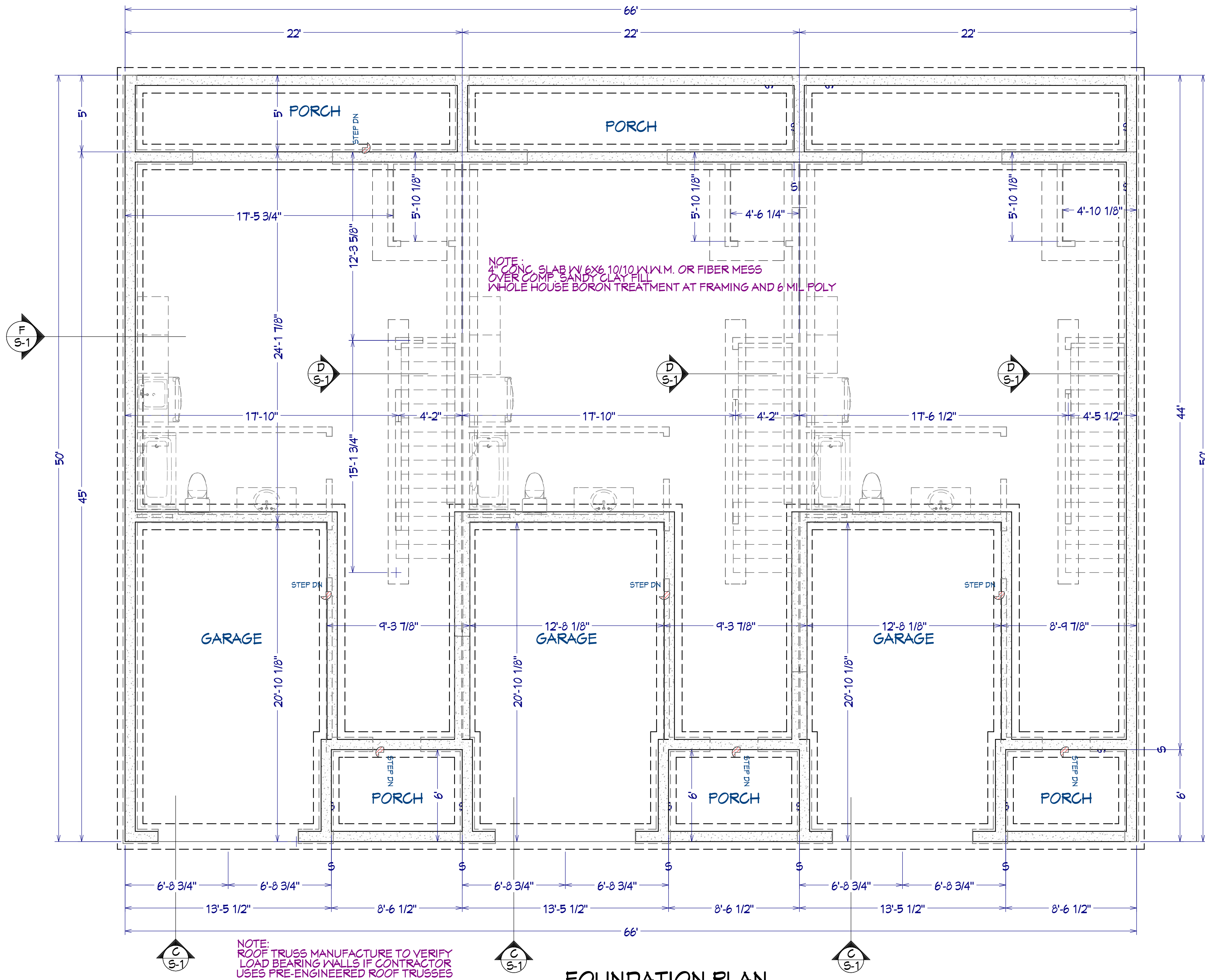
SCALE:

SHEET:

2

THE VIEW TOWN HOMES
AIRPORT ROAD, DESTIN FL.

CA 1066
MICHAEL NEWMELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 41126 FL. REG. NO. 42137
Gulf Coast Engineering
Commercial and Residential Design
P.O. Box 41126 Destin, FL 32541
850.699.3400
mnewmell@earthlink.net



FOUNDATION PLAN

SCALE 1/4"=1'-0"

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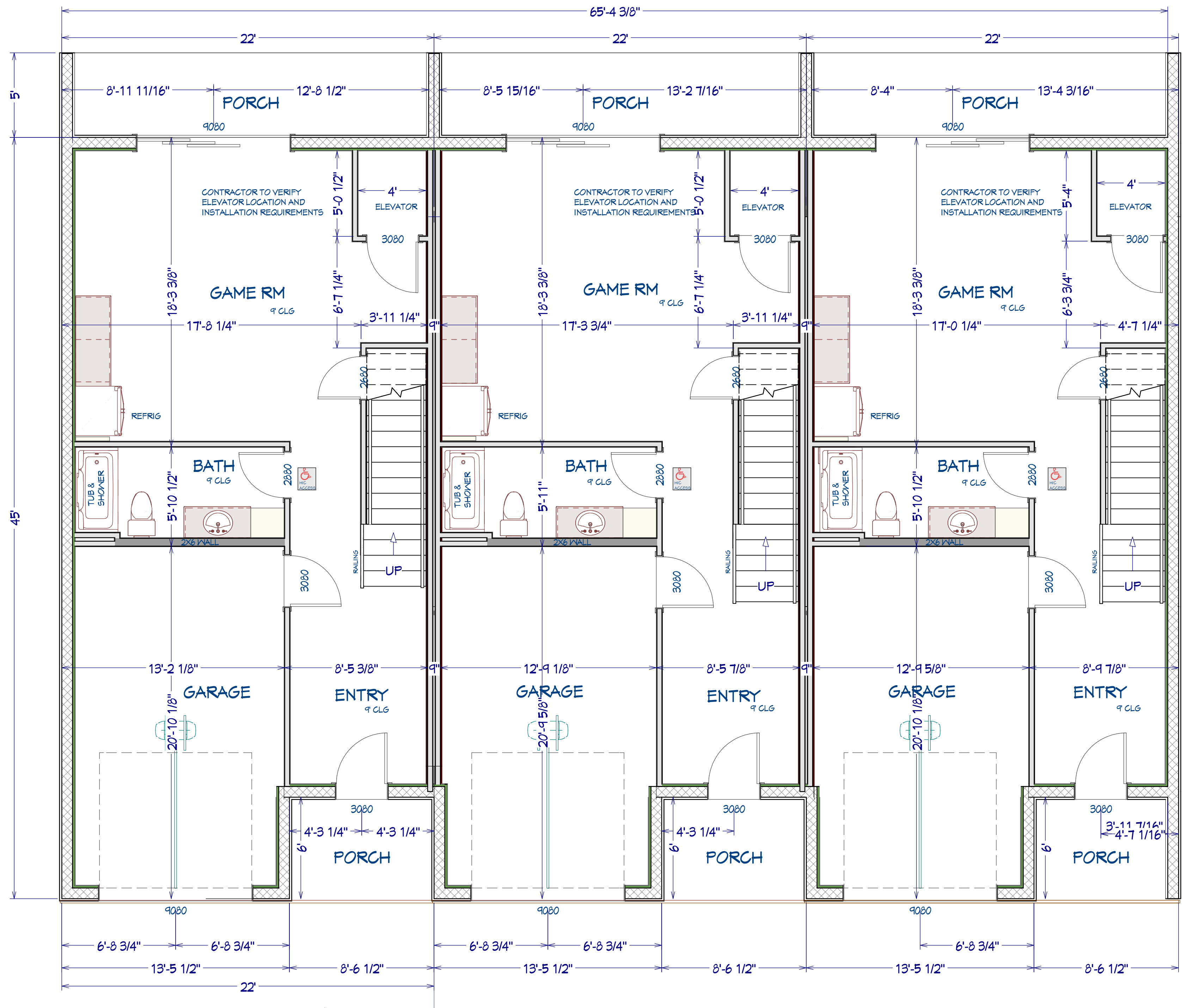
SCALE:

SHEET:

3

THE VIEW TOWN HOMES
AIRPORT ROAD, DESTIN FL.

CA 1066
Roland Godwin Drafting, Inc.
Michael Newell, PE or Elliott Allen, PE
FL REG. NO. 41126 FL REG. NO. 42137



FIRST FLOOR
SCALE 1"=1'-0"

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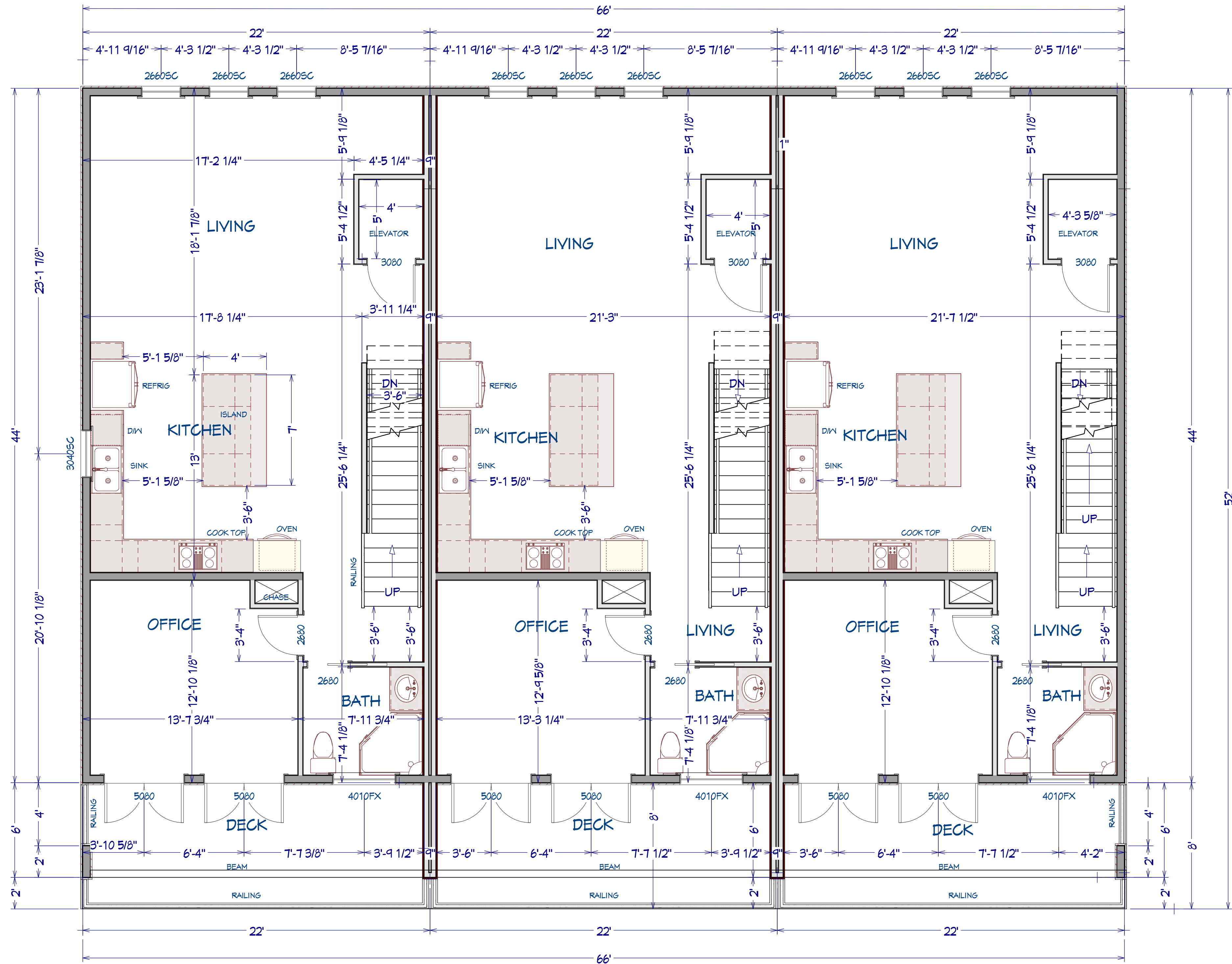
DATE:
9/8/2022

SCALE:

SHEET:
4

THE VIEW TOWN HOMES
AIRPORT ROAD, DESTIN FL.

CA 1066
Gulf Coast Engineering
Commercial and Residential Design
MICHAEL NEWELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 41126 FL REG. NO. 42137



SECOND FLOOR
SCALE 1"=1'-0"

SQ. FT. CALCULATIONS PER UNIT:
SQ. FT. LA. 960
SQ. FT. BALCONY 176

To the best of my knowledge, these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Roland Godwin Drafting Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be fully responsible therefor.

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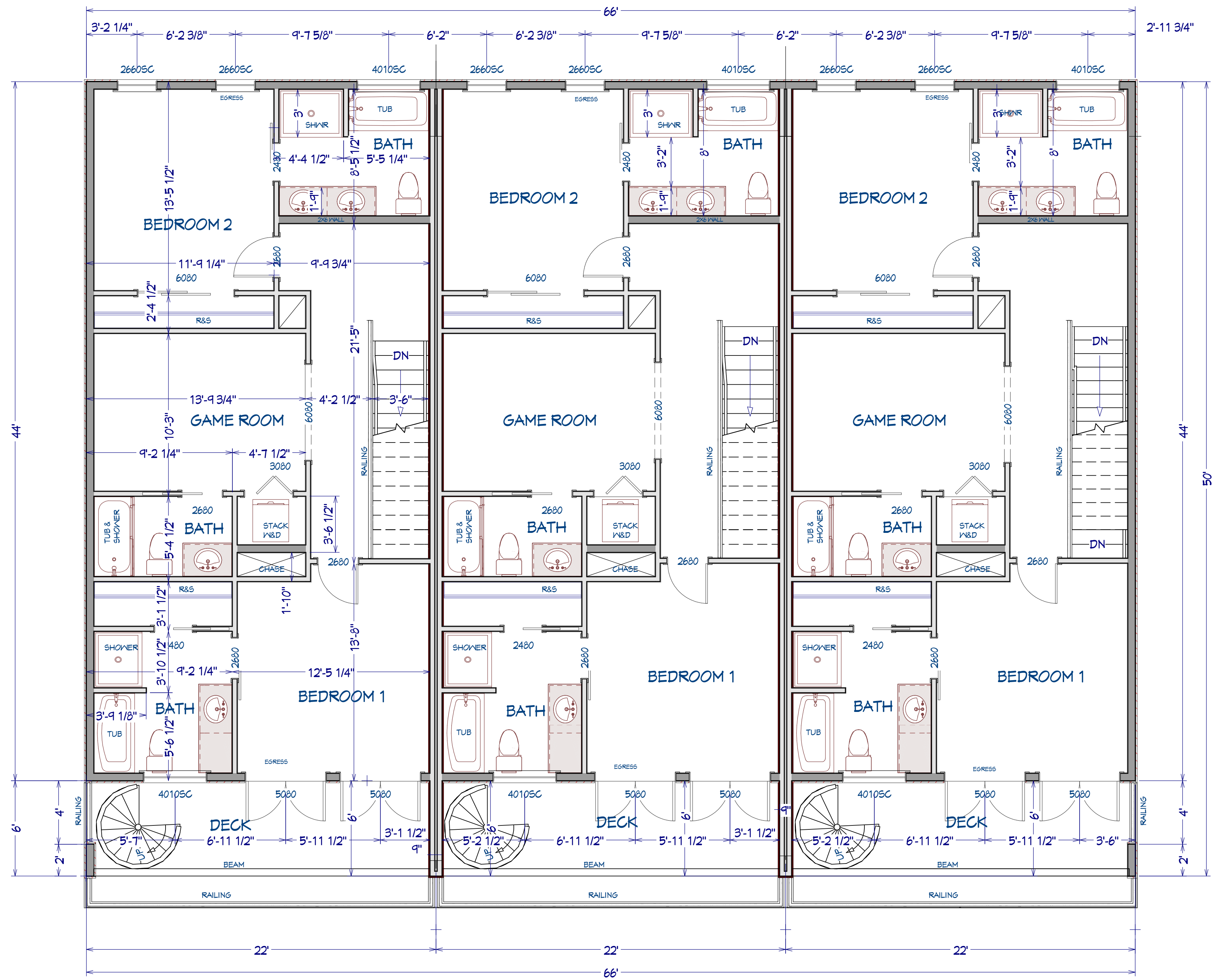
SCALE:

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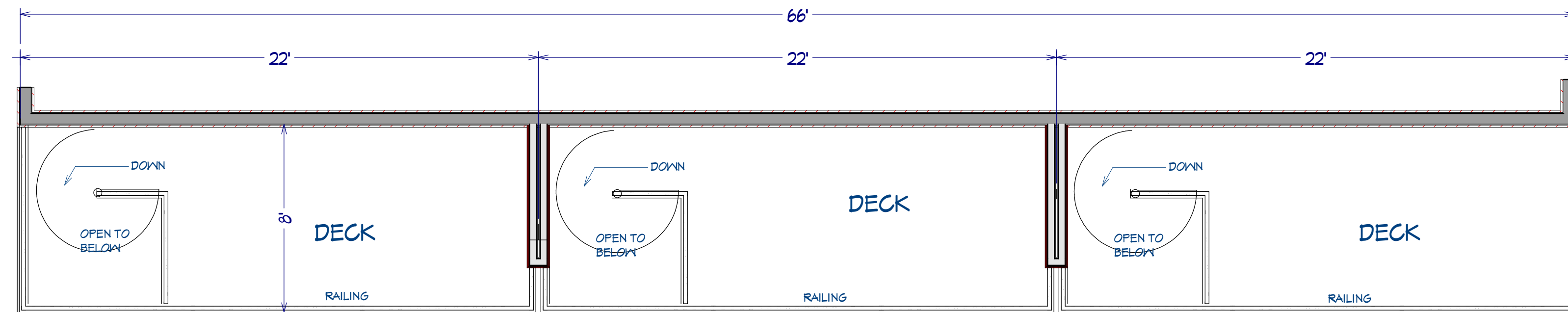
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AIRPORT ROAD, DESTIN FL.

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MICHAEL NEWELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 41126 FL REG. NO. 42137



THIRD FLOOR
SCALE 1"=1'-0"

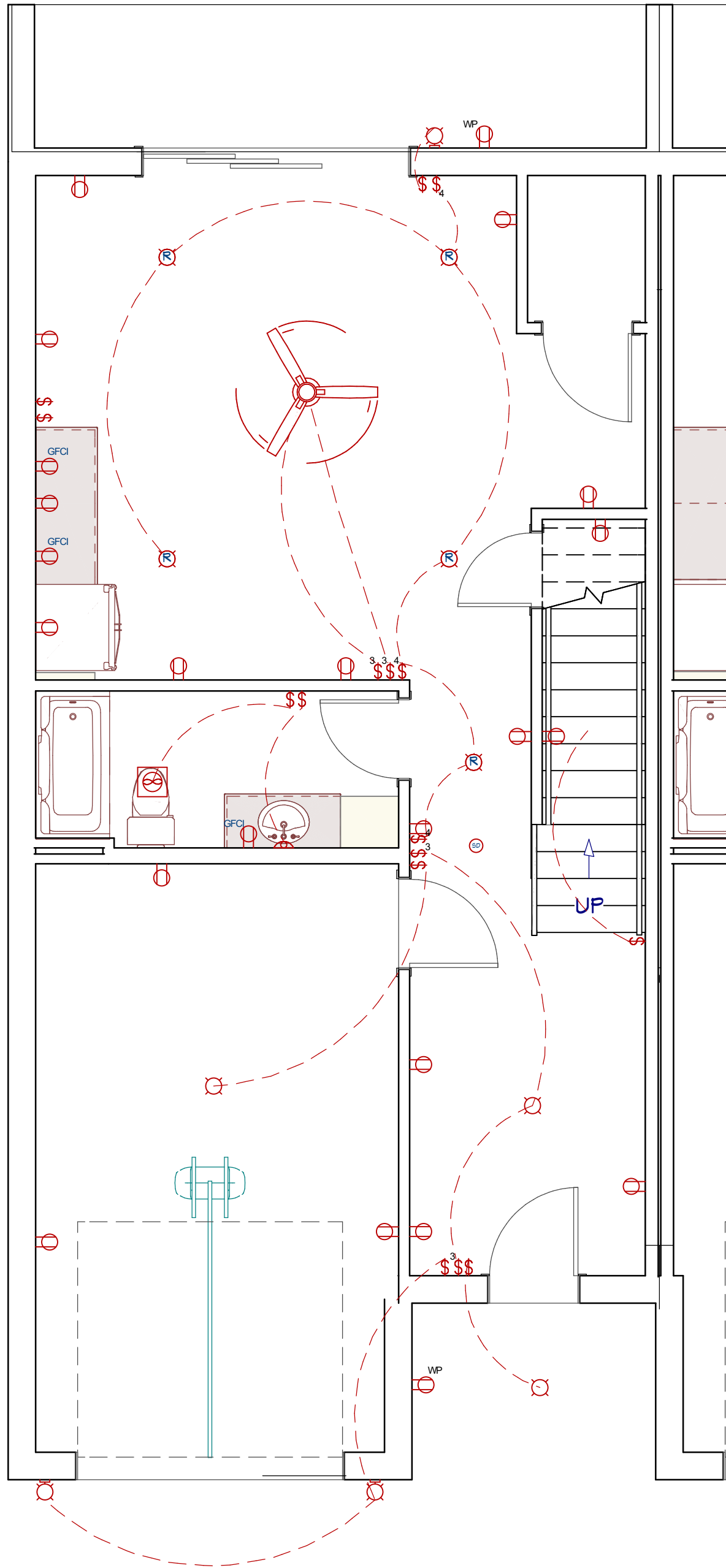
SQ. FT. CALCULATIONS PER UNIT:
SQ. FT. LA. 960
SQ. FT. BALCONY 116



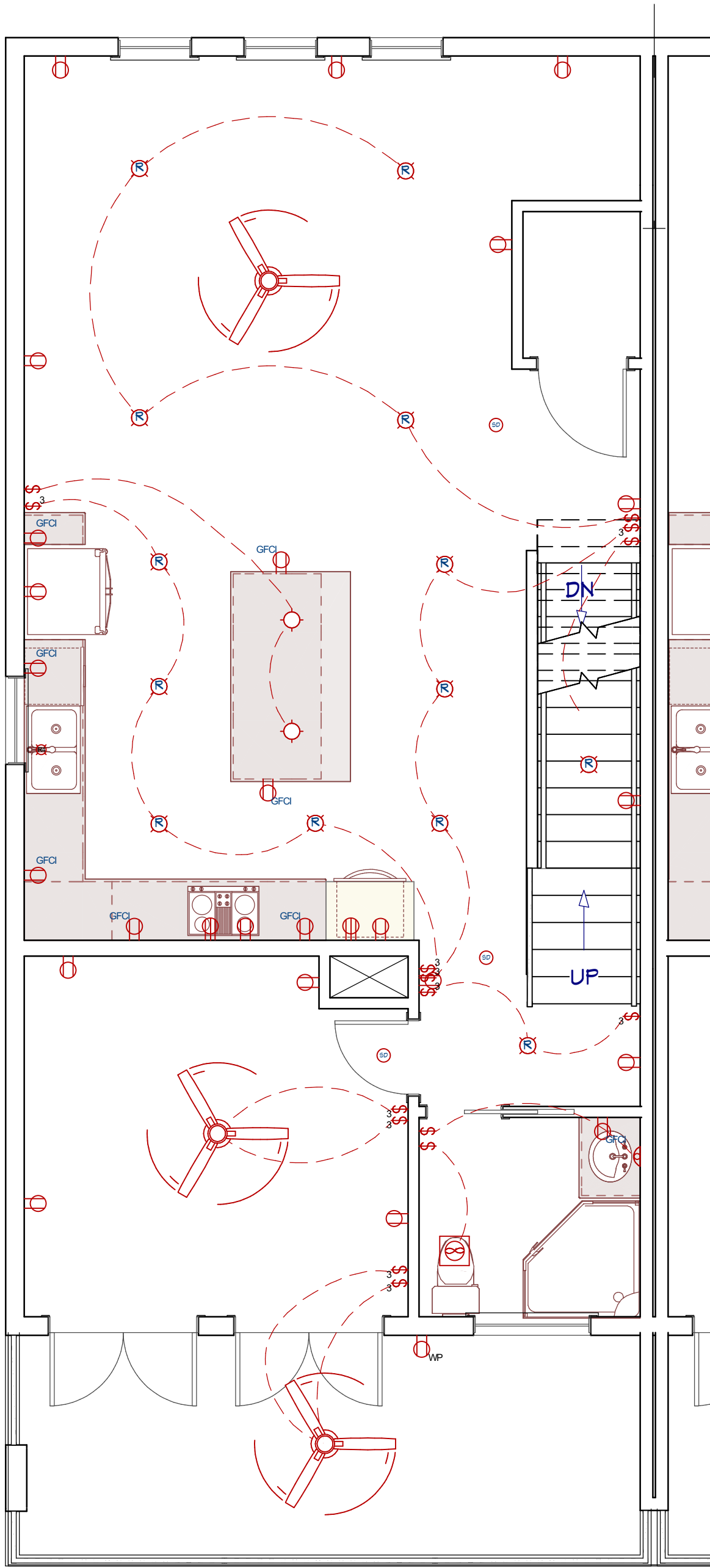
UPPER DECK FLOOR PLAN
SCALE 1/4"=1'-0"

For the purpose of this building, these plans are shown to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Roland Godwin Drafting, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be fully responsible therefor.

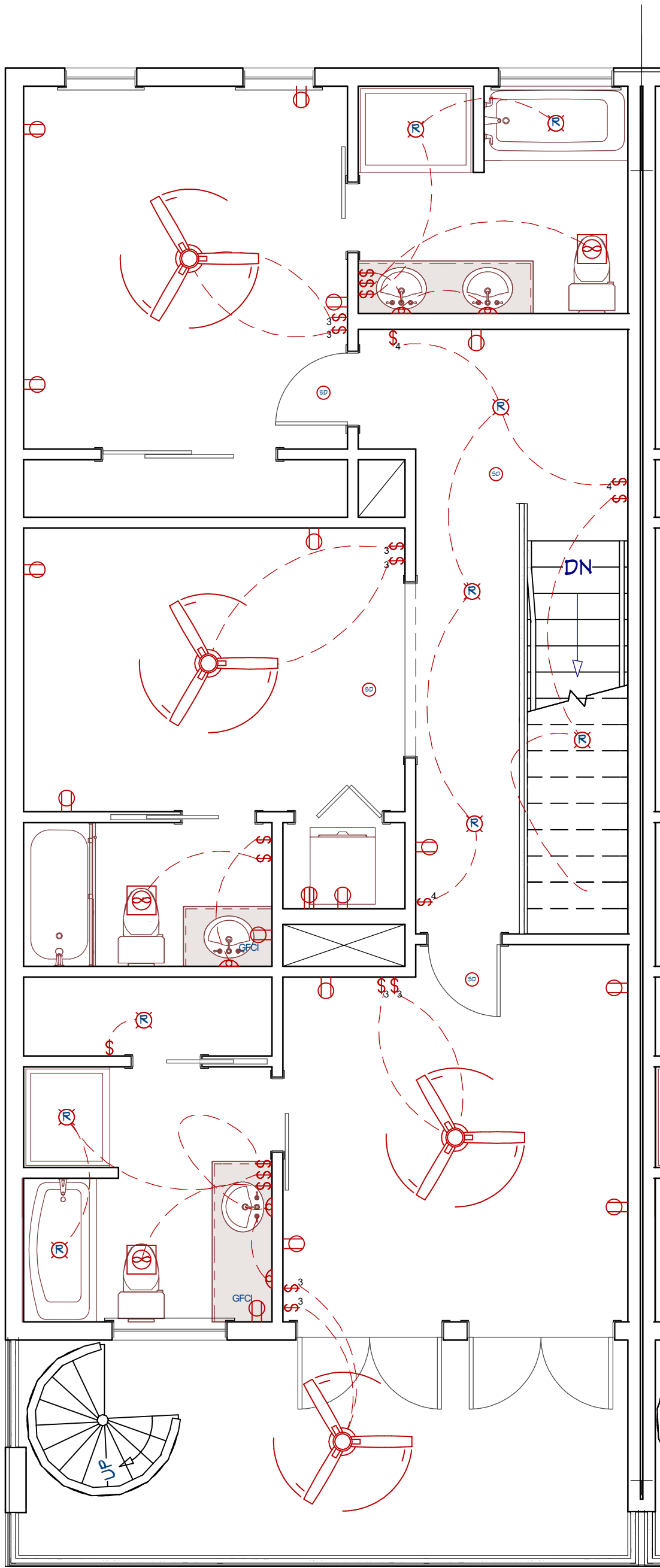
ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted and Carbon Monoxide detector
	Electrical Breaker Panel



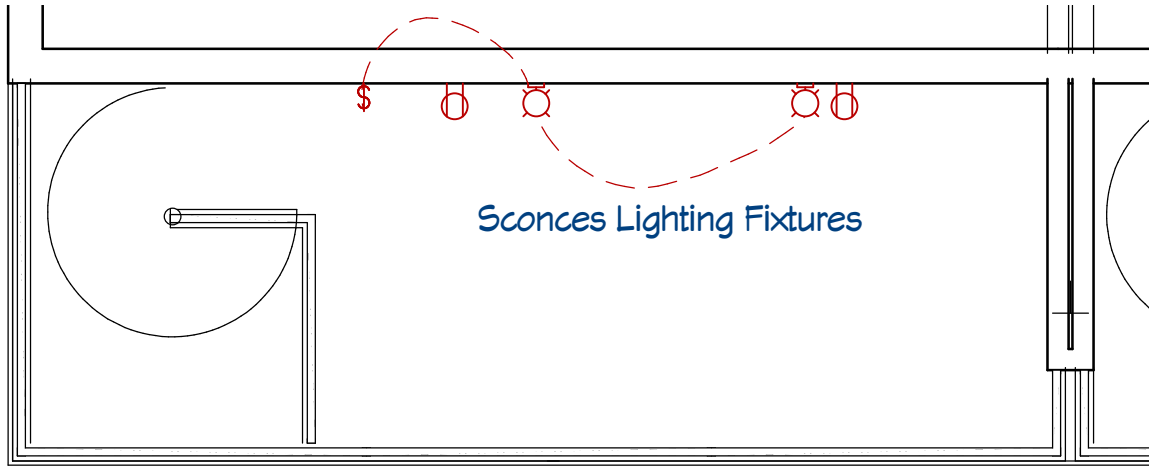
FIRST FLOOR ELECTRICAL
SCALE 1/4"=1'-0"



SECOND FLOOR ELECTRICAL
SCALE 1/4"=1'-0"



THIRD FLOOR ELECTRICAL
SCALE 1/4"=1'-0"



LOOK OUT ELECTRICAL PLAN
SCALE 1/4"=1'-0"

ELECTRICAL LAYOUT

ELECTRICAL DATA & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
- 1 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - 2 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE SMOKE/CARBON.DET. IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - 3 CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - 4 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - 5 FIXTURES TO BE SELECTED BY HOME OWNER.

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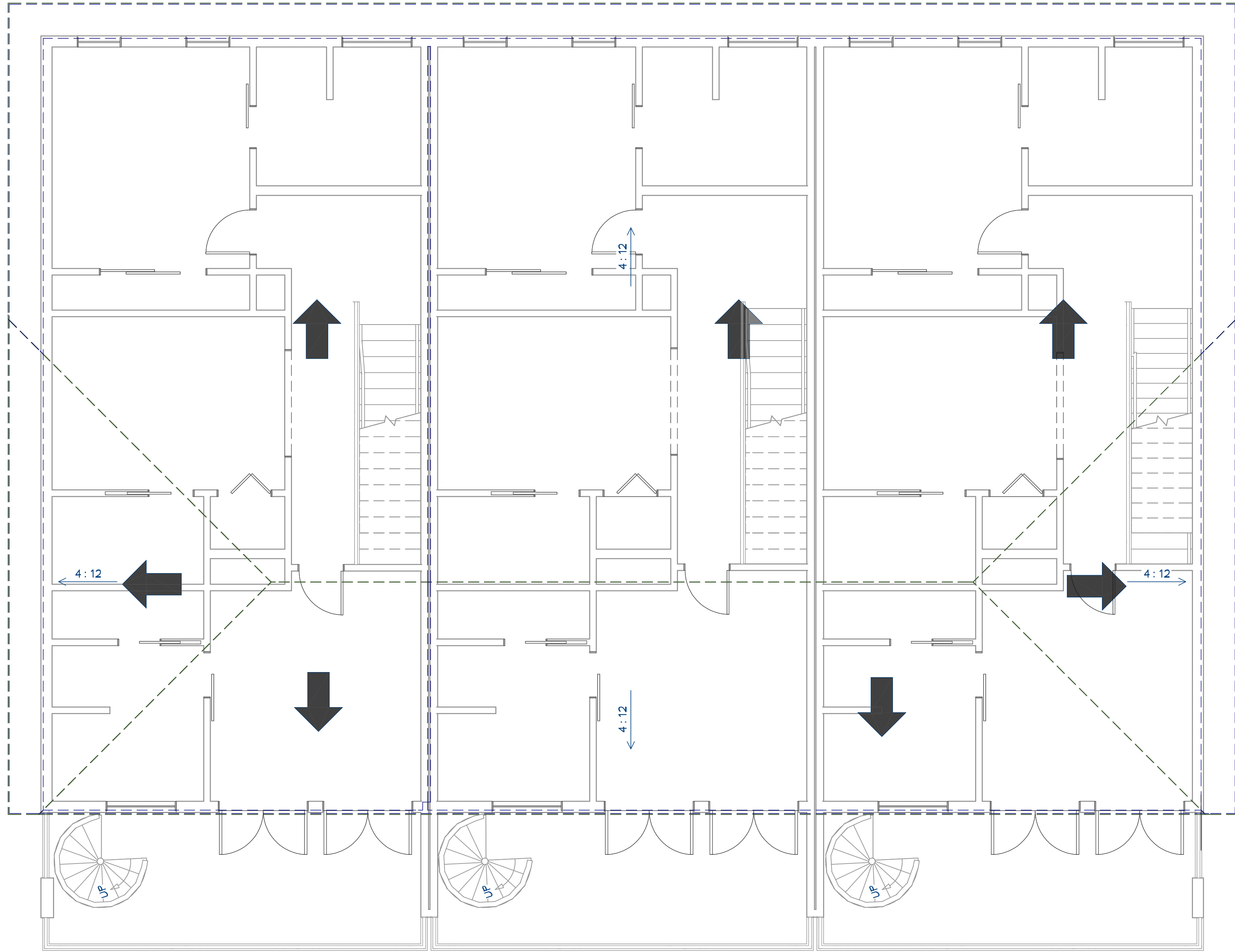
DATE:
9/8/2022

SCALE:

SHEET:
7

THE VIEW TOWN HOMES
AIRPORT ROAD, DESTIN FL.

CA 1066
Gulf Coast Engineering
Commercial and Residential Design
MICHAEL NEWELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 41126 FL REG. NO. 42137



ROOF PLAN
SCALE 1/4"=1'-0"

NOTE:
PRE-ENGINEERED ROOF TRUSSES. MANUFACTURE TO
VERIFY DESIGN AND LOCATION. TRUSS DRAWINGS TO BE
PART OF THE PERMIT SET.

To the best of his knowledge, these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Roland Godwin Drafting, Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be fully responsible therefor.

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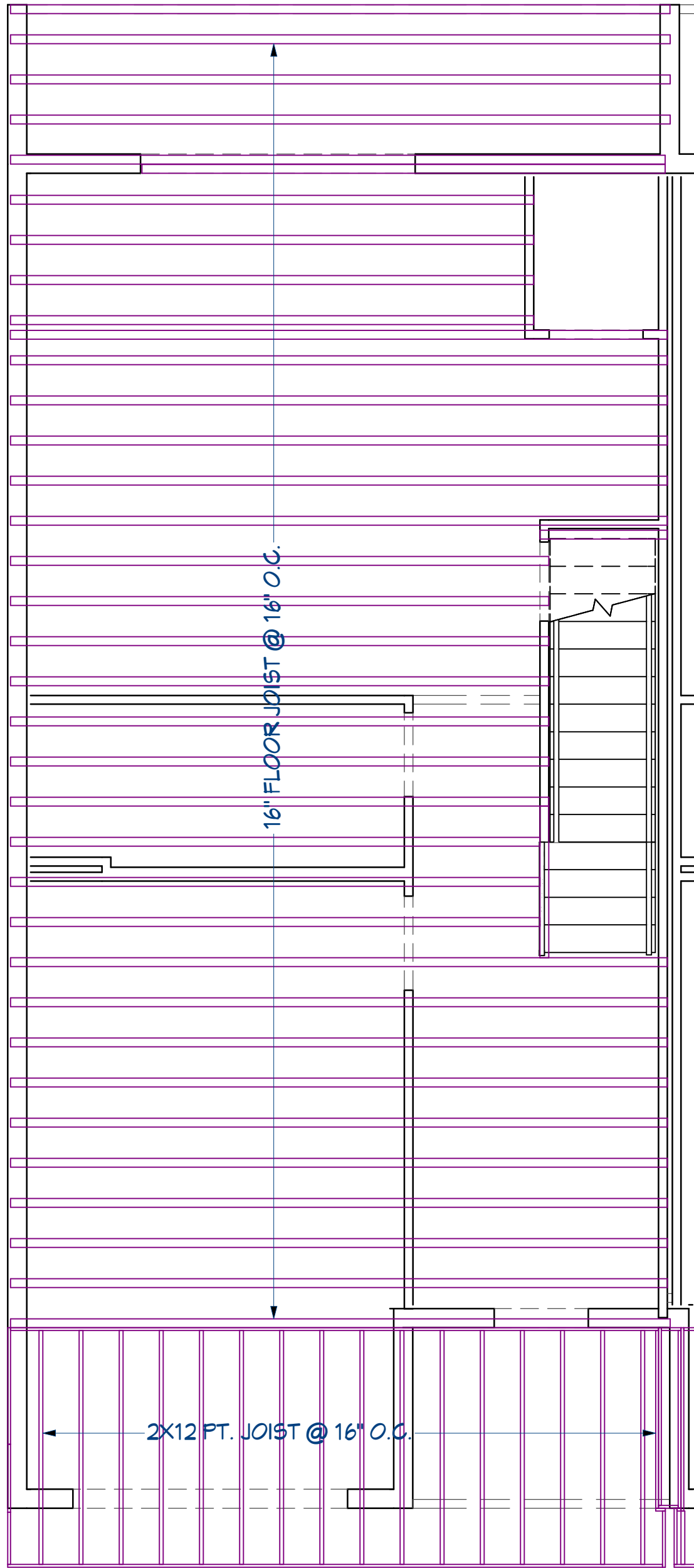
DATE:
9/8/2022

SCALE:

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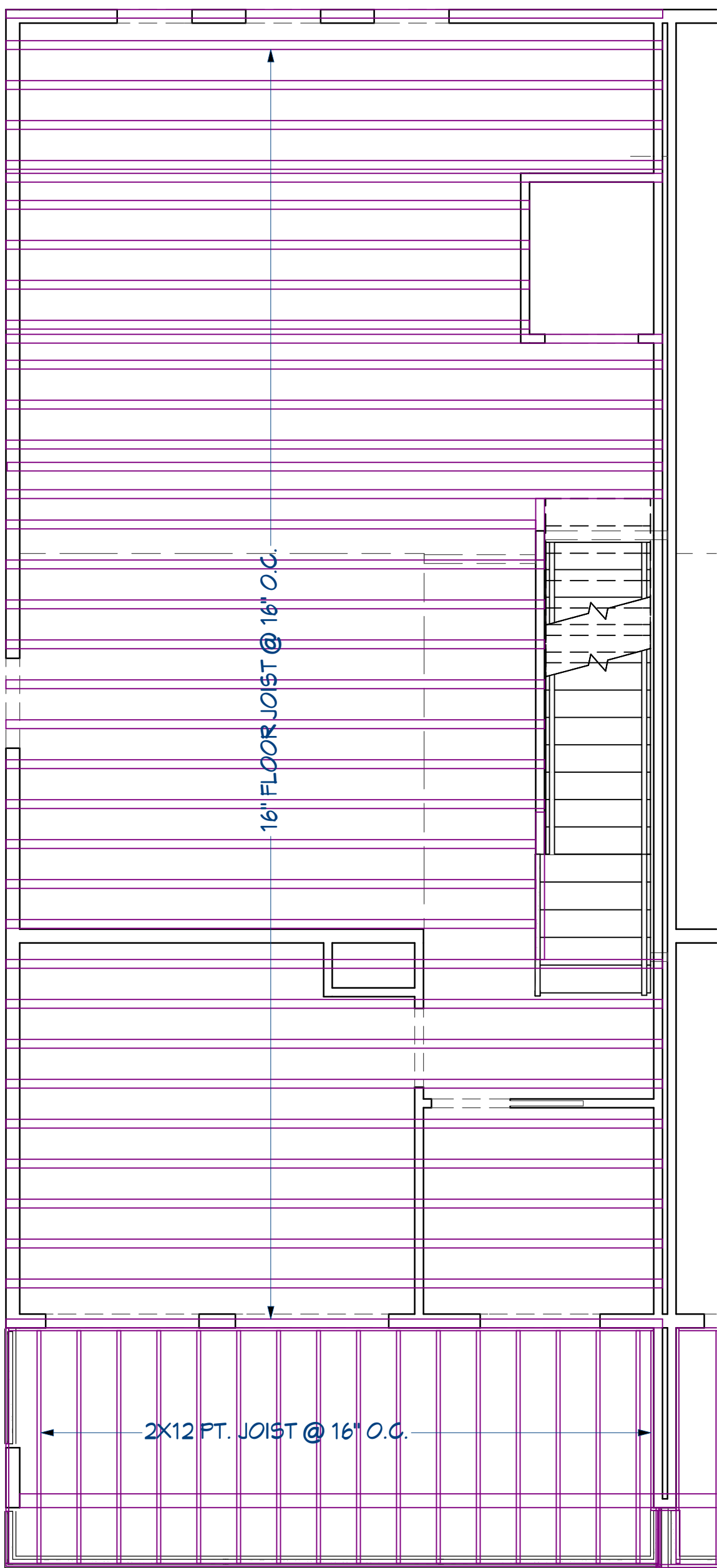
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mnewell@gulfcosteng.com



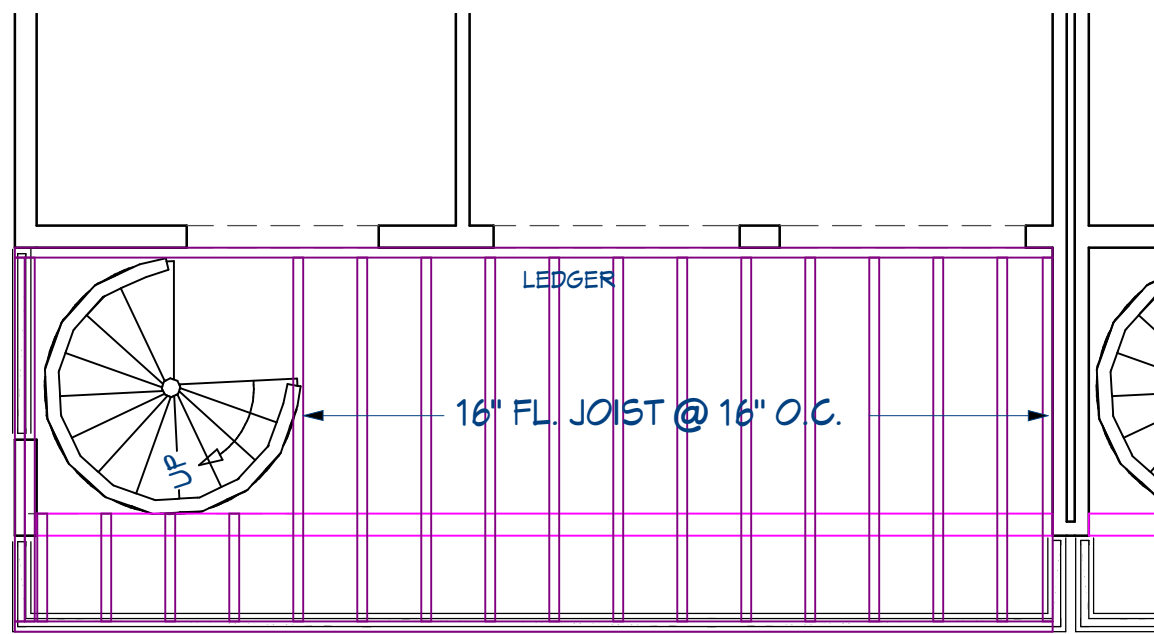
SECOND FLOOR FLOOR JOIST PLAN
SCALE 1/4"=1'-0"

NOTE:
WATER PROOF SYSTEM TO BE
VERIFIED BY CONTRACTOR BEFORE
AND DURING CONSTRUCTION.



THIRD FLOOR FLOOR JOIST PLAN
SCALE 1/4"=1'-0"

NOTE:
WATER PROOF SYSTEM TO BE
VERIFIED BY CONTRACTOR BEFORE
AND DURING CONSTRUCTION.



LOOK OUT FLOOR JOIST PLAN
SCALE 1/4"=1'-0"

NOTE:
WATER PROOF SYSTEM TO BE
VERIFIED BY CONTRACTOR BEFORE
AND DURING CONSTRUCTION.

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ROLAND GODWIN DRAFTING
(850) 699-3400

DATE:

9/8/2022

SCALE:

SHEET:

9

THE VIEW TOWN HOMES
AIRPORT ROAD, DESTIN FL.

CA 1066
MICHAEL NEWMELL, PE or ELLIOTT ALLEN, PE
FL REG. NO. 41126 FL. REG. NO. 42137
Gulf Coast Engineering
Commercial and Residential Design
P.O. Box 41126 Destin, FL 32541
850.699.3400
mne@viewtownhomes.com

SCOPE CONSTRUCTION LLC

August 12, 2022

Daniel Butler

City of Destin Permits

4100 Indian Bayou Trail

Destin FL 32541

Characteristics of Proposed Bond Use:

- (1) Scale and intensity Floor area ratio 1 to 4.2
- (2) Traffic Generated
- (3) Sq Ft enclosed building 2,620 SF/unit x 3 (units) = 7,860 SF TI
- (4) Proposed employment None
- (5) Prop # and type service vehicles None - this is a residential construction
- (6) Off site parking needs None

On-Site improvements - Utilities all underground

Public facilities - waste management to comply with Destin Building Dept concerns

Roadway and Signage- We will have signage of community and ingress and egress of property

Accessory Structures -None proposed

Onsite Amenities such as set backs or screen buffers - Minimal set backs and large open space, and set back cooperation with guidelines set forth, screening and buffers none proposed

Landscaping -berms all provided by engineered site plans and will provide any if are present to adjacent side communities

Site plan - to be provided once re- drawn by Voelker Assoc

Please contact me directly with any more questions

Prepared by and return to:
Kerry Anne Schultz

Schultz Law Group, P.L.L.C.
2779 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-754-1600
File Number: **21-00445.RC**

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 1st day of June, 2021 between **Destin Investment And Development, LLC, a Florida Limited Liability Company** whose post office address is **4507 Furlong Lane, #108, Destin, FL 32541**, grantor, and **Rodney Bath, a married man as to his non-homestead** whose post office address is **3801 Misty Way, Destin, FL 32541**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Okaloosa County, Florida** to-wit:

Lot 1, Quiet Wood Subdivision, according to the map or plat thereof as recorded in Plat Book 5, Page 149, Public Records of Okaloosa County, Florida.

Parcel Identification Number: 00-2S-22-4530-0000-0010

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christina MacMullen
 Witness Name: Christina MacMullen
Steven Rackind
 Witness Name: Steven Rackind

Destin Investment And Development, LLC a Florida limited liability company

By: Elizabeth Ann Nunn
 Elizabeth Ann Nunn, Manager

(Corporate Seal)

State of Florida
 County of Palm Beach

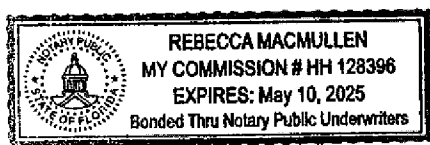
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 1 day of June, 2021 by Elizabeth Ann Nunn, Manager of Destin Investment And Development, LLC a Florida limited liability company, on behalf of the corporation. She [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Rebecca MacMullen
 Notary Public

Printed Name: Rebecca MacMullen

My Commission Expires: May 10, 2025





Community Development

Planning and Zoning Division

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119 | Email: planning@cityofdestin.com

September 14, 2022

Subject: Notification of Development Project: Bath Townhomes
City of Destin Project Number: 22-33-CU

Dear Property Owner:

The purpose of this letter is to notify you that the Planning Division has received an application for a Conditional Use. This application is currently under review by members of the Technical Review Committee. As an owner of property located within 300 feet of this project, Article 2.17.00 of the Destin Land Development Code (LDC) requires a written notice providing you the following information.

This notice is for informational purposes only. No action is required on your part.

1. Name of Owner: Rodney Bath
2. Name of Agent: John Bath, Scope Construction LLC
3. Address of Project: 1100 Quail Circle
4. Parcel ID Number: 00-2S-22-4530-0000-0010
5. Project Description: The proposed project is a 3-unit long-term attached multi-family dwelling (townhomes) on a 0.28-acre site.
6. Location Map: Please refer to the back of this letter.
7. Location of Application Package: To request a digital copy of the application package be sent to you, please call the City Clerk at (850) 837-4242 or fill out a public records request online: <http://www.cityofdestin.com/forms.aspx?fid=121>

If you have any questions, please do not hesitate to call (850) 654-1119.

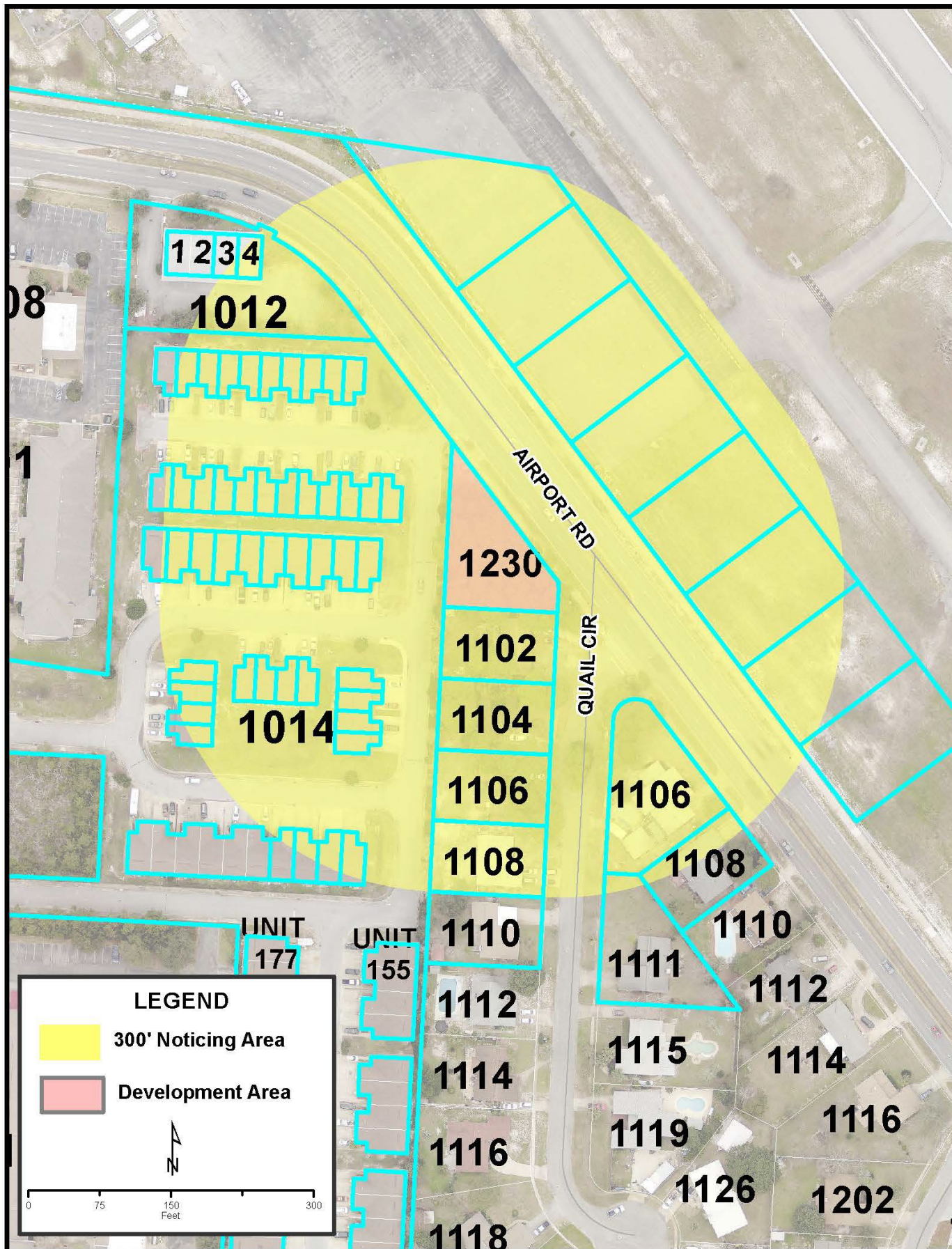
Sincerely,

Christopher Willis

Christopher Willis
Planner

cc: Louis Zunguze, MURP, Community Development Director
Planning Division
Project File and Letter Log





CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 22, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.C.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: September 8, 2022

SUBJECT: Comprehensive Plan Chapter 7: Recreation and Open Space Element Discussion and/or Recommendation

I. BACKGROUND: Over the past three (3) years, the City has diligently and judiciously undertaken the task of updating and aligning the City's Comprehensive Plan with the Future Land Use Map and the Zoning Map. That task is now complete. The City now needs to update and align the City's Land Development Code (LDC) with the recent changes to the Comprehensive Plan. In order to ensure that the Articles updated in the LDC are consistent with the Comprehensive Plan, a review of the Comprehensive Plan goals, objectives, and policies was necessary.

The initial review was to establish what goals, policies, and objectives have been implemented, in progress of being implemented, and ones that have not been implemented through the LDC. Staff then conducted an internal review of the identified policies and has provided our recommendation. Staff is now seeking a discussion and review by the LPA of these goals, policies, and objectives to see if they need to be updated, maintained, or removed.

Staff will bring these to the LPA on a Chapter by Chapter basis based on the number of goals, policies, and objectives that require review.

II. DISCUSSION: At the regularly scheduled LPA meeting on May 26, 2022, the LPA passed a motion to recommend all language from the Comprehensive Plan Policies pertaining to time frames for implementation, i.e., “within one year of approval of this Comprehensive Plan...” or “within one year of the next Evaluation and Review (EAR)...”

Therefore, any Objectives, Policies, or Goals with any such language, will be recommended for deletion.

The recommended removal of timelines does not in any way remove the required Evaluation and Appraisal Review and other State-mandated reviews required by State Statute.

Staff coordinated with the Parks and Recreation Department to present these policies at the August 23, 2022 Parks and Recreation Committee meeting, and the following are the Committee's comments and recommendations.

Partially Implemented Policies & Objectives

1. Policy 7-1.3.4: Provide Bicycle Parking Facilities. Prior to the next EAR (est. 2019), bicycle storage facilities or racks shall be placed at all city-owned community parks, neighborhood parks, and all beach and shoreline access points.

Parks & Recreation Committee Comment: This policy is being implemented and will continue to be further implemented through requirements shown in **Table 8-6: Number of Vehicle and Bicycle Parking Spaces Required**. Parks and Recreation Committee recommends this policy be kept and maintained.

2. Policy 7-1.3.5: Provide Public Information Regarding Bicycle and Pedestrian Facilities. Prior to the next EAR, the City shall seek assistance from the Okaloosa County TDC, the Okaloosa County Board of County Commissioners, and/or other appropriate support to print and distribute a pamphlet and/or map illustrating bicycle and pedestrian routes leading to beach access points and other major destinations with the City. This pamphlet and/or information shall be posted on the City's internet site.

Parks & Recreation Committee Comment: This policy will be implemented through the Wayfinding Master Plan and Program. Parks and Recreation Committee recommends this policy be kept and maintained in the Comprehensive Plan. Also, the Parks & Recreation Committee further motioned and approved that alternative mobility device parking other than bicycles should be provided at Public Park Facilities. If the LPA agrees with this motion and recommendation from the Parks & Recreation Committee, Staff will research and develop standards for alternative mobility device parking.

Policies & Objectives to be implemented through the LDC Update

1. Policy 7-1.2.5: Vertical Open Space and Scenic Vistas. Waterfront views and vistas are important to the character and quality of life for Destin residents as well as for maintaining a viable tourism economy. Site development shall occur in a manner that retains views to shoreline areas for adjacent inland properties, public places, streets, and bicycle pathways. Prior to the next Evaluation and Appraisal Review (EAR) estimated to be in 2019, the LDC shall provide standards that address site development, building mass and height, and fencing design that promote waterfront views and vistas.

Parks & Recreation Committee Comment: This policy has somewhat been implemented through **LDC Section 7.09.03 – Design Review Requirements** for view corridors. However, the regulations do not have any real specific standards for

development. To fully implement this policy, **View Corridors** must be identified, prioritized and specific standards for building massing and location must be developed.

Staff has identified several locations of view corridors that consist of Right of Way with direct access to the Gulf of Mexico, Choctawhatchee Bay, or bayous, (please see attached map). Are there any specific view corridors that the LPA wants to identify and recommend?

Policies & Objectives that need further guidance for implementation

1. OBJECTIVE 7-1.1: MONITOR THE ADEQUACY OF THE SYSTEM OF PARKS AND RECREATION. The City shall on an annual basis and prior to adoption of the annual capital budget, review the need for new recreation sites, beach and shoreline access points, and recreation facilities. The analysis shall be predicated on data, standards, and policies contained in the Comprehensive Plan. The analysis shall be directed toward maintaining a system of recreational sites and facilities that are responsive to user needs.

Staff Comment: See comment after Policy 4.

2. Policy 7-1.1.1: Review Recreation Needs Annually. The City shall review recreation space and facility needs on at least an annual basis for compliance with the City's levels of service standards.

Staff Comment: See comment after Policy 4.

3. Policy 7-1.1.13: Evaluate Recreational Activities and Facilities at Park Sites. The City shall annually evaluate facilities and activities occurring or planned at each park site. This annual evaluation shall compare recreation space and facility demands and needs with adopted level of service standards set forth within the Comprehensive Plan.

Staff Comment: See comment after Policy 4.

4. Policy 7-1.4.4: Provide Recreation Facility Standards and Guidelines. Prior to the next EAR, the LDC shall include minimum acceptable recreation facilities standards within new residential developments. Additionally, with the above specified timeframe, the City shall develop a recreation facility guideline for residential development that lists minimum acceptable recreation equipment facilities, materials, and sod or other appropriate ground cover.

Parks & Recreation Committee Comment: Objective 7-1.1 and Policies 7-1.1.1, 7-1.1.13, and 7-1.4.4 above deal with evaluating, assessing, and setting standards for the needs of the City's Parks and Recreation system holistically. While this objective and subsequent policies are appropriate and should remain in the Comprehensive Plan, they require annual evaluation of the system based on uses and future needs. However, there is no guiding document specific to the Parks and Recreation system that drives planning for specific future needs and appropriate development thereof. Due to this gap, Parks and Recreation Committee recommended that a Parks and Recreation Master Plan be prepared to help fill this gap and guide the growth and development of the City's Parks and Recreation facilities that address the residents and visitors' needs.

5. Policy 7-1.5.1: Coordination with Other Recreation Providers. The City Recreation Committee shall host and facilitate annual meetings with the representatives of both public and private recreation providers, as well as owners of recreational properties in the City to assess the needs of the community.

Parks & Recreation Committee Comment: This policy is implemented through the monthly Parks and Recreation Committee meetings held throughout the year. Parks and Recreation Committee recommends this policy remain in the Comprehensive plan.

6. Policy 7-1.6.3: Evaluate Potential for Beach Access Impact Fee. Prior to the next EAR, the City shall evaluate the merits of an impact fee that can be imposed on new development to fund public beach access points demanded by new residents.

Parks & Recreation Committee Comment: Parks and Recreation Committee recommends this policy be removed from the Comprehensive plan, and impact fees collected for beach acquisition be consolidated and collected through the Parks & Recreation Impact Fee.

A. Link to Strategic Goals / Objectives: #2. A green and sustainable environment
#4. Enhanced quality of life and safety for families
#5. Economic development and revitalization

B. Effect on Budget (EOB): No effect on the budget and any changes that affect the LDC will be covered under the approved LDC Rewrite Project Budget.

C. Level of Service (LOS): Develop and implement processes for consistent and streamlined application of codes and procedures

D. Legislative Sponsor:

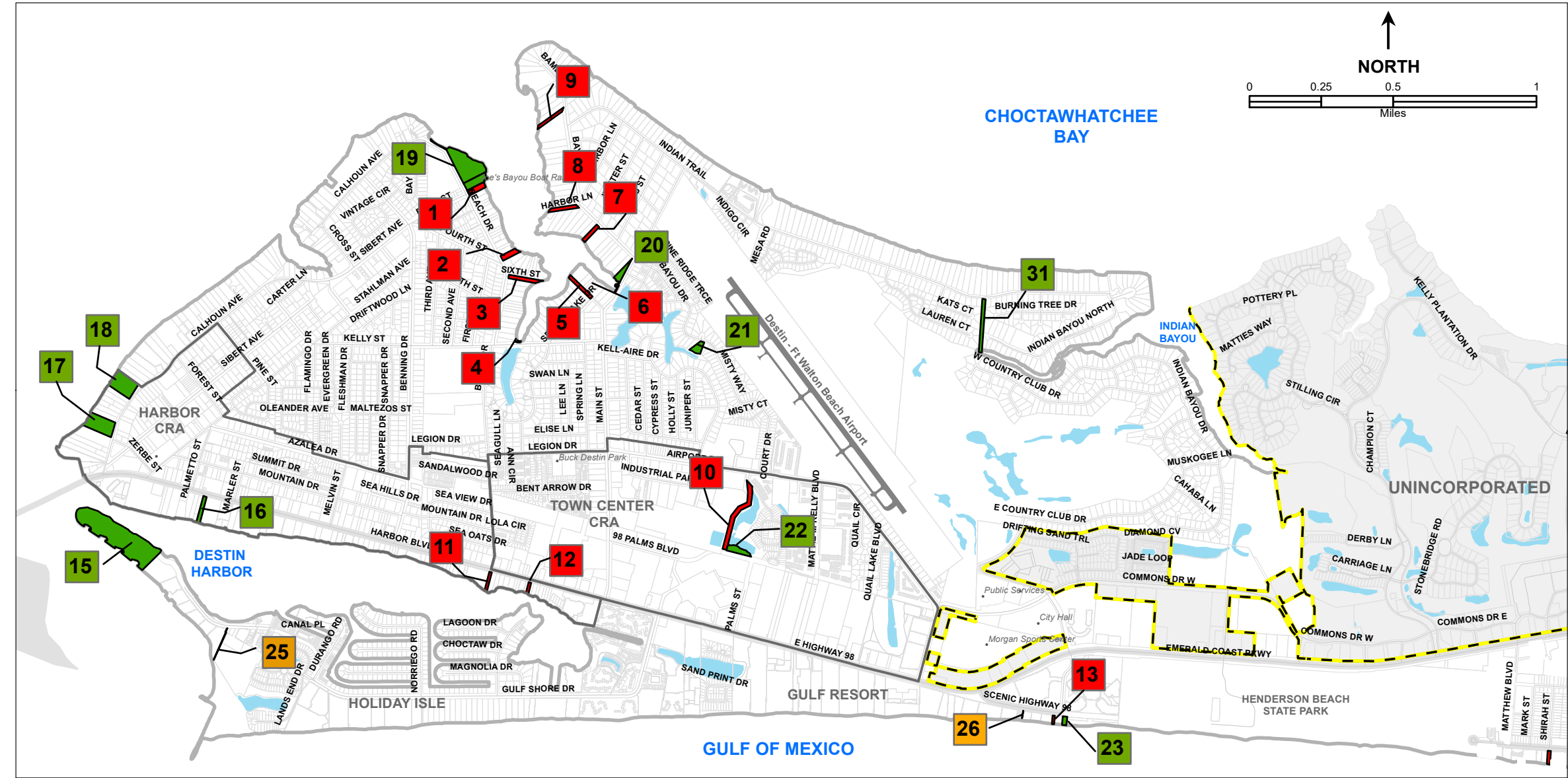
III. CONCLUSION: This discussion is focused on **Chapter 7: Recreation and Open Space Element** of the currently adopted Comprehensive Plan. Staff is seeking direction and guidance on whether the current policies discussed in this Staff Report are to be either kept, updated, or removed as recommended by the Parks & Recreation Committee.

IV. RECOMMENDED MOTION: For discussion purposes only. Formal recommendation will be requested at the next LPA meeting. However, if the LPA wishes to make a motion for a formal recommendation, see recommended motion below

I move that the LPA recommend to City Council, approval of the suggestions for the policies for Chapter 7 of the City's adopted Comprehensive Plan as presented.

Attachments:

1. City Wide ROWs
2. Chapter 7 Destin, FL Comprehensive Plan



▲ West Destin

▼ East Destin

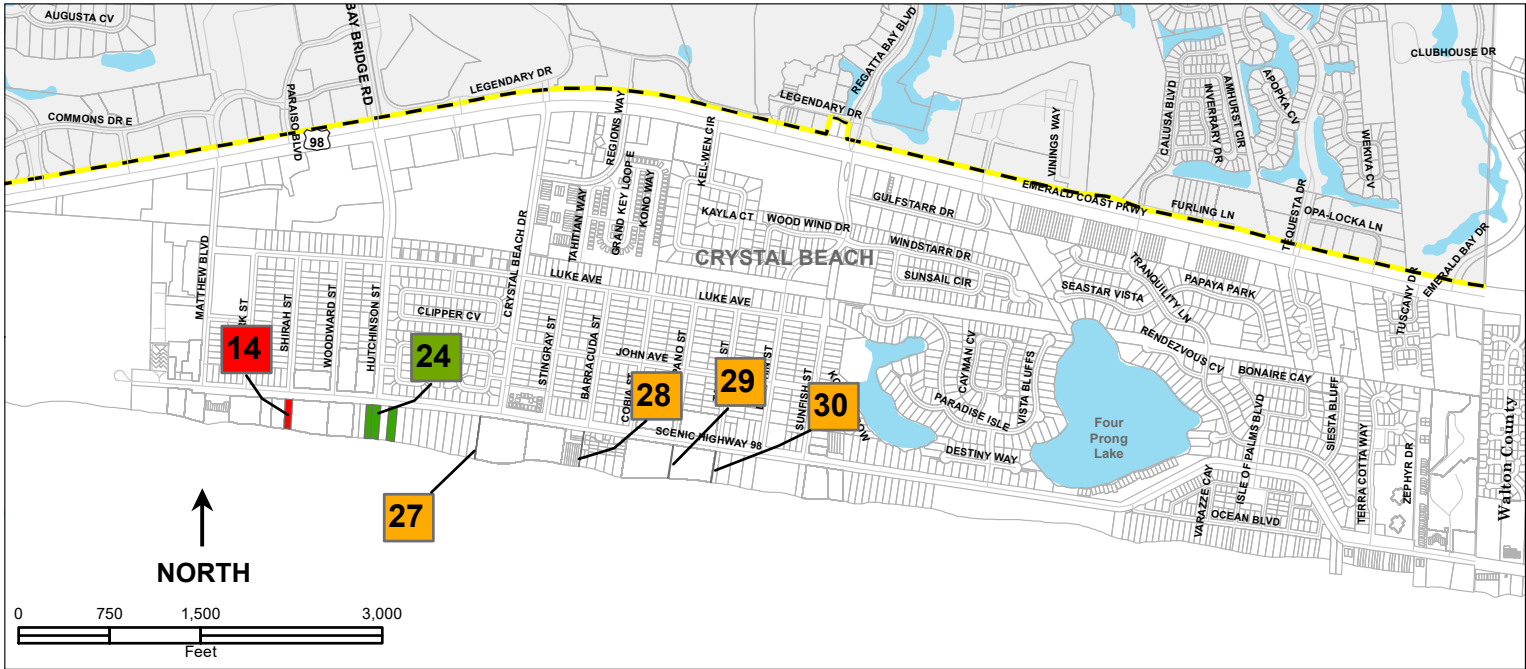
LEGEND

City Limit Line

Right of Ways

Easements

City Properties



City Wide Right of Way, Properties and Easements with Waterfront Access

NUMBER	NAME	TYPE	DESCRIPTION
1	First Street at Joe's Bayou Boat Ramp	ROW	100' ROW
2	Fourth Street	ROW	100' ROW
3	Sixth Street	ROW	66' ROW
4	Kelly Street	ROW	100' ROW
5	Bayview Street	ROW	60' ROW
6	Main Street	ROW	100' ROW
7	Jupiter Street	ROW	66' ROW
8	Harbor Lane West	ROW	60' ROW
9	Cobb Point Drive	ROW	60' ROW
10	Twin Lakes Area	ROW	80' ROW
11	Beach Drive	ROW	50' ROW
12	Third Street	ROW	50' ROW
13	Calhoun Beach Access	ROW	40' ROW
14	Shirah Beach Access	ROW	60' ROW
15	Norriego Point	City Property	13.42 Acres
16	Capt Royal Melvin	City Property	0.77 Acres
17	Capt Leonard Destin	City Property	3.29 Acres
18	Clement Taylor	City Property	3.39 Acres
19	Joe's Bayou Boat Ramp and Mattie Kelley Park	City Property	6.81 Acres
20	Main Street Park	City Property	0.86 Acres
21	Lakeside Village Subdivision Retention	City Property	0.77 Acres
22	Jewel Melvin	City Property	0.96 Acres
23	June White Decker	City Property	0.29 Acres
24	Shore at Crystal Beach	City Property	1.10 Acres
25	O'Steen Beach Access	Easements	5' Easement
26	Sterling Shores Beach Access	Easements	8' Easement
27	Crystal Beach Drive Access	Easements	5' Easement
28	Barracuda Street Beach Access	Easements	5' Easement
29	Pompano Beach Access	Easements	20' Easement
30	Tarpon Street Beach Access	Easements	5' Easement
31	Indian Trail Drainage Area	City Property	0.69 Acres

CHAPTER 7: - RECREATION AND OPEN SPACE ELEMENT

Editor's note— Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 6 in its entirety to read as herein set out. Former chapter 6, pertained to similar subject matter. See Table of Amendments for complete derivation.

(Reference Section 163.3177(5)(e) FS)

Introduction. The Recreation and Open Space Element sets forth the parks and recreation-related lands and facilities needed to serve the population of the City, both residents and visitors. This element is prepared pursuant to Section 163.3177 (5)(e) Florida Statutes.

This Element is supported by the Coastal Resources Data, Inventory, and Analysis (DIA) required pursuant to Section 163.3177 (5)(g).

As all others, this Element is organized around a hierarchical series of topical Goals, Objectives, and Policies. The Goals are broad and general, the objectives are specific and measurable, and policies provide legislative and administrative guidance on how to conduct or achieve the goals and objectives.

The major topics of this element include:

- The establishment of an adequate system of parks and recreation,
- Protection of open space systems,
- Accessibility to parks and shoreline area,
- Assurance of adequate provision of recreation and park lands and facilities,
- Public and private coordination in planning and implementation of recreation improvements, and
- Sound fiscal management for the provision and maintenance of existing parks.

GOAL 7-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. INSURE PROVISION OF AN ADEQUATE COMPREHENSIVE SYSTEM OF PUBLIC AND PRIVATE RECREATION AND OPEN SPACE SITES WHICH MEET THE NEEDS OF EXISTING AND PROJECTED POPULATION.

OBJECTIVE 7-1.1: MONITOR THE ADEQUACY OF THE SYSTEM OF PARKS AND RECREATION. The City shall on an annual basis and prior to adoption of the annual capital budget, review the need for new recreation sites, beach and shoreline access points, and recreation facilities. The analysis shall be predicated on data, standards, and policies contained in the Comprehensive Plan. The analysis shall be directed toward maintaining a system of recreational sites and facilities that are responsive to user needs.

Policy 7-1.1.1: Review Recreation Needs Annually. The City shall review recreation space and facility needs on at least an annual basis for compliance with the City's levels of service standards.

Policy 7-1.1.2: Maintain Level of Service Standards for Parks and Recreation Facilities. The City shall promote development of unimproved and under-improved park land and shoreline access resources identified in the recreation and open space inventory and analysis contained in the Comprehensive Plan: Data Inventory and Analysis. The park development plans shall be programmed and scheduled in the capital improvement program and budget. System improvements, including the characteristics of sites and facilities, shall be based on the level of service standards cited in Tables 7-1 and 7-2. Functional population shall be used to measure compliance with adopted level of service standards for recreation facilities and space. Functional population equals permanent residents (i.e., the U.S. Census definition for permanent resident) and seasonal population.

Policy 7-1.1.3: Maintain Parks in Accordance with Adopted Level of Service Standards. The City shall provide park and recreation sites in accordance with the level of service standards set forth in Table 7-1 and recreation facilities in accordance with the level of service standards set forth in Table 7-2.

**TABLE 7-1:
LEVEL OF SERVICE STANDARDS FOR RECREATION SITES**

Park Facility	Location	Standard	Area for Each Facility	Facilities
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Neighborhood	Neighborhood area, adjacent to elementary schools when feasible	1.0 acre per 1,000 functional population ¹	Minimum of 2 acres	Play apparatus areas, recreation building, sport fields, paved multi-purpose courts, senior citizens area, picnic area, handicapped-accessible facilities, open or free play area, total lot, and landscaping. Bicycle parking facilities shall be provided.
Community	Serves residents of a group of neighborhoods	2.0 acres per 1,000 functional population ¹	Minimum of 20 acres	All facilities found in a neighborhood park plus facilities to service the entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic areas, handicapped-accessible facilities, passive and active recreation areas, multi-purpose courts, and recreation building, and bathrooms. Automobile and bicycle parking to be provided.

Beach/Shoreline Access ²		One access point per one-half mile (i.e., 2,640 linear feet) of shoreline	N/A	Gulf Beach—Designated dune crossover pedestrian pathway and bicycle parking facilities; showers, automobile parking, and picnic areas are desirable if land area can accommodate such facilities and public use warrants. Restrooms where feasible.
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¹ Functional population is defined as the average annual permanent and seasonal population, as defined within the Future Land Use Element Data Inventory and Analysis.

² Beach/shoreline access standard is applicable only to the following shoreline areas: Gulf beach (measured from the Gulf shoreline position nearest the western most edge of Gulf Shore Drive right-of-way to the eastern city limit), Joe's Bayou, and Choctawhatchee Bay south of Cobb's Point to Harbor Boulevard.

**TABLE 7-2:
STANDARDS FOR RECREATION FACILITIES¹**

Facility	City Standards
Tennis Courts	1.5 courts per 1,000 participants or 1 per 4,000 functional population
Baseball/Softball Fields ¹	1 per 1,000 participants or 1 per 6,000 functional population
Football	.9 per 1,000 participants

Soccer	1.5 fields per 1,000 participants
Volleyball	1 per 5,000 functional population
Community Swimming Pool	.02 pools per 1,000 participants
Basketball Courts	1.1 per 1,000 participants or 1 per 5,000 functional population
Boat ramps (saltwater)	.5 ramps per 1,000 participants
Children's Play Areas/Tot Lots	1 area per 10,000 functional population
Community Center	1 center per 20,000 functional population
Exercise Trails	1 linear mile per 14,000 functional population
Multi-Purpose Fields	1 per 10,000 functional population
¼ Mile Track	1 track per 20,000 functional population
Dog Parks	1 per 100,000 functional population

¹ Functional population is defined in Chapter 1, Future Land Use DIA and Chapter 13: Glossary of the Goals, Objectives, and Policies portion of the Comprehensive Plan.

Sources: FDEP's Outdoor Recreation in Florida, 2008; NRPA, and 2004 Destin Comprehensive Plan

Policy 7-1.1.4: Maintain Existing Recreation Land and Facilities. The City shall maintain existing recreation land and facilities through the use of proper management and funding techniques. The City shall assure that recreation land and facilities are well managed, well maintained, and that quality recreation programs are available to all residents and age groups. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvement, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system.

Policy 7-1.1.5: Develop New Neighborhood Parks. The City shall develop additional neighborhood parks as needed to maintain concurrency. Park locations should be adjacent to or east of Airport Road (the northwest/southeast segment).

Policy 7-1.1.6: Maintain Beach and Shoreline Access Points. The City shall maintain city-owned access points and facilities to encourage public use. Furthermore, the City shall continue to ensure posting such access points, indicating the public may use these easements, rights-of-way, or lots to enter shoreline areas.

Policy 7-1.1.7: Increase Access Points to Gulf Beaches. The City shall continually seek opportunities to establish a minimum of five new public beach access points with access to adequate parking along the western Gulf Beach, west of Henderson Beach State Park. The City shall evaluate the following alternatives prior to any allocation of general revenues for the acquisition of additional access points:

- A. Any appropriate Federal funds;
- B. State grant funds from the Florida Communities Trust Fund, Florida Recreation Assistance Development Program, or other conservation/recreation programs;
- C. Dedication of easements or land for public beach and dune walkovers or other dedication of waterfront land from property owners or developers as conditions of a development order;
- D. Availability of TDC funds or other County funds; and
- E. Impact Fees.

Policy 7-1.1.8: Improve Access to the Northern Shoreline. The City shall continually seek opportunities to obtain two public access points along the southern shoreline of Choctawhatchee Bay, between Cobbs Point and Indian Bayou. The intent of these access points is to provide waterfront access within walking distance to those residential neighborhoods near or abutting Indian Trail.

Policy 7-1.1.9: Improve Access to the Western Shoreline. The City shall continue its efforts to develop at least one additional public access point to the western shoreline of Choctawhatchee Bay (north of Clement Taylor Park and south of Joe's Bayou) in an effort to provide additional waterfront access within walking distance to those residential neighborhoods near the Bay. The future site should also be evaluated for use as a potential boat launching facility.

Policy 7-1.1.10: Improve Existing Access Points to Joe's Bayou. The City shall continue its efforts to investigate improvements at under-improved or unimproved access points to Joe's Bayou and shall seek opportunities to secure additional surrounding property. Currently,

unimproved or under-improved access points, such as the 4th and 6th Street rights-of-way, may be improved to provide additional waterfront access within walking distance to those residential neighborhoods near Joe's Bayou.

Policy 7-1.1.11: Offer Development Incentives for Beach and Shoreline Access Dedications.

The City shall continue its efforts to promote the dedication of public beach and dune walkovers or other dedications of land for public recreational and open space uses for access to the water within private developments, especially Planned Unit Developments. The Future Land Use Element shall offer density bonuses or other considerations for such dedications within private developments.

Policy 7-1.1.12: Interconnect Mattie Kelly and Joe's Bayou Parks. The City shall operate, own, and maintain the Joe's Bayou Boat Facility and shall implement the master plan for interconnection of the Mattie Kelly Park and Joe's Bayou Recreation Facility.

Policy 7-1.1.13: Evaluate Recreational Activities and Facilities at Park Sites. The City shall annually evaluate facilities and activities occurring or planned at each park site. This annual evaluation shall compare recreation space and facility demands and needs with adopted level of service standards set forth within the Comprehensive Plan.

OBJECTIVE 7-1.2: PROTECT OPEN SPACE SYSTEMS. Open space shall be protected by enforcing open space standards set forth within the Comprehensive Plan and through the designation of public open space areas. The City shall further ensure the provision of open space by public agencies and the private sector through implementation of the policies listed below.

Policy 7-1.2.1: Define Open Space. The terms "Open Space," "Open Space, Pervious Greenscape" and "Open Space, Impervious Hardscape" are defined in the Glossary.

Policy 7-1.2.2: Provide Minimum Open Space Standard in the LDC. A minimum open space standard shall continue to be set forth in the Future Land Use Element. The minimum open space allowed for new development and redevelopment may be further controlled by the LDC but shall not be less than the minimum standard set forth in the Future Land Use Element. Within areas designated as a community redevelopment area (CRA), open space may be transferred to offsite properties within the City according to the ratios, requirements, and procedures set forth within the LDC, or fees may be paid in lieu thereof to the City for the specific purpose of purchasing land set aside as open space.

Policy 7-1.2.3: Preserve through Acquisition or Dedication. The City shall continue to acquire (through lease, acquisition, or dedication) open space and natural areas so as to maintain and improve recreational opportunities for all residents; and the natural function of open space, wetlands and other sensitive lands within the City.

Policy 7-1.2.4: Work with Community Partners and the Public to Provide Ground Cover for Open Space. All open space areas should be planted with landscaping with an emphasis on the use of native vegetation and low-water use plants, except where inappropriate due to public safety concerns, such as airport clear zones or roadway sight-distance. Native trees species, wetland species, and dune vegetation shall be protected according to standards set forth within the LDC regarding preservation, protection during construction, and criteria for removal.

Policy 7-1.2.5: Vertical Open Space and Scenic Vistas. Waterfront views and vistas are important to the character and quality of life for Destin residents as well as for maintaining a viable tourism economy. Site development shall occur in a manner that retains views to shoreline areas for adjacent inland properties, public places, streets, and bicycle pathways. Prior to the next Evaluation and Appraisal Review (EAR) estimated to be in 2019, the LDC shall provide standards that address site development, building mass and height, and fencing design that promote waterfront views and vistas.

Policy 7-1.2.6: Enforce Landscape Standards. The City shall continue to enforce land development regulations which include specific open space definitions and standards addressing protection of open space, natural vegetation, and landscape. Regulations shall include stipulations governing the provision and use of open space for buffering, protection of natural corridors and waterfront vistas, airport clear zones, and other benefits to public welfare.

Policy 7-1.2.7: Protect Open Spaces. The City shall protect open spaces, Destin Harbor, beaches and shores by requiring, within the LDC, setbacks, buffers, dedication of conservation areas, and/or clustering away from such water bodies, floodplains, wetlands, or dune systems.

Policy 7-1.2.8: Open Space and Incompatible Land Uses. To protect lands designated as public open space from impacts created by incompatible land uses, the LDC shall include site design criteria and zoning standards to assure compatible uses and development occur adjacent to open space areas.

Policy 7-1.2.9: Preserve Norriego Point. The City shall continue to coordinate with the Florida Department of Environmental Protection (DEP), the U.S. Corps of Engineers, and other state agencies regarding the preservation of City-owned lands at Norriego Point as an open space and conservation area.

OBJECTIVE 7-1.3: PROMOTE AND MAINTAIN PARKS AND SHORELINE ACCESSIBILITY. All public parks and recreational facilities shall be designed to promote pedestrian and bicycle activity, minimize automobile impacts, and accommodate access for handicapped and elderly residents.

Policy 7-1.3.1: Coordinate Recreation Plans with Transportation Plans and Improvements.

As future roadway improvements are analyzed, the City shall provide for non-motorized transportation needs using FDOT design standards for bicycle and pedestrian facilities. Recreation plans and improvements shall be coordinated with the bicycle and pedestrian plan adopted within the Transportation Element.

Policy 7-1.3.2: Ensure Beach and Shoreline Facility Design is Compatible with Natural Resources. Public parks and facilities shall be designed and constructed with accessways which are compatible with the character and quality of onsite natural resources.

Policy 7-1.3.3: Provide Facilities for Handicapped and Elderly at City Parks. The City shall assure that public and private facilities including recreation improvements are designed in a manner which incorporates facilities accessible to the handicapped and the elderly, including beach and shoreline access facilities. The City shall maintain the handicapped dune walkover located in the Crystal Beach area so that all citizens, including the aged and handicapped, will have access to the beach. The City shall incorporate when feasible, handicapped accessible facilities when planning to improve existing access points or developing new access points. At least one of the new access points required under Policy 7-1.1.7 shall be designed and constructed with special consideration for handicap access. In addition, the City shall annually request funding from the Okaloosa County Tourist Development Council (TDC) to provide handicap accessibility for public beach/dune walkovers, parks, and open spaces frequented by seasonal population.

Policy 7-1.3.4: Provide Bicycle Parking Facilities. Prior to the next EAR (est. 2019), bicycle storage facilities or racks shall be placed at all city-owned community parks, neighborhood parks, and all beach and shoreline access points.

Policy 7-1.3.5: Provide Public Information Regarding Bicycle and Pedestrian Facilities. Prior to the next EAR, the City shall seek assistance from the Okaloosa County TDC, the Okaloosa County Board of County Commissioners, and/or other appropriate support to print and distribute a pamphlet and/or map illustrating bicycle and pedestrian routes leading to beach access points and other major destinations with the City. This pamphlet and/or information shall be posted on the City's internet site.

Policy 7-1.3.6: Provide Beach, Shoreline, and Park Directional Signage. The City shall continue to provide signage along city rights-of-way to identify location of public beach access points, parks, Bay, Bayou and Harbor access points, and other public recreational facility gathering places. The City shall also coordinate with the FDOT regarding placement of such signage along state roads.

Policy 7-1.3.7: Evaluate Beach/Shoreline Access Parking. In coordination with policies of the Transportation Element, the City shall conduct a survey of all beach and shoreline access points to evaluate automobile parking construction needs.

Policy 7-1.3.8: Provide a Variety of Pathways and Sidewalks Connect Public Spaces. The City will utilize the adopted Pathways Master Plan - 2009 as a map or plan for sidewalk planning and to acquire land to link, via existing or proposed greenways, recreational pathways (trail systems), bicycle lanes, and/or sidewalks, existing and proposed parks, beach/shoreline access points, and governmental buildings and properties.

OBJECTIVE 7-1.4: UTILIZE WORLD CLASS RECREATION FACILITIES AND PARK DESIGN. Recreation space and facilities shall be designed and installed to meet a quality and standards acceptable to the City of Destin. The following policies shall be used to measure the quality of recreation facilities, equipment and design accepted by the City:

Policy 7-1.4.1: Use Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space. All plans for development or redevelopment of park land resources shall incorporate creative concepts of urban design and landscape. The plans shall be designed to enhance controlled access along the shoreline of the Gulf, Harbor and Bay ecosystems with an emphasis placed on the protection of dune and shoreline vegetation. Active and passive recreation areas shall be planned to be compatible with unique natural features of the site. Park development plans shall be designed to preserve environmentally sensitive features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles. Adequate landscape and screening shall be integrated into park development plans to minimize land use conflicts, protect stability of established residential areas, and enhance community appearance.

Policy 7-1.4.2: Require Recreation Facilities in Planned Unit Developments. The City shall continue to require the provision of recreational facilities, parks, and open space in Planned Unit Developments, Regional Activity Centers or Developments of Regional Impact.

Policy 7-1.4.3: Provide Density Bonuses for Quality Public Recreation Improvements. The City may grant density bonuses for the dedication of and/or the construction of the following public recreational improvements: pools, outdoor theater and band shells, bicycle and hiking

trails, handball courts, tennis courts, basketball courts, baseball/softball fields, soccer fields, multi-purpose fields, skateboard parks, children's play areas/tot lots, recreation/conservation easements on the beach in conjunction with beach renourishment, improved beach/shoreline accesses, or for Harbor Boardwalk extensions or connections subject to the quality of facilities and their design proposed by the developer. If a beach renourishment project is not planned or under way at the time application is made for density bonuses, then the applicant can qualify for density bonuses if they enter into a binding legal agreement which states that when the next beach renourishment project is initiated they and their successors in title give construction easements for the beach renourishment project to proceed. Density Bonuses may be granted for properties the "Tier System" is applicable to as specified in Policy 1-2.1.8, if an application is submitted. Density Bonuses shall not exceed the density specified in the LDC.

Policy 7-1.4.4: Provide Recreation Facility Standards and Guidelines. Prior to the next EAR, the LDC shall include minimum acceptable recreation facilities standards within new residential developments. Additionally, with the above specified timeframe, the City shall develop a recreation facility guideline for residential development that lists minimum acceptable recreation equipment facilities, materials, and sod or other appropriate ground cover.

Policy 7-1.4.5: Maximize Existing Facilities. To maximize the use of existing recreation facilities, the City shall install outdoor lighting at existing and new city parks and beach/shoreline access points where appropriate and compatible with adjacent land uses. The City through its LDC shall also require new development to provide outdoor lighting for recreation facilities where appropriate and compatible with adjacent land uses.

OBJECTIVE 7-1.5: ENSURE PUBLIC AND PRIVATE COORDINATION IN PLANNING AND IMPLEMENTING RECREATION IMPROVEMENTS. During its annual review of recreation site and facility needs, the City shall coordinate planning of recreation improvements with each level of government, including the Okaloosa County School Board, the DEP, and the private sector, in order to promote recreational opportunities in a cost effective manner.

Policy 7-1.5.1: Coordination with Other Recreation Providers. The City Recreation Committee shall host and facilitate annual meetings with the representatives of both public and private recreation providers, as well as owners of recreational properties in the City to assess the needs of the community.

Policy 7-1.5.2: Status of Recreation System and Programs. The City Recreation Committee shall prepare a report, when there are changes, which details the City's recreation facilities and parks. This report shall be provided to the City Council and to the Okaloosa County TDC

to help ensure that the efforts of the City and the TDC are consistent.

Policy 7-1.5.3: Joint School-Park Concept. The City shall continue to promote the implementation of the joint school-park concept by working with the Okaloosa County School Board. The City shall attempt to maximize joint use of the land resources at Destin Elementary School for both school and recreational activities. This concept promotes economic and efficient use of potential park and recreation resources centrally located to potential user groups.

Policy 7-1.5.4: Support Organized Sports Organizations. The City shall support the efforts of organized sports organizations such as the Destin YMCA and the Destin Little League. The City shall create and support both local youth and adult sport leagues of the community.

Policy 7-1.5.5: Coordinate with Henderson Beach State Park. The City shall continue to coordinate with the FDEP regarding reduced entrance fees or other comparable programs for Destin's year-round residents.

Policy 7-1.5.6: Improve Coordination with Other Human Service Planning Efforts. The City shall ensure realistic plans and responsive action to meet identified needs in a cost-effective and fiscally equitable manner by encouraging the use of local park and recreation resources for a wider range of human delivery services (i.e., health information, consumer protection, nutrition, etc.). Coordination should include planning activities to provide a walking and bike trail system throughout the City within open space, park and street corridors. All future recreation facilities shall be designed for multipurpose use where appropriate.

Policy 7-1.5.7: Inform Citizens of Recreation Opportunities and Issues. The City shall coordinate with all appropriate local media, Okaloosa County TDC, and the Destin Chamber of Commerce to advise local residents of activities and special events taking place at City parks. The City shall continue to use its Web site as a medium to announce recreation programs and special events. Outreach efforts shall target residents such as the handicapped or economically disadvantaged who do not regularly participate in recreation programs, as well as more traditional user groups.

Policy 7-1.5.8: Utilize Cooperative Programs. Park and recreation resources shall be used by the City as an instrument for environmental education as well as other adaptive educational programs. This effort shall facilitate the use of local parks as year-round community education and recreation facilities for all age groups.

Policy 7-1.5.9: Review Plans and Policies. Review and amend as necessary existing plans and policies based on continuing analysis of problems and issues related to parks, recreation and open space. These analytical efforts shall include evaluation of major shifts in the indicators

of supply and demand and shall be reviewed on a continuing basis. Identified future land and capital improvements shall be scheduled and programmed in the capital improvement program and budget.

OBJECTIVE 7-1.6: FUND FOR NEW RECREATION FACILITIES AND MAINTENANCE OF EXISTING PARKS. Adequate funding mechanisms and fiscal management programs shall be in place to assure that recreation facilities remain available through proper maintenance and to assure that new development pays for costs to provide parks and facilities which it demands.

Policy 7-1.6.1: Use Best Practices in Fiscal Management. Review and evaluate park land acquisition proposals and recreation development programs to determine changing fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated, and refined to reflect current program priorities for parks, recreation and open space. The capital improvement program shall reflect changes in recreational needs based on consumer demands, the impact of development trends, and shifts in population magnitude and distribution.

Policy 7-1.6.2: Ensure Provisions for Future Growth and Development to Fund or Provide Recreation Space and Facilities. The City shall continue to impose recreation impact fees on new residential development, including hotel and motel lodging establishments, to pay for the acquisition and/or construction of community and neighborhood parks and facilities demanded by their residents. Recreation impact fee credits shall be allowed for the dedication and construction of new parks and recreation facilities, including beach/shoreline access facilities, when such improvements are dedicated to the public.

Policy 7-1.6.3: Evaluate Potential for Beach Access Impact Fee. Prior to the next EAR, the City shall evaluate the merits of an impact fee that can be imposed on new development to fund public beach access points demanded by new residents.

Policy 7-1.6.4: Identify Future Recreation Facilities in Capital Improvements Element (CIE). The City shall schedule and incorporate recreation facility and space capital improvements costing \$25,000.00 or more in the CIE, but may include improvements that are below this amount.

Policy 7-1.6.5: Use Grant Programs and Technical Assistance. The City shall assure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received. Alternative funding sources and impacts must be monitored continually so that appropriate evolving State and federal assistance programs shall be aggressively pursued to ensure the attainment of recreation objectives in a cost effective and fiscally equitable manner.

Policy 7-1.6.6: Create a Trust Fund to be used for Recreational Facilities. Prior to the next EAR, the City shall establish a Trust Fund to receive private donations exclusively dedicated to recreational facilities.

Policy 7-1.6.7: Maintain Recreation Facilities. The City shall continue to earmark sufficient funds to maintain and operate parks and recreation facilities within its annual budget.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 22, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.D.

TO: Local Planning Agency

THRU: Kimberly Kopp, Land Use Attorney
Louis Zunguze, Community Development Director
Lance Johnson, City Manager

FROM: Steve O'Connor, Principal Planner

DATE: September 12, 2022

SUBJECT: Comprehensive Plan Chapter 10: Economic Development Element Discussion and/or Recommendation

I. BACKGROUND: Over the past three (3) years, the City has diligently and judiciously undertaken the task of updating and aligning the City's Comprehensive Plan with the Future Land Use Map and the Zoning Map. That task is now complete. The City now needs to update and align the City's Land Development Code (LDC) with the recent changes to the Comprehensive Plan. In order to ensure that the Articles updated in the LDC are consistent with the Comprehensive Plan, a review of the Comprehensive Plan goals, objectives, and policies was necessary.

The initial review was to establish what goals, policies, and objectives have been implemented, in progress of being implemented, and ones that have not been implemented through the LDC. Staff then conducted an internal review of the identified policies and has provided our recommendation. Staff is now seeking a discussion and review by the LPA of these goals, policies, and objectives to see if they need to be updated, maintained, or removed.

Staff will bring these to the LPA on a Chapter-by-Chapter basis based on the number of goals, policies, and objectives that require review.

II. DISCUSSION: At the regularly scheduled LPA meeting on May 26, 2022, the LPA passed a motion to recommend all language from the Comprehensive Plan Policies pertaining to time frames for implementation, i.e., “within one year of approval of this Comprehensive Plan...” or “within one year of the next Evaluation and Review (EAR)...”

Therefore, any Objectives, Policies, or Goals with any such language, will be recommended for deletion.

The recommended removal of timelines does not in any way remove the required Evaluation and Appraisal Review and other State-mandated reviews required by State Statute.

CHAPTER 10

Policies & Objectives that need further guidance for implementation

1. Policy 10-4.1.1: By 2014, the City shall identify where and when visitors, workers, and residents are more likely to use transit services if such services were made available at times and locations not currently offered.

Staff Comment: Staff is not aware of any studies that illustrate such data. However, this policy will be addressed within the Mobility Plan, Safety Plan, the County's Long Range Transportation Plan, and the Wayfinding Plan. Staff recommends maintaining this policy. However, change the language to require the City to identify where transit services are most needed and capable of being located, given the condition of the transportation system.

2. Policy 10-1.1.3: Within one year of the Comprehensive Plan adoption, the City with input from The Destin Area Chamber of Commerce, the Economic Development Council (EDC) for Okaloosa County and all other stakeholders *shall develop a City of Destin Economic Development Plan for City Council adoption.*

Staff Comment: The plan is not yet accomplished. Staff discussed with the City's Project Review Team and all agreed the City should be the biggest proponent for a robust Economic Development plan and Program. Staff recommends that the City engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

3. Policy 10-1.2.1: Within one year from the Comprehensive Plan adoption to support the development and adoption of the City's Economic Development Plan, the City shall identify key regional economic indicators such as but not limited to employment rates and trends, target salary scales, housing starts and prices, new business starts, and sales tax indicators.

Staff Comment: The plan is not yet accomplished. Staff discussed with the City's Project Review Team and all agreed the City should be the biggest proponent for a robust Economic Development plan and Program. Staff recommends that the City engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

4. Policy 10-2.2.1: The City shall host a forum that will provide an environment for the business community and stakeholders to provide ideas and recommendations to update the Economic Development Plan for the City.

Staff Comment: The plan is not yet accomplished. Staff discussed with the City's Project Review Team and all agreed the City should be the biggest proponent for a

robust Economic Development plan and Program. Staff recommends that the City engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

5. Policy 10-2.2.2: Within one year following the business forum, the City Council shall prioritize the recommendations from the input received and provide direction for implementation.

Staff Comment: The plan is not yet accomplished. Staff discussed with the City's Project Review Team and all agreed the City should be the biggest proponent for a robust Economic Development plan and Program. Staff recommends that the City engage and work with the regional municipalities and business development partners to develop a comprehensive Economic Development Plan.

A. Link to Strategic Goals / Objectives: #2. A green and sustainable environment
#4. Enhanced quality of life and safety for families
#5. Economic development and revitalization

B. Effect on Budget (EOB): No effect on the budget and any changes that affect the LDC will be covered under the approved LDC Rewrite Project Budget.

C. Level of Service (LOS): Develop and implement processes for consistent and streamlined application of codes and procedures.

D. Legislative Sponsor:

III. CONCLUSION: This discussion is focused on **Chapter 10 Economic Development Element** of the currently adopted Comprehensive Plan. Staff is seeking direction and guidance on whether the current policies discussed in this Staff Report are to be either kept, updated, or removed. If the LPA recommends this change, and it is approved by City Council, Staff will analyze and identify any redundant policies and mark for review by the LPA and City Council at a later date.

IV. RECOMMENDED MOTION: For discussion purposes only. Formal recommendation will be requested at the next LPA meeting. However, if the LPA wishes to make a motion for a formal recommendation, see the recommended motion below:

I move that the LPA recommend to City Council, approval of the suggestions for the policies for Chapter 10 of the City's adopted Comprehensive Plan as presented.

Attachments:

1. Comprehensive Plan Ch. 10

CHAPTER 10: - ECONOMIC DEVELOPMENT ELEMENT

Editor's note— Ord. No. 12-13-PC, § 6(Exh. A), adopted November 3, 2014, amended chapter 10 in its entirety to read as herein set out. Former chapter 10, pertained to similar subject matter. See Table of Amendments for complete derivation.

(Optional Element Pursuant to Chapter 163.3177(7)(j) Florida Statutes)

Introduction. The City of Destin recognizes the importance of economic development planning to improve the City's success in achieving sustainable economic vitality.

GOAL 10-1: MAINTAIN AWARENESS OF THE REGIONAL ECONOMY.

OBJECTIVE 10-1.1: BUILD INTRA-REGIONAL RELATIONSHIPS TO SHARE DATA AND PROMOTE COMMON REGIONAL TRENDS.

Policy 10-1.1.1: The City shall work to embrace the "Six Pillars of Florida's Future Economy" framework of (1) Talent Supply & Education, (2) Innovation & Economic Development, (3) Infrastructure & Growth Leadership, (4) Business Climate & Competitiveness, (5) Civic & Governance Systems, and (6) Quality of Life & Quality Places toward achieving a local, regional, and statewide strategic economic development plan.

Policy 10-1.1.2: Sustain relationships with all economic development and business development related organizations to foster mutual economic benefit.

Policy 10-1.1.3: Within one year of the Comprehensive Plan adoption, the City with input from The Destin Area Chamber of Commerce, the Economic Development Council (EDC) for Okaloosa County and all other stakeholders shall develop a City of Destin Economic Development Plan for City Council adoption.

OBJECTIVE 10-1.2: IDENTIFY AND TRACK KEY ECONOMIC TRENDS.

Policy 10-1.2.1: Within one year from the Comprehensive Plan adoption to support the development and adoption of the City's Economic Development Plan, the City shall identify key regional economic indicators such as but not limited to employment rates and trends, target salary scales, housing starts and prices, new business starts, and sales tax indicators.

Policy 10-1.2.2: The information gathered as specified in Policy 10-1.2.1 shall be compiled and provided to the City Council. This information shall be used to consider future economic development policy development.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 10-2: FACILITATE A THRIVING ECONOMIC BASE IN A MANNER THAT ALSO ENHANCES THE QUALITY OF LIFE.

OBJECTIVE 10-2.1: OBTAIN INPUT FROM CITY RESIDENTS, VISITORS, AND BUSINESSES REGARDING ECONOMIC DEVELOPMENT, QUALITY AND INTENSITY OF NEW DEVELOPMENT AND REDEVELOPMENT, AND BUSINESS ENVIRONMENT.

Policy 10-2.1.1: The City shall include questions that specifically address the future growth and character of the City, the type of new development, redevelopment, and characteristics of the quality of development residents prefer in the biennial "Destin Citizen Survey" and "Business Climate Survey."

Policy 10-2.1.2: The City shall continually solicit the opinions of residents, businesses, and visitors with regard to the economic and physical environment of the City's growth through use of the City's biennial survey processes.

Policy 10-2.1.3: The City shall consider sponsoring a collaborative session open to the public, inviting broad community-wide participation with a focus on economic development scenarios and options, which the results will be utilized for adopting, amending, and/or updating the Economic Development Plan for the City and other economic development initiatives.

OBJECTIVE 10-2.2: ENHANCE THE BUSINESS FRIENDLY ENVIRONMENT OF THE CITY.

Policy 10-2.2.1: The City shall host a forum that will provide an environment for the business community and stakeholders to provide ideas and recommendations to update the Economic Development Plan for the City.

Policy 10-2.2.2: Within one year following the business forum, the City Council shall prioritize the recommendations from the input received and provide direction for implementation.

Policy 10-2.2.3: The City shall continually evaluate all development permitting processes and procedures to evaluate the need for a more streamlined process.

Policy 10-2.2.4: The City shall consider incentives to promote green and/or sustainable development.

OBJECTIVE 10-2.3: PROMOTE AFFORDABLE HOUSING TO SUPPLY DWELLING UNITS FOR DESTIN'S WORKFORCE.

Policy 10-2.3.1: Revise the Land Development Code to promote affordable housing, as outlined in Chapter 3: Housing Element.

Policy 10-2.3.2: The City shall provide for the increase of residential densities in mixed use developments, diverse housing types, and address barriers to affordable housing to encourage development of housing for Destin's workforce.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 10-3: RETAIN, EXPAND AND DIVERSIFY DEVELOPMENT OPPORTUNITIES.

OBJECTIVE 10-3.1: EVALUATE INCENTIVES FOR BUSINESS TO LOCATE WITHIN THE CITY LIMITS.

Policy 10-3.1.1: The City shall concentrate on economic diversification for specifically targeted businesses and industries as adopted by the City Council.

Policy 10-3.1.2: The City shall evaluate economic development programs such as tax incentives or abatement programs to attract targeted businesses and industries to Destin.

Policy 10-3.1.3: The City shall concentrate on designating lands on the future land use map and zoning map with categories suitable for targeted businesses and industries to Destin.

Policy 10-3.1.4: The City shall implement standards and procedures for expedited development permitting for Destin's targeted businesses and industries.

OBJECTIVE 10-3.2: PROVIDE INCENTIVE FOR AN EDUCATIONAL FACILITY TO LOCATE WITHIN THE CITY.

Policy 10-3.2.1: As Destin, geographically, is conducive to the study of marine and natural water resource issues, the City shall explore the potential to attract an educational facility in this field.

Policy 10-3.2.2: Due to the coastal region's strong hospitality and tourism industry, the City shall explore the potential to attract an educational facility in hospitality and tourism management.

OBJECTIVE 10-3.3: ESTABLISH AND MAINTAIN HIGHER EDUCATION AND WORKFORCE DEVELOPMENT INVOLVEMENT WITH THE CITY.

Policy 10-3.3.1: The City shall continually seek involvement from higher education and the Workforce Development Board to promote quality workforce development and support diversification of targeted business and industries.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

GOAL 10-4: RETAIN AND EXPAND ECONOMIC OPPORTUNITIES BY MAINTAINING AND INCREASING TRANSPORTATION SERVICES.

OBJECTIVE 10-4.1: IDENTIFY OPPORTUNITIES FOR THE EXPANSION OF TRANSIT SERVICES TO IMPROVE ECONOMIC DEVELOPMENT AND RETENTION.

Policy 10-4.1.1: By 2014, the City shall identify where and when visitors, workers, and residents are more likely to use transit services, if such services were made available at times and locations not currently offered.

Policy 10-4.1.2: The City shall work with Okaloosa County and the Okaloosa County Transit to provide transit service to retain and attract workers and visitors to Destin. The City shall consider grants from public and private sources to fund these supplemental services.

(Ord. No. 12-13-PC, § 6(Exh. A), 11-3-14)

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: September 22, 2022
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.E.

TO: Local Planning Agency

THRU: Louis Zunguze, Community Development Director
Kimberly Kopp, Land Use Attorney

FROM: Steve O'Connor, Principal Planner

DATE: September 15, 2022

SUBJECT: Draft Land Development Code Article 4 – Zoning Districts, Overlays and on-site regulations

I. BACKGROUND: Over the past three (3) years, the City has diligently and judiciously undertaken the task of updating and aligning the City's Comprehensive Plan with the Future Land Use Map and the Zoning Map. That task is now complete. The City now needs to update and align the City's Land Development Code (LDC) with the recent changes to the Comprehensive Plan.

To accomplish this task, on April 5, 2021, Staff brought the Scope of Work and Budget to completely rewrite the Land Development Code for approval to the City Council, both of which were approved unanimously. Since that time, Staff has worked with the consultants of 3TP to diligently and systematically move forward with drafting the new LDC. To provide overall context to both the LPA and City Council regarding the Staff's approach to the LDC rewrite, the Staff would like to take this opportunity to provide both a framework and methodology for the LDC update. The discussion tonight seeks input and direction from the LPA on the annotations from 3TP below.

Framework:

First, the updated Code will include only the regulations necessary to implement the City's Comprehensive Plan and meet Florida Statutes. As such, all design-related requirements will be provided in a "**Design Manual**" to be developed as part of the LDC rewrite.

Second, the regulations will be grouped by zoning district, and the Planning Areas will be the guiding elements of the new rules.

In addition, the LDC rewrite will involve rearranging the existing language into a new

format. The new Articles will be annotated to include notes, actions, and terms that need further input or direction. There are two types of annotations in the articles:

1. Annotations include proposed text changes, notes, and actions based on an analysis of the Comprehensive Plan, Florida Statutes, and current City practices.
2. Annotations that require input or direction from the City Council.

Methodology:

Article 4 is attached for your review. The breakdown below provides the methodology behind the format of this article and the major issues or comments that have been identified as requiring special attention.

Article 4: Zoning Districts, Overlays, and on-site regulations

Article 4 reorganizes the current Articles 7, 8, 9, 11, and 12 into one Article establishing the zoning districts' development regulations and criteria in an organized and usable format for all users. The most noticeable change in format is that everything that pertains to a zoning district lies within that specific section for the zoning district. Each zoning district has a use table that list only the uses allowed, notation of any specific design criteria, and vehicle & bicycle parking requirements.

II. DISCUSSION: The items below have been identified as areas where staff seek the LPA's guidance; or, they were highlighted as important topics for discussion. Staff discussed these items internally and now seeks discussion and input from the LPA tonight:

1. 4.02.02. A.11 Compliance with Zoning District Regulations (pg. 6) – Travel trailers, campers, tents and motor homes shall not be used for living, sleeping or housekeeping purposes when parked or stored on a lot or parcel in any zoning district, unless it is an allowed use in said zoning district and the use has been approved on said lot or parcel of land.

Currently, Mobile/Manufactured homes are only allowed in the **Bay Estates (BE)** zoning district as a conditional use. While a Mobile Home Development is a conditional use in the **High-Density Residential** district. Mobile/Manufactured homes provide another alternative for housing options; though they are perceived to not fit in, character-wise, with surrounding neighborhoods, there can be development standards required when a Mobile/Manufactured home is utilized as housing.

Staff Recommendation: Staff recommends allowing Mobile/Manufactured housing in other zones as permitted or conditionally permitted uses. Staff is requesting guidance from the LPA for direction on whether Mobile/Manufactured homes should be allowed in more zoning districts or to maintain where they are currently **conditionally** allowed.

2. Section 4.03.02.B Low-Density Residential – Village & Harbor (LDR-V) (LDR-H) (pg. 10 & 11) Currently, neither the **LDR-V** nor **LDR-H** zoning districts allow Accessory Dwelling units as permitted or conditionally permitted uses. As the housing needs of the residents change, providing appropriate alternative housing becomes increasingly necessary. Accessory dwelling units allow families and owners to give “aging-in-place” options or an affordable rental unit providing additional income. Either way, regulatory

controls can be developed to maintain the character of the **LDR-V** and **LDR-H** districts while providing alternative housing options.

Staff Recommendation: Include "accessory dwelling" as a *long-term residential* conditional use in the **LDR-V** and **LDR-H** zoning districts.

3. Section 4.03.04.B Low-Density Residential – Holiday Isle (LDR-HI) (pg.

13). Currently, the **LDR-HI** does not allow Accessory Dwelling units as permitted or conditional uses. As residents' housing needs change, it becomes increasingly necessary to provide appropriate alternative housing. Accessory dwelling units allow families and owners to give "aging-in-place" options or an affordable rental unit providing additional income. Either way, regulatory controls can be developed to maintain the character of the **LDR-HI** district while providing alternative housing options.

Staff Recommendation: Include Accessory Dwelling Units as a *long-term and short-term residential* conditional use in the **LDR-HI** zoning district.

4. Section 4.12.04.C Environmentally Sensitive Zones (pg. 246). 4.12.04.C requires all development within any identified environmentally sensitive zone to be reviewed and approved by City Council. There are a few exemptions to this listed in 4.12.04.C.3.

Staff Recommendation: Staff recommends that the requirements in **5-1.6.2 & 5-1.6.2** be included in the LDC regulations and defer or require adherence to the **Northwest Florida Water Management District** standards concerning wetland protection and buffering. Based on the extensive list, current best practices, and a few ambiguities, Staff requests direction from the LPA regarding what developments should or should not be exempt from City Council Review in **Section 4.12.04.C.3**.

- A. Link to Strategic Goals / Objectives:** #2. A green and sustainable environment
#3. Improve mobility and connectivity
#4. Enhanced quality of life and safety for families
#5. Economic development and revitalization
#6. Effective, efficient, and aesthetically pleasing infrastructure
- B. Effect on Budget (EOB):** Budget for this work is already approved.
- C. Level of Service (LOS):** Develop and implement processes for consistent and streamlined application of codes and procedures
- D. Legislative Sponsor:**

III. CONCLUSION: Staff is seeking a discussion and possibly a formal recommendation to City Council on the annotations from the Draft LDC Article 4. Staff will incorporate all recommended changes for review and approval.

IV. RECOMMENDED MOTION: Staff has provided this report as a discussion item and will bring it back to the LPA for a Formal Recommendation. However, the LPA can offer a formal recommendation tonight to City Council. City Council will have a workshop regarding Article 4 tentatively scheduled for October 25, 2022.

I move that the LPA forward a positive recommendation for the Draft Article 4 – Zoning Districts, Overlays, and on-site regulations to City Council as presented and

with the LPA's recommendations.

Attachments:

1. Draft Article 4

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ARTICLE IV. ZONING DISTRICTS, OVERLAYS AND ON-SITE REGULATIONS

Section 4.01 Purpose, Applicability and Intent

Section 4.01.01 General

This article implements the goals, objectives and policies set forth in the comprehensive plan relating to land use in the City of Destin. Provisions set forth as to type of land use, density and intensity permitted are correlated with the districts shown on the future land use map.

Section 4.01.02 Purpose and intent of zoning districts.

The purpose and intent of establishing zoning districts is to ensure that all development is consistent with the goals, objectives and policies of the Comprehensive Plan, by establishing a series of zoning districts that indicate what uses are allowed and site development regulations that control the use of land in each district. All development within each zoning district shall be consistent with the purposes stated for each district.

Section 4.02 Zoning Regulatory Controls

This section establishes zoning districts and the Official Zoning Map designed to assist in implementing the goals, objectives and policies of the adopted comprehensive plan, especially those policies addressing specific areas designated on the Future Land Use Map (Map 1-1). This section also includes regulations for interpreting district boundaries and compliance with zoning district regulations.

Section 4.02.01 Zoning Map

- A. The Official Zoning Map is adopted consistent with the City of Destin Comprehensive Plan Future Land Use Element Map as amended from time to time.
 - 1. The following maps are by reference made a part of this Code, including all future amendments, revisions, and updating:
 - a. Map entitled "Destin Airport—Noise Level Descriptions" prepared by Barrett-Daffin and Carlan, Inc., and dated July 1982.
 - b. Map entitled "Zoning Map" prepared by the City of Destin on August 21, 2006.
- Recommendations: (1) The zoning map should be included within the Land Development Code, as stated above. (2) City Staff meet with the Destin Airport representatives to update or confirm the accuracy of the map indicated in "a", above. (3) All overlays or supplemental zones should be included in a map as well.***
- B. Interpretation of district boundaries. Where uncertainty exists as to the boundaries of districts as shown on the zoning maps, the following rules shall apply:
 - 1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
 - 2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 - 3. Boundaries indicated as approximately following city limits shall be construed as following such City limits.
 - 4. Boundaries indicated as following shorelines shall be construed to follow such shorelines and if the shorelines are changed shall be construed as moving with the

actual shorelines; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.

5. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 6. Boundaries indicated as parallel to or extensions of features indicated in subsections (A) through (E) of this section shall be so construed. Distances not specifically indicated on the zoning maps shall be determined by the scale of the map.
 7. Where physical or cultural features existing on the ground are at variance with those shown on the zoning maps, or in other circumstances not covered by subsections (A) through (F) of this section, the Board of Adjustment shall interpret the district boundaries.
 8. Where a district boundary line divides a lot which was in single ownership at the time of passage of this article, the Board of Adjustment may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.
- C. Zoning Map Amendments. Amendments to the Official Zoning Map shall be made in compliance and consistent with the procedures set forth in Section 2.02.00 of this Code and the City of Destin Comprehensive Plan and its Future Land Use Map. Amendments to the district boundaries or other features of the Official Zoning Map shall be recorded upon the Official Zoning Map after the amendment affecting such changes has been adopted by the City Council and has become effective.

Section 4.02.02. Compliance with Zoning District Regulations

- A. The regulations set forth in this section within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:
1. No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
 2. No building or other structure shall hereafter be erected or altered:
 - a. To exceed the height or bulk.
 - b. To accommodate or house a greater number of families.
 - c. To occupy a greater percentage of lot area.
 - d. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any manner contrary to the provisions of this article.
 3. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this article, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
 4. No yard or lot existing at the time of passage of this article shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this article shall meet at least the minimum requirements established by this article.

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It is recommended that Items 2-4 are deleted, as they are adequately addressed in Item 1.

5. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.
6. When an accessory building is attached to the principal building by a breezeway, passageway, or similar means, it shall comply with the yard requirements of the principal building to which it is attached.
Recommendation: Delete Item #6.
7. In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this article shall be met for each structure as though it were on an individual lot.
Recommendation: The above section be revised to state that all Comprehensive Plan policies must be met as well.
8. The height limitations contained in the schedule of dimensional requirements do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
Recommendation: Item 8 be deleted, as the Comprehensive Plan already includes requirements related to non-habitable structures and building height.
9. Every building hereafter erected or moved shall be on a lot adjacent to a street or easement as specified in the subdivision article, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
10. Fences, walls and hedges may be permitted in any required yard or along the property lines not to exceed eight feet in height.
Recommendation: This requirement be relocated to 4.08.02.D "Fences, general."
11. Travel trailers, campers, tents and motor homes shall not be used for living, sleeping or housekeeping purposes when parked or stored on a lot or parcel in any zoning district, unless it is an allowed use in said zoning district and the use has been approved on said lot or parcel of land.
Recommendation: This requirement be moved from the LDC to the COO, as it doesn't pertain to development.
12. Nonhabitable utility structures, such as, but not limited to: power poles; electrical transformers; telephone junction boxes; cable junction boxes; sewer lift stations; etc., may be located in all zoning districts.
13. Prohibition on advertising for special events in residential zoning districts. Advertising for special events (including but not limited to weddings or wedding receptions, spring break parties, bachelor parties, family reunions, class reunions, company banquets, company retreats and/or company picnics, or other similar event or celebration) in a residential area and/or residential zoning district is prohibited. Residential zoning districts include Bay Estates (BE); Low Density Residential- Village (LDR-V); Low Density Residential - Holiday Isle (LDR-HI); Low Density Residential - Harbor (LDR-H); Medium Density Residential - Village (MDR-V); Medium Density Residential- Holiday Isle (MDR-HI); High Density Residential (HDR); Crystal Beach Neighborhood (CBN); Residential. Office and Institutional - General Development (ROI -GD); Residential. Office and Institutional — Tourist Development (ROI-TD);

Residential, Office and Institutional-Village Residential (ROI-VR); and Residential, Office and Institutional - Crystal Beach Residential (ROI-CBR). Violations are subject to enforcement pursuant to Chapter 14 of the City Code of Ordinances and to enforcement by any other means available to the City at law or in equity.

14. Commercial special events prohibited in residential areas. Commercial special events are prohibited in all residential zoning districts. Residential zoning districts include Bay Estates (BE); Low Density Residential- Village (LDR-V); Low Density Residential - Holiday Isle (LDR-HI); Low Density Residential - Harbor (LDR-H); Medium Density Residential - Village (MDR-V); Medium Density Residential- Holiday Isle (MDR-HI); High Density Residential (HDR); Crystal Beach Neighborhood (CBN); Residential, Office and Institutional - General Development (ROI -GD); Residential, Office and Institutional - Tourist Development (ROI-TD); Residential, Office and Institutional-Village Residential (ROI-VR); and Residential, Office and Institutional - Crystal Beach Residential (ROI-CBR). Violations are subject to enforcement pursuant to Chapter 14 of the City Code of Ordinances and to enforcement by any other means available to the City at law or in equity.
15. Limit on number of other special events in residential zoning districts. Special events (including but not limited to weddings or wedding receptions, spring break parties, bachelor parties, family reunions, class reunions, company banquets, company retreats and/or company picnics, or other similar events or celebrations) that are not "commercial special events", as defined in this Code, shall be limited to five or fewer in any 12-month period in residential zoning districts. Residential zoning districts include Bay Estates (BE); Low Density Residential- Village (LDR-V); Low Density Residential - Holiday Isle (LDR-HI); Low Density Residential - Harbor (LDR-H); Medium Density Residential - Village (MDR-V); Medium Density Residential- Holiday Isle (MDR-HI); High Density Residential (HDR); Crystal Beach Neighborhood (CBN); Residential, Office and Institutional - General Development (ROI -GD); Residential, Office and Institutional - Tourist Development (ROI-TD); Residential, Office and Institutional-Village Residential (ROI-VR); and Residential, Office and Institutional - Crystal Beach Residential (ROI-CBR). Violations are subject to enforcement pursuant to Chapter 14 of the City Code of Ordinances and to enforcement by any other means available to the City at law or in equity.
16. Pre-existing contracts. Notwithstanding any other provision of this ordinance, contracts for a commercial special event or other special event (including but not limited to weddings or wedding receptions, spring break parties, bachelor parties, family reunions, class reunions, company banquets, company retreats and/or company picnics, or other similar events or celebrations) that were pre-existing as of the enactment of this Ordinance 18-30-LC . (hereinafter "Pre-existing Contracts") are exempt from the provisions of this ordinance for a period of one year. All bookings made subsequent to the enactment of this ordinance are subject to the provisions of this ordinance.

Any defense under this subsection shall be determined based upon the following information, and upon any additional information supplied by the property owner or otherwise determined by the fact finder:

- a. Copy of deposit or payment information evidencing that the agreement was a pre-existing contract.
- b. Copy of e-mail or other communication evidencing a binding pre-existing contract.
- c. Information from the property owner confirming that there was a binding agreement in a time frame to make the agreement as pre-existing contract under this section.

If it is reasonably determined by the City staff, and confirmed by the City's Special Magistrate, that any information supplied to the City of Destin in support of an application for exemption, or in support of a defense based upon pre-existing contract, was intentionally false or fraudulent, the person supplying the false or fraudulent information shall be subject to a fine as set by the City Council by resolution.

Recommendation: Items 13-16 related to special events in residential areas be moved to the Code of Ordinances, as it does not specifically pertain to the development of a site.

Section 4.03 Residential Districts

Section 4.03.01 Bay Estates (BE)

- A. Zoning District Intent. The Bay Estates zoning district implements Future Land Use Element Policy 1-2.2.1, Bay Estates of the Comprehensive Plan.

The Bay Estates zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential estate dwelling units. It is the intent of the BE zoning district to specifically not allow the following uses to be located in the district: permanent multi-family attached residential dwelling units; seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The latest edition of the North American Industry Classification System (NAICS) shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per DU	0%
Mobile Home dwelling	C	X	2.25 spaces per DU	0%
Guest House	P	X	1 space per DU	0%
Accessory Dwelling	P	X		
Single-Room Occupancy Housing	P		1 space per rental room	0%

Other Residential Uses				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

One Dwelling Unit	
Minimum Lot Area	15,000 sq. ft.
Minimum Lot Width	80 feet
Minimum Lot Depth	150 feet
Maximum Building Height	See Policy 1-2.2.1 of the Comprehensive Plan
Front Setback	20 feet
Side Setback	10 feet
Rear Setback	10 feet
Maximum Density	See Policy 1-2.2.1 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.03.02 Low Density Residential – Village (LDR-V)

- A. Zoning District Intent. The Low Density Residential - Village zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the Village Planning Area.

The Low Density Residential - Village District shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the LDR - V zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached or multi-family attached residential dwelling units;

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permanent multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per DU	0%
Single-Room Occupancy Housing	P		1 space per rental room	0%
<i>Other Residential Uses</i>				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Family Day Care Home	P		2 spaces per DU	0%
<i>Sector 22 Utilities</i>				
221122 Distribution electric substation	P		None	0%
<i>Sector 92 Public Administration</i>				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

Recommendation: Include "accessory dwelling" as a long-term conditional use in the LDR-V zoning district.

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

One Dwelling Unit	
Minimum Lot Area	7,500 sq. ft.
Minimum Lot Width	70 feet
Minimum Lot Depth	100 feet
Maximum Building Height	See Policy 1-2.2.2 of the Comprehensive Plan
Front Setback	20 feet
Side Setback	7.5 feet
Rear Setback	10 feet
Maximum Density	See Policy 1-2.2.2 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.03.03 Low Density Residential – Harbor (LDR-H)

- A. Zoning District Intent. The Low Density Residential - Harbor zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the East Harbor Planning Area.

The Low Density Residential – Harbor Zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the LDR - H zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per DU	0%
Single-Room Occupancy Housing	P		1 space per rental room	0%
<i>Other Residential Uses</i>				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Family Day Care Home	P		2 spaces per DU	0%
<i>Sector 22 Utilities</i>				
221122 Distribution electric substation	P		None	0%
<i>Sector 92 Public Administration</i>				

922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

Recommendation: Include "accessory dwelling" as a long-term conditional use in the LDR-H zoning district.

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

One Dwelling Unit	
Minimum Lot Area	7,500 sq. ft.
Minimum Lot Width	70 feet
Minimum Lot Depth	100 feet
Maximum Building Height	See Policy 1-2.2.2 of the Comprehensive Plan
Front Setback	20 feet
Side Setback	7.5 feet
Rear Setback	10 feet
Maximum Density	See Policy 1-2.2.2 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.03.04 Low Density Residential – Holiday Isle (LDR-HI)

- A. Zoning District Intent. The Low Density Residential - Holiday Isle zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the Holiday Isle Planning Area.

The Low Density Residential - Holiday Isle zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the LDR - HI zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

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- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per DU	0%
Single-Room Occupancy Housing	P		1 space per rental room	0%
<i>Seasonal/Short-Term Residential Uses</i>				
Single-family detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
<i>Other Residential Uses</i>				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Family Day Care Home	P		2 spaces per DU	0%
<i>Sector 22 Utilities</i>				
221122 Distribution electric substation	P		None	0%
<i>Sector 92 Public Administration</i>				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

Recommendation: Include "accessory dwelling" as a long-term and short-term conditional use in the LDR-HI zoning district.

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

One Dwelling Unit

Minimum Lot Area	7,500 sq. ft.
Minimum Lot Width	70 feet
Minimum Lot Depth	100 feet
Maximum Building Height	See Policy 1-2.2.2 of the Comprehensive Plan
Front Setback	20 feet
Side Setback	7.5 feet
Rear Setback	10 feet
Maximum Density	See Policy 1-2.2.2 of the Comprehensive Plan
Minimum Open Space	30%

Section 4.03.05 Medium Density Residential – Holiday Isle (MDR-HI)

- A. Zoning District Intent. The Medium Density Residential - Holiday Isle zoning district implements Future Land Use Element Policy 1-2.2.3, Medium Density Residential of the Comprehensive Plan within the Holiday Isle Planning Area.

The Medium Density Residential - Holiday Isle Apartment zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. It is the intent of the MDR - HI zoning district to specifically not allow the following uses to be located in the district: commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
Permanent/Long-Term Residential Uses					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Guest House	P	X	1 space per DU		0%
Accessory Dwelling	P	X			

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Single-Room Occupancy Housing	P		1 space per rental room	0%
Seasonal/Short-Term Residential Uses				
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
Multi-Family Attached Dwelling	P		1 space per bedroom	10%
Other Residential Uses				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Community Residential Home, Large (7-14)	C			5%
Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units
Minimum Lot Area	7,500 sq. ft.	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	100 feet	None
Maximum Building Height	See Policy 1-2.2.3 of the Comprehensive Plan	
Front Setback	20 feet	None
Side Setback	7.5 feet	None
Rear Setback	10 feet	None
Maximum Density	See Policy 1-2.2.3 of the Comprehensive Plan	

Minimum Open Space	30%	25%
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Section 4.03.06 Medium Density Residential – Village (MDR-V)

- A. Zoning District Intent. The Medium Density Residential - Village zoning district implements Future Land Use Element Policy 1-2.2.3, Medium Density Residential of the Comprehensive Plan within the Village, Town Center CRA and Harbor CRA Planning Areas.

The Medium Density Residential - Village zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached or multi-family attached residential dwelling units. It is the intent of the MDR - V zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Guest House	P	X	1 space per DU		0%
Accessory Dwelling	P	X			
Single-Room Occupancy Housing	P		1 space per rental room		0%
<i>Other Residential Uses</i>					
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community Residential Home, Large (7-14)	P				5%
Family Day Care Home	P		2 spaces per DU		0%

Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units
Minimum Lot Area	7,500 sq. ft.	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	100 feet	None
Maximum Building Height	See Policy 1-2.2.3 of the Comprehensive Plan	
Front Setback	20 feet	For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided. Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD.
Side Setback	7.5 feet	
Rear Setback	10 feet	

		For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.
Maximum Density	See Policy 1-2.2.3 of the Comprehensive Plan	
Minimum Open Space	25%	25%

Section 4.03.07 Crystal Beach Neighborhood (CBN)

- A. Zoning District Intent. The Crystal Beach Neighborhood zoning district implements Future Land Use Element Policy 1-2.2.5, Crystal Beach Neighborhood of the Comprehensive Plan.

The Crystal Beach Neighborhood zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. Very limited supportive non-residential uses are allowed and are strictly limited to: places of worship, parks, playgrounds, community buildings and similar public service facilities serving the residents of the area, childcare centers and other ancillary neighborhood commercial uses which are approved as part of a planned unit development (PUD) for the exclusive use of the residents of the PUD. It is the intent of the CBN zoning district to specifically not allow the following uses to be located in the district: commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	C		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Guest House	P		1 space per DU		0%
Accessory Dwelling	P				

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Single room occupancy	P		1 space per rental room	0%
Seasonal/Short-Term Residential Uses				
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
Multi-Family Attached Dwelling	C		1 space per bedroom	10%
Other Residential Uses				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Community Residential Home, Large (7-14)	C			5%
Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 62 Health Care and Social Assistance				
6244 Child day care services	C		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	5%
Sector 71 Arts, Entertainment, and Recreation				
712 Museums, historical sites, zoos, and parks	P			

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Neighborhood mini-parks	P		Minimum 1 handicap parking space per park	4 spaces
Sector 81 Other Services, Except Public Administration				
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.2.5 of the Comprehensive Plan		
Front Setback	20 feet	20 feet	
Side Setback	7.5 feet	For all structures three stories in height the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.	
Rear Setback	10 feet		

		Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. For all structures two stories or less in height, no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
Maximum Density	See Policy 1-2.2.5 of the Comprehensive Plan	
Minimum Open Space	30%	25%

Section 4.03.08 High Density Residential (HDR)

- A. Zoning District Intent. The High Density Residential (HDR) zoning district implements Future Land Use Element Policy 1-2.2.4, High Density Residential of the Comprehensive Plan.

The High Density Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. It is the intent of the HDR zoning district to specifically not allow commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	

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Mobile Home Development	C	X	2.25 spaces per DU	0%
Guest House	P	X	1 space per DU	0%
Accessory Dwelling	P	X		
Single-Room Occupancy Housing	P		1 space per rental room	0%
Seasonal/Short-Term Residential Uses				
Single-family detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
Multifamily attached dwelling	P		1 space per bedroom	10%
Other Residential Uses				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Community Residential Home, Large (7-14)	P			5%
Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

Recommendation: Based on Policy 1-2.2.4, "multiple-family (MF) and attached single-family (SF) long-term and short-term residential uses" should be permitted in the HDR zoning district. This section should be revised accordingly, or the Comprehensive Plan be amended.

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units
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Minimum Lot Area	7,500 sq. ft.	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	100 feet	None
Maximum Building Height	See Policy 1-2.2.4 of the Comprehensive Plan	
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
Side Setback	7.5 feet	Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
Rear Setback	10 feet	For lots fronting the harbor: Zero feet. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.
Maximum Density	See Policy 1-2.2.4 of the Comprehensive Plan	
Minimum Open Space	30%	25%

Section 4.04 Commercial/Industrial Districts

Section 4.04.01 Commercial Light (CL)

- A. Zoning District Intent. The Commercial Limited zoning district implements Future Land Use Element Policy 1-2.3.1, Commercial Limited of the Comprehensive Plan.

The Commercial Limited zoning district is intended to accommodate a mixture of short-term and long-term residential and commercial uses of a lesser intensity than is allowed in the various mixed use zoning districts. Seasonal and permanent single-family detached residential dwellings and seasonal and permanent multi-family attached residential dwellings are allowed. Small-scale community commercial uses such as medical related facilities, commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations, offices, retail uses and ancillary recreation uses, including golf courses are allowed. Properties zoned CL may accommodate shopping centers with grocery stores, drug store/pharmacy, specialty shops, and similar tenants with no single business entity having more than 60,000 sq. ft. Such sites shall not include trades, warehousing, and large home improvement establishments. The nature and scale of uses allowed on properties designated "CL" shall provide a smooth transition between the more intense "CG" designated properties and adjacent residential development.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Single-Room Occupancy Housing	P		1 space per rental room		0%
<i>Seasonal/Short-Term Residential Uses</i>					
Single-family detached dwelling	P		1 space per bedroom (minimum of 2 spaces)		0%
Multifamily attached dwelling	P		1 space per bedroom		10%
<i>Other Residential Uses</i>					

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Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Community Residential Home, Large (7-14)	C			5%
Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 31-33 Manufacturing				
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	5%
Sector 44-45 Retail trade				
442 Furniture and home furnishings stores	P		1 space for every 500 square feet of retail gross floor area and 1 space for every 1000 square feet of warehouse area	5%
443 Electronics and appliance stores	P		1 space for every 500 square feet of gross floor area	5%
4451 Grocery stores	P		1 space for every 250 square feet of gross floor area	10%
4452 Specialty food stores	P		1 space for every 250 square feet of gross floor area	15%
4453 Beer, wine, and liquor stores	P		1 space for every 250 square feet of gross floor area	15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	P		1 space for every 250 square feet of gross floor area	15%

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448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4521 Department stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531 Florists	P		1 space for every 300 square feet of gross floor area	10%
4532 Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%

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4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real Estate services	P		1 space for every 250 square feet of gross floor area	10%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	C		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a	5%

			minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	P			
Neighborhood mini-parks	P		Minimum 1 handicap parking space per park	4 spaces
Sector 72 Accommodation and Food Services				
721110 Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements	5%

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			for such uses provided in other subsections.	
721191 Bed-and-breakfast inns	P		1 space for every room for rent	5%
721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited service restaurants (delivery, carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722110 Limited-service restaurants (fast food)	P		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Sector 81 Other services, except public administration				
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%

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	Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
	Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
	8123 Dry cleaning and laundry services	P			
	813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
	8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration					
	922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
	922160 Fire Protection	C			

Footnote #2: There are certain uses within the CL zoning district which have this footnote, "May accommodate shopping centers with grocery stores, drug store/pharmacy, specialty shops, and similar tenants with no single business entity having more than 60,000 sq. ft.". Additional clarity is needed regarding this statement.

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	

Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.3.1 of the Comprehensive Plan		
Front Setback	20 feet	20 feet	10 feet
Side Setback	7.5 feet	For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required. Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.	
Rear Setback	10 feet		
Maximum Density/Floor Area Ratio	See Policy 1-2.3.1 of the Comprehensive Plan		
Minimum Open Space	30%	25%	

D.

Section 4.04.02 Commercial General (CG)

- A. Zoning District Intent. The Commercial General zoning district implements Future Land Use Element Policy 1-2.3.2, Commercial General of the Comprehensive Plan.

The Commercial General zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate the general commercial needs of the permanent and seasonal residents. The general commercial needs of the permanent and seasonal residents are provided generally by the following uses: general retail sales and services; highway oriented sales and services; offices; commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations; and seasonal multi-family attached residential dwelling units. It is the intent of the CG zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached uses; permanent multi-family attached residential dwelling units without a commercial component;

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manufacturing of goods; other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration, major fire hazards or other impacts generally associated with more intensive industrial uses. Long-term/permanent residential uses shall be prohibited within the Commercial General (CG) zoning district, unless such residential developments incorporate a minimum of 45 percent of the development area as "publicly leasable commercial space" (e.g. retail, office, restaurant, etc. ...). The term "publicly leasable commercial space" shall mean: a space that is open to the public to lease and use; not a space or use that is exclusively for the owners or guest of the residential development in question. Additionally, it is the intent of the zoning district to encourage a variety of uses to address general commercial needs, and not to allow the over-proliferation of any particular use(s).

Recommendation: Per Policy 1-2.3.2, "properties designated "CG" are not intended to be used for long-term residential uses, manufacturing of goods, or other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses. The "CG" designation is intended to accommodate retail, service, and other commercial uses, commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations, as well as multiple-family (MF) short-term residential uses." It is recommended that either the Comprehensive Plan intent or the LDC be revised to be consistent.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Multi-family attached dwelling	C		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
<i>Seasonal/Short-Term Residential Uses</i>					
Multifamily attached dwelling	P		1 space per bedroom		10%
<i>Sector 22 Utilities</i>					
221122 Distribution electric substation	P		None		0%
<i>Sector 31-33 Manufacturing</i>					
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area		5%

			devoted to manufacturing, plus the required parking for square footage devoted to other uses	
Sector 42 Wholesale Trade				
Wholesale Trade	C			
Sector 44-45 Retail trade				
4413 Auto parts, accessories, and tire stores	C		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
441310 Parts and Accessories Dealer – Automotive/marine	C		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
442 Furniture and home furnishings stores	P		1 space for every 500 square feet of retail gross floor area and 1 space for every 1000 square feet of warehouse area	5%
443 Electronics and appliance stores	P		1 space for every 500 square feet of gross floor area	5%
444 Building material and garden equipment and supply dealer	C			
Lumberyards	C		1 space for every 500 square feet of gross floor area, plus 1 space for every 1,000 square feet of outdoor ground storage/display area	5%
Nurseries	C		1 space for every 500 square feet of gross floor area, plus 1 space for every 2,000 square feet of outdoor	5%

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			ground storage/display area plus 1 space for each acre of growing area	
444190 Kitchen cabinet stores	C		1 space for every 500 square feet of gross floor area	5%
4451 Grocery stores	C		1 space for every 250 square feet of gross floor area	10%
4452 Specialty food stores	C		1 space for every 250 square feet of gross floor area	15%
4453 Beer, wine, and liquor stores	C		1 space for every 250 square feet of gross floor area	15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	C		1 space for every 250 square feet of gross floor area	15%
447 Gasoline Stations (without convenience store)	C		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	5%
447 Gasoline station (with convenience store)	C		1 space for every 200 square feet of gross floor area (fuel stations are not to be included as a parking space)	10%
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4521 Department stores	C		1 space for every 250 square feet of gross floor area	10%

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4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531 Florists	P		1 space for every 300 square feet of gross floor area	10%
4532 Office supplies, stationery, and gift stores	C		1 space for every 250 square feet of gross floor area	10%
4533 Used merchandise stores	C		1 space for every 250 square feet of gross floor area	10%
453310 Thrift Stores	C		1 space for every 250 square feet of gross floor area	10%
4539 Other miscellaneous store retailers	C		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	C		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	C		1 space for each employee on maximum shift	5%

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48841 Motor vehicle towing	C		1 space for every 500 square feet of gross floor area, plus 1 space for every 5,000 square feet of outdoor storage area	0%
493 Warehousing and storage	C			
4931 General warehousing and storage	C		1 space for every 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing; 1 space for every 2,000 square feet of gross floor area for the second 20,000 square feet; 1 space for every 4,000 square feet of gross floor area in excess of 40,000 square feet; plus 1 space for every 300 square feet of office area in excess of the 25% allowance	0%
Sector 51 Information				
511 Publishing industries, except internet	P			
512131 Motion picture theaters	P			
Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	10%
515 Broadcasting, except internet	P		1 space for every 300 square feet of gross floor area	5%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
517 Telecommunications	P		1 space for every 2 employees on the	5%

			maximum shift, plus 1 space per each company vehicle	
5172 Wireless telecommunications carriers (except satellite)	P			
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
522298 Pawn shops	C		1 space for every 250 square feet of gross floor area	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real Estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	C		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
531130 Mini-warehouse and self-storage leasing (drive-up)	C		No minimum parking shall be required for the mini-storage units provided that the	0%

			aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	
531130 Mini-warehouse and self-storage leasing (walk-in)	C		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	0%
531190 Boat, vehicle, equipment, etc., storage leasing	C		1 parking space for every 10,000 square feet of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 square feet of office area.	0%
5321 Automotive equipment rental and leasing	C		1 space for every 400 square feet of gross floor area	5%
5322 Consumer goods rental	C		1 space for every 400 square feet of gross floor area	5%
5323 General rental centers	P		1 space for every 400 square feet of gross floor area	5%
5324 Machinery and equipment rental and leasing	C		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%

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541940 Veterinary services	C		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
561730 Landscaping services	C		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1 space for every 2,000 square feet of outdoor ground storage/display area	5%
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	C		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a	5%

			minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
713110 Amusement and theme parks	C		1 space for every 4 seats in facilities available for patron use; or 1 space for every 150 square feet of gross floor area or ground area; or 1 space for every 4 patrons based on design capacity of the facility, whichever is applicable to the facility.	10%
713120 Amusement arcades	C		1 space for every 250 square feet of gross floor area	15%
713940 Fitness and recreational sports centers	C		1 space for every 200 square feet of gross floor area	15%
713950 Bowling centers	C		3.75 spaces for every alley, plus 2	10%

			spaces for each billiard table, plus spaces required for other uses on the site	
713990 All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
Skating rinks	P		1 space for every 200 square feet of gross floor area	10%
Stables	P		1 space for every 5 horses boarded on-site	0%
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services				
721110 Hotels and motels	C		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
721191 Bed-and-breakfast inns	C		1 space for every room for rent	5%

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721199 Other traveler accommodation, C.T.L.A.	C		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7212 RV parks and recreational camps	C		1 space for every lot or campsite	0%
7213 Rooming and boarding houses	C		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	C			
722110 Full-service restaurants (quality or high turnover sit-down)	C		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery, carry-out, drive in)	C		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)	C		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	C		1 space for every 75 (85) square feet of gross floor area	5%
Brewpubs	P			
Sector 81 Other services, except public administration				
811 Repair and maintenance	C			
8111 Automotive repair and maintenance	C		1 space for every 400 square feet of gross floor area	5%
811192 Car washes (self-service)	C		2.5 spaces for every washing stall	0%
811192 Car washes (automated)	C		1 space for every 200 square feet of office/employee support area, plus	0%

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			stacking for 3 vehicles.	
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
811491 Boat and motorcycle repair	C		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
8123 Dry cleaning and laundry services	C			
81233 Linen and uniform supply services	P			
812910 Pet care (except veterinary) services	C		1 space for every 250 square feet of gross floor area	0%
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3	10%
922160 Fire Protection	C			

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			seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	
Miscellaneous Uses				
Tattoo Parlors	C		1 space for every 250 square feet of gross floor area	10%

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	None	
Minimum Lot Width	None	
Minimum Lot Depth	None	
Maximum Building Height	See Policy 1-2.3.2 of the Comprehensive Plan	
Front Setback	For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.	
Side Setback	Zero feet for any portion of a building having a height of 40 feet or less. For any portion of a building having a height greater than 40 feet, the side setback shall be increased by two feet on each side for each ten feet or fraction thereof exceeding 40 feet in height. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.F.1.f.1.	
Rear Setback	Zero feet. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.D.	
Maximum Density/Floor Area Ratio	See Policy 1-2.3.2 of the Comprehensive Plan	
Minimum Open Space	25%	25%

Section 4.04.03 Commercial Trades and Services (CTS)

- A. Zoning District Intent. The Commercial Trades and Services zoning district implements Future Land Use Element Policy 1-2.3.3, Commercial Trades and Services of the Comprehensive Plan.

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The Commercial Trades and Services zoning district is intended to accommodate commercial service uses related to the construction industry, machine and other power equipment, durable goods repair and service, warehousing, boat repair and service, vehicle service and repair, and similar commercial trades and services that are more intense in nature than those uses allowed in the CG zoning district, but which are less intense in nature than those uses allowed in the IN zoning district. The CTS zoning district is not intended to accommodate any seasonal or permanent residential uses, commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations, manufacturing of goods or other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

Recommendation: Currently, CTS is not intended to accommodate manufacturing, however there are manufacturing uses currently allowed in this zoning district. It is recommended that additional buffering and protection be required for manufacturing uses which are adjacent to residential zoning, and the intents in the Comprehensive Plan and LDC be amended. Alternatively, manufacturing uses should be prohibited in this zoning district for consistency.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
Permanent/Long-Term Residential Uses				
Custodian or night-watchman dwelling	P		1 space per dwelling unit	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 23 Construction				
236 Residential and non-residential contractors	P		1 space for every 400 square feet of gross floor area	5%
238 Specialty trade contractors	P		1 space for every 400 square feet of gross floor area	5%
Sector 31-33 Manufacturing				
312120 Breweries and microbreweries	C			
312140 Distilleries and craft distilleries	C			
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus	5%

			the required parking for square footage devoted to other uses	
Sector 42 Wholesale Trade				
Wholesale Trade	P			
424460 Fish and seafood merchant wholesalers	P		1 space for every 1,000 square feet of gross floor area	5%
Sector 44-45 Retail trade				
4413 Auto parts, accessories, and tire stores	P		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
441310 Parts and Accessories Dealer – Automotive/marine	P		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
444 Building material and garden equipment and supply dealer	P			
Lumberyards	P		1 space for every 500 square feet of gross floor area, plus 1 space for every 1,000 square feet of outdoor ground storage/display area	5%
Nurseries	P		1 space for every 500 square feet of gross floor area, plus 1 space for every 2,000 square feet of outdoor ground storage/display area plus 1 space for each acre of growing area	5%
444190 Kitchen cabinet stores	P		1 space for every 500 square feet of gross floor area	5%

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454 Non-store retailers	P		1 space for every 750 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4853 Taxi and limousine service	P		1 space for every 750 sq. ft. of gross floor area	0%
4854 School and employee bus transportation	P		1 space for each employee on maximum shift	5%
4859 Other ground passenger transportation	P		1 space for each employee on maximum shift	5%
48841 Motor vehicle towing	P		1 space for every 500 square feet of gross floor area, plus 1 space for every 5,000 square feet of outdoor storage area	0%
492 Couriers and messengers	P		1 space for every 500 square feet of gross floor area, plus 1 space for each vehicle used in operation	5%
4931 General warehousing and storage	P		1 space for every 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing; 1 space for every 2,000 square feet of gross floor area for the second 20,000 square feet; 1 space for every 4,000 square feet of gross floor area in excess of 40,000 square feet; plus 1 space for every 300	0%

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			square feet of office area in excess of the 25% allowance	
Sector 51 Information				
511 Publishing industries, except internet	P			
512131 Motion picture theaters	P			
Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	10%
515 Broadcasting, except internet	P		1 space for every 300 square feet of gross floor area	5%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
517 Telecommunications	C		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	5%
5172 Wireless telecommunications carriers (except satellite)	P			
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				

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531 Real Estate services	P		1 space for every 250 square feet of gross floor area	10%
531130 Mini-warehouse and self-storage leasing (drive-up)	P		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	0%
531130 Mini-warehouse and self-storage leasing (walk-in)	P		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	0%
531190 Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 square feet of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 square feet of office area.	0%
5321 Automotive equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
5323 General rental centers	P		1 space for every 400 square feet of gross floor area	5%

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5324 Machinery and equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
561730 Landscaping services	P		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1 space for every 2,000 square feet of outdoor ground storage/display area	5%
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6115 Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
Sector 71 Arts, Entertainment, and Recreation				
713990 Indoor Shooting Ranges	P		1 space for every shooting lane plus 1 space for every 250 square feet of retail sales gross floor area	10%
Sector 72 Accommodation and Food Services				
722 Food services and drinking places	P			

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722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722111 Limited service restaurants (fast-food)	P		1 space for every 75 square feet of gross floor area	10%
Brewpubs	C			
Sector 81 Other services, except public administration				
811 Repair and maintenance	P			
8111 Automotive repair and maintenance	P		1 space for every 400 square feet of gross floor area	5%
811192 Car washes (self-service)	P		2.5 spaces for every washing stall	0%
811192 Car washes (automated)	P		1 space for every 200 square feet of office/employee support area, plus stacking for 3 vehicles.	0%
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
811491 Boat and motorcycle repair	P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
8122 Death care services	P		1 space for every 50 square feet plus 1 space for every 2 employees	5%

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8123 Dry cleaning and laundry services	P			
81233 Linen and uniform supply services	P			
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	See Policy 1-2.3.3 of the Comprehensive Plan
Front Setback	For those properties within the Old Destin MMTD, zero feet minimum to ten feet maximum setback is required. For those properties outside of the Old Destin MMTD, a front setback of ten feet is required.
Side Setback	For all structures three stories or less in height no side yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
Rear Setback	For all structures three stories or less in height no rear yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.

Maximum Density/Floor Area Ratio	See Policy 1-2.3.3 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.04.04 Industrial (IN)

- A. Zoning District Intent. The Industrial zoning district implements Future Land Use Element Policy 1-2.5.1, Industrial of the Comprehensive Plan.

The Industrial zoning district is intended to provide the city with strategically located sites, principally within the southeast quadrant of main street and airport road, designed to accommodate arrangements of industrial and limited commercial development types. It is the intent of the IN zoning district to specifically not allow permanent or seasonal residential uses, except for residences for night watchmen or custodians whose presence on industrial sites is necessary for security.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
Sector 22 Utilities				
221119 Solar electric power generation	P		1 space for every 200 square feet of gross floor area	5%
221119 Wind electric power generation	P		1 space for every 200 square feet of gross floor area	5%
221122 Distribution electric substation	P		None	0%
Sector 23 Construction				
236 Residential and non-residential contractors	P		1 space for every 400 square feet of gross floor area	5%
237 Heavy and civil engineering contractors	P		1 space for every 400 square feet of gross floor area	5%
238 Specialty trade contractors	P		1 space for every 400 square feet of gross floor area	5%
Sector 31-33 Manufacturing				
312120 Breweries and microbreweries	P			

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312140 Distilleries and craft distilleries	P			
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	5%
Sector 42 Wholesale Trade				
Wholesale Trade	P			
Sector 44-45 Retail trade				
4411 Automobile dealers	P		1 space for every 400 square feet of gross floor area	5%
4412 Other motor vehicle dealers	P		1 space for every 400 square feet of gross floor area	5%
441310 Parts and Accessories Dealer – Automotive/marine	P		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
4533 Used merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
453310 Thrift stores	P		1 space for every 250 square feet of gross floor area	10%
454 Non-store retailers	P		1 space for every 750 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
484 Truck transportation	P		1 space for every 250 sq. ft. of office and 2 spaces for each company vehicle operating from the premises	5%
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%

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48841 Motor vehicle towing	P		1 space for every 500 square feet of gross floor area, plus 1 space for every 5,000 square feet of outdoor storage area	0%
4931 General warehousing and storage	P		1 space for every 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing; 1 space for every 2,000 square feet of gross floor area for the second 20,000 square feet; 1 space for every 4,000 square feet of gross floor area in excess of 40,000 square feet; plus 1 space for every 300 square feet of office area in excess of the 25% allowance	0%
Sector 51 Information				
517 Telecommunications	P		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	5%
5172 Wireless telecommunications carriers (except satellite)	P			
Sector 53 Real Estate and Rental and Leasing				
531130 Mini-warehouse and self-storage leasing (drive-up)	P		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings	0%

			are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	
531130 Mini-warehouse and self-storage leasing (walk-in)	P		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	0%
531190 Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 square feet of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 square feet of office area.	0%
5321 Automotive equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
5323 General rental centers	P		1 space for every 400 square feet of gross floor area	5%
5324 Machinery and equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541940 Veterinary Services	C		1 space for every 250 square feet of gross floor area	5%
Sector 56 Administrative and Waste Services				
561720 Janitorial services	P			

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561730 Landscaping services	P		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1 space for every 2,000 square feet of outdoor ground storage/display area	5%
562 Waste management and remediation services	C		1 space for every 1000 square feet of gross floor area, plus 1 space for each company vehicle	5%
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6115 Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
Sector 71 Arts, Entertainment, and Recreation				
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713120 Amusement arcades	P		1 space for every 250 square feet of gross floor area	15%
713990 Indoor Shooting Ranges	P		1 space for every shooting lane plus 1 space for every 250 square feet of retail sales gross floor area	10%
Sector 81 Other services, except public administration				
811 Repair and maintenance	P			
8111 Automotive repair and maintenance	P		1 space for every 400 square feet of gross floor area	5%

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81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
811491 Boat and motorcycle repair	P		1 space for every 400 square feet of gross floor area	5%
8122 Death care services	P		1 space for every 50 square feet plus 1 space for every 2 employees	5%
8123 Dry cleaning and laundry services	P			
81233 Linen and uniform supply services	P			
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			
Miscellaneous Uses				
Sexually Oriented Businesses	P			
Adult stores	P		1 space for every 250 square feet of gross floor area	10%
Adult cabaret	P		1 space for every 150 square feet of gross floor area	10%
Adult motel	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein,	5%

				additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections	
	Adult motion picture theater	P		1 space for every 3 seats, plus 5 spaces for employees	10%
	Escort service	P		1 space for every 250 square feet of gross floor area	10%
	Semi-nude model studio	P		1 space for every 150 square feet of gross floor area	10%
	Sexual-encounter center	P		1 space for every 150 square feet of gross floor area	10%
	Tattoo Parlors	P		1 space for every 250 square feet of gross floor area	10%

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	See Policy 1-2.5.1 of the Comprehensive Plan
Front Setback	For those properties within the Old Destin MMTD, zero feet minimum to ten feet maximum setback is required. For those properties outside of the Old Destin MMTD, a front setback of ten feet is required.
Side Setback	For all structures three stories or less in height no side yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
Rear Setback	For all structures three stories or less in height no rear yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
Maximum Density/Floor Area Ratio	See Policy 1-2.5.1 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.05 Mixed Use Districts

Section 4.05.01 Bay Resort Mixed Use (BRMU)

- A. Zoning District Intent. The Bay Resort Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(7), Bay Resort Mixed Use of the Comprehensive Plan.

The Bay Resort Mixed Use zoning district is intended to accommodate a mixture of residential, hotel, office, commercial and recreational uses. The percentage distribution of residential component of the "BRMU" designation shall be a minimum of 75 percent to a maximum of 95 percent of the total area designated as BRMU on the Future Land Use Map. The percentage distribution of nonresidential component of the "BRMU" designation shall be a minimum of five percent to a maximum of 25 percent of the total area designated as BRMU on the Future Land Use Map. The "BRMU" area is that area lying east of the Village and Town Center Planning Areas and North of the Gulf Resort and Crystal Beach Planning Areas. The "BRMU" area is intended to be applied to those properties annexed into the City from Okaloosa County that have a MU-1 or MU-2 future land use designation.

Recommendation: It does not appear that the physical area or intended use described as the BRMU future land use and zoning district is being implemented as described in the intent. It is recommended that this description be revised in both the Comprehensive Plan and LDC based on development patterns. Please note that currently there are only two parcels in the City of Destin which have a BRMU future land use and zoning designation.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
<i>Seasonal/Short-Term Residential Uses</i>					

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Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
Luxury motor home resort	P			
Multi-Family Attached Dwelling	P		1 space per bedroom	10%
Other Residential Uses				
Community Residential Home, Small (1-6)	C		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Community Residential Home, Large (7-14)	C			5%
Family Day Care Home	C		2 spaces per DU	0%
Sector 22 Utilities				
221119 Solar electric power generation	P			
221122 Distribution electric substation	P		None	0%
Sector 31-33 Manufacturing				
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	5%
424460 Fish and seafood merchant wholesalers	P			
Sector 44-45 Retail Trade				
4452 Specialty food stores	P		1 space for every 250 square feet of gross floor area	15%
4453 Beer, wine and liquor stores	P		1 space for every 250 square feet of gross floor area	15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	P		1 space for every 250 square feet of gross floor area	15%
447 Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel	5%

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			stations are not to be included as a parking space)	
447 Gasoline stations (with convenience store)	P		1 space for every 200 square feet of gross floor area (fuel stations are not to be included as a parking space)	10%
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531 Florists	P		1 space for every 300 square feet of gross floor area	10%

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4532 Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
4539 Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4871 Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	10%
4872 Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.	10%
Sector 51 Information				
512131 Motion picture theaters	P			
Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	10%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane	10%

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			capacity of 5 motor vehicles	
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
531190 Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 square feet of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 square feet of office area.	0%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				

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561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	5%

Sector 71 Arts, Entertainment, and Recreation					
711 Performing arts and spectator sports	P			1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	C				
Neighborhood mini-parks				Minimum 1 handicap parking space per park	4 spaces
713120 Amusement arcades	P			1 space for every 250 square feet of gross floor area	15%
713940 Fitness and recreational sports centers	P			1 space for every 200 square feet of gross floor area	15%
713950 Bowling centers	P			3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	10%
713990 All other amusement and recreation industries	P			1 space for every 4 seats in facilities available for patron use; or 1 space for every 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
Skating rinks	P			1 space for every 200 square feet of gross floor area	10%
Stables	P			1 space for every 5 horses boarded on-site	0%
Tennis, handball, and racquetball facilities	P			2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services					

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721110 Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
721191 Bed and breakfast inns	P		1 space for every room for rent	5%
721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%

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722111 Limited-service restaurants (fast-food)	P		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Sector 81 Other Services, Except Public Administration				
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every	10%
922160 Fire Protection	C			

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			35 square feet of gross floor area where there are no fixed seats.	
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- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.3(7) of the Comprehensive Plan		
Front Setback	20 feet	ten feet minimum and no maximum	
Side Setback	7.5 feet	Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.	
Rear Setback	10 feet	For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.	
Maximum Density	See Policy 1-2.4.3(7) of the Comprehensive Plan		
Minimum Open Space	25%		

Section 4.05.02 Calhoun Mixed Use (CMU)

- A. Zoning District Intent. The Calhoun Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(2), Calhoun Mixed Use of the Comprehensive Plan.

The Calhoun Mixed Use zoning district shall apply to the area bound on the north by Clement Taylor Park, on the east by Calhoun Avenue, on the south by the north property line of parcel # 00-2S-22-0630-0000-11A2, and on the west by the Choctawhatchee Bay. The intent of this zoning district is to provide a mixed use transitional area between the higher intense south harbor mixed use zoning district and the lower intense zoning district of residential, office and institutional. This area shall be developed, redeveloped and/or maintained with permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations; and

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non-residential uses. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the adjacent "Old Destin" area, offices; water dependent activities, restaurants, and similar uses (refer to table 7-2). It is the intent of the CMU zoning district to specifically not allow each general retail commercial goods and services uses to exceed 5,500 heated and cooled square feet.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Single room occupancy	P				
<i>Seasonal/Short-Term Residential Uses</i>					
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)		0%
Multi-Family Attached Dwelling	P		1 space per bedroom		10%
<i>Other Residential Uses</i>					
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community Residential Home, Large (7-14)	C				5%
Family Day Care Home	P		2 spaces per DU		0%
<i>Sector 22 Utilities</i>					
221122 Distribution electric substation	P		None		0%
<i>Sector 44-45 Retail Trade</i>					
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area		10%

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4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4539 Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4871 Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	10%
4872 Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75	10%

			square feet of gross floor area, whichever is greater.	
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				

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561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be	5%

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			9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713120 Amusement arcades	C		1 space for every 250 square feet of gross floor area	15%
713930 Marinas	P		In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip not housing fare-carrying vessels charter fishing boats, or rental watercraft	0%
Dry boat storage facilities	P		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.	0%
Dry dock facilities	P		2 parking spaces for each dry dock.	0%
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	10%
Charter fishing boats – large (7 or more)	P		1 parking space for each 4 passengers based on maximum	10%

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	more passenger capacity)			U.S. Coast Guard rated passenger capacity plus 2.25 spaces for crew.	
	Fare-carrying vessels	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity.	10%
	Rental watercraft	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity or 1 parking space for every 4 personal watercraft.	10%
713940	Fitness and recreational sports centers	P		1 space for every 200 square feet of gross floor area	15%
713950	Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	10%
713990	All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
	Skating rinks	P		1 space for every 200 square feet of gross floor area	10%
	Stables	P		1 space for every 5 horses boarded on-site	0%
	Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for	10%

				additional uses on-site	
Sector 72 Accommodation and Food Services					
721110 Hotels and motels	P			1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
721191 Bed and breakfast inns	P			1 space for every room for rent	5%
721199 Other traveler accommodation, C.T.L.A.	P			1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P			1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	C				
722110 Full-service restaurants (quality or high turnover sit-down)	C			1 space for every 100 square feet of gross floor area	10%

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722111 Limited-service restaurants (delivery/carry-out/drive-in)	C		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)	C		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	C		1 space for every 75 (85) square feet of gross floor area	5%
Sector 81 Other Services, Except Public Administration				
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
8123 Dry cleaning and laundry services	P			
812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or	10%
922160 Fire Protection	C			

			if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	
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- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.3(2) of the Comprehensive Plan		
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.	
Side Setback	7.5 feet	Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.	
Rear Setback	10 feet	For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten	

		feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.
Maximum Density	See Policy 1-2.4.3(2) of the Comprehensive Plan	
Minimum Open Space	25%	

Section 4.05.03 Calhoun Mixed Use – Village (CMU-V)

- A. Zoning District Intent. The Calhoun Mixed Use - Village zoning district implements Future Land Use Element Policy 1-2.4.3(2), Calhoun Mixed Use - Village of the Comprehensive Plan.

The "CMUV" area is depicted on the FLUM (Map 1-1) and is generally located east of Calhoun Avenue, west of Sibert Avenue, south of Forest Street, and north of the South Harbor Mixed Use area. The intent of this zoning district is to preserve the character of the nearby "Old Destin" area, and to provide a mixed use transitional area between the higher intensity south harbor mixed use zoning district and the less intense surrounding low density residential zoning areas. The Calhoun Mixed Use-Village is envisioned as a walkable, medium-scale resort-mixed use area. Planned developments that increase pedestrian connectivity, east-west vehicular connectivity, and parks or open space shall be encouraged. The Calhoun Mixed Use Village should encourage an excellent tree canopy and before major new development occurs, it is important the tree preservation be enhanced to ensure the lush character of this area continues even as new development occurs. The area shall redevelop as a mixed use area, accommodating primarily medium to high density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the adjacent "Old Destin" area, offices: water dependent activities, restaurants, and similar uses (refer to Table 7-2). It is the intent of the CMU-V zoning district to specifically not allow each general retail commercial goods and services uses to exceed 5,500 heated and cooled square feet. Additionally, it is the intent of the CMU-V to encourage lower density residential developments and mixed use developments by specifically not allowing stand-alone multi-family residential uses, but rather, to require multi-family uses to include appropriate nonresidential uses as components of the development.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>				
Single-family detached dwelling	P		2 spaces per DU	0%

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Multi-family attached dwelling	C		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Guest House	C		1 space per dwelling unit		0%
Accessory Dwelling	C		1 space per dwelling unit		0%
Single room occupancy	P		1 space per rental room		0%
Seasonal/Short-Term Residential Uses					
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)		0%
Multi-Family Attached Dwelling	C		1 space per bedroom		10%
Other Residential Uses					
Community Residential Home, Small (1-6)	C		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community Residential Home, Large (7-14)	C				5%
Family Day Care Home	C		2 spaces per DU		0%
Sector 44-45 Retail Trade					
4453 Beer, wine, and liquor stores	P		1 space for every 250 square feet of gross floor area		15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	P		1 space for every 250 square feet of gross floor area		15%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area		10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area		10%
4539 Other miscellaneous store retailers	C		1 space for every 250 square feet of gross floor area		10%
Sector 48-49 Transportation and Warehousing					

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4871 Scenic and sightseeing transportation, land	C		1 space for each 3 seats in the vehicle	10%
4872 Scenic and sightseeing transportation, water	C		1 space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	C		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
5322 Consumer goods rental	C		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				

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551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	C		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	C		1 space for every 300 square feet of gross floor area	10%
Libraries	C		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	C		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of	5%

			off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713120 Amusement arcades	P		1 space for every 250 square feet of gross floor area	15%
713930 Marinas	C		In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip not housing fare-carrying vessels charter fishing boats, or rental watercraft	0%
Dry boat storage facilities	C		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.	0%
Dry dock facilities	C		2 parking spaces for each dry dock.	0%
Charter fishing boats – small (1-6 passenger capacity)	C		2 parking spaces for passengers plus 1.5 parking spaces for crew.	10%

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	Charter fishing boats – large (7 or more passenger capacity)	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity plus 2.25 spaces for crew.	10%
	Fare-carrying vessels	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity.	10%
	Rental watercraft	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity or 1 parking space for every 4 personal watercraft.	10%
	713940 Fitness and recreational sports centers	C		1 space for every 200 square feet of gross floor area	15%
	713950 Bowling centers	C		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	10%
	713990 All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
	Skating rinks	C		1 space for every 200 square feet of gross floor area	10%
	Stables	C		1 space for every 5 horses boarded on-site	0%

Tennis, handball, racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services				
721110 Hotels and motels	C		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
721191 Bed and breakfast inns	C		1 space for every room for rent	5%
721199 Other traveler accommodation, C.T.L.A.	C		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	C			

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722110 Full-service restaurants (quality or high turnover sit-down)	C		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	C		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)	C		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	C		1 space for every 75 (85) square feet of gross floor area	5%
Sector 81 Other Services, Except Public Administration				
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
8123 Dry cleaning and laundry services	P			
812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%

Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	5,000 sq. ft.	None	
Minimum Lot Width	50 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.3(2) of the Comprehensive Plan		
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.	
Side Setback	7.5 feet	Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.	
Rear Setback	10 feet	For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a	

		rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.
Maximum Density	See Policy 1-2.4.3(2) of the Comprehensive Plan	
Minimum Open Space	25%	

Section 4.05.05 Crystal Beach Resort (CBR)

- A. Zoning District Intent. The Crystal Beach Resort zoning district implements Future Land Use Element Policy 1-2.4.2, Crystal Beach Resort of the Comprehensive Plan.

The Crystal Beach Resort zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; and limited non-residential uses. Limited non-residential uses shall include places of worship, community buildings, public facilities, schools, libraries, post offices, childcare centers, clubhouses, museums, visual and performance arts buildings, neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the Crystal Beach Resort area, offices, medical and dental clinics, laundries and dry cleaning drop off centers, banks, fitness centers, dinner clubs and restaurants. It is the intent of the CBR zoning district to specifically not allow all non-residential uses not previously listed above to be located in the district.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	

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Guest House	P		1 space per dwelling unit	0%
Accessory Dwelling	P		1 space per dwelling unit	0%
Single room occupancy	P		1 space per rental room	0%
Seasonal/Short-Term Residential Uses				
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
Multi-Family Attached Dwelling	P		1 space per bedroom	10%
Other Residential Uses				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Community Residential Home, Large (7-14)	C			5%
Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 44-45 Retail Trade				
4452 Specialty food stores	P		1 space for every 250 square feet of gross floor area	15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	P		1 space for every 250 square feet of gross floor area	15%
447 Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	5%
447 Gasoline stations (with convenience store)			1 space for every 200 square feet of gross floor area (fuel stations are not to be included as a parking space)	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%

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4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531 Florists	P		1 space for every 300 square feet of gross floor area	10%
4532 Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
4539 Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
491 Postal service	P		1 space for every 250 square feet of gross floor area, plus 1 space for each employee	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum	10%

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			storage lane capacity of 5 motor vehicles	
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Commercial special event venue	P			
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	C		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required	5%

			number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713940 Fitness and recreational sports centers	P		1 space for every 200 square feet of gross floor area	15%
Sector 72 Accommodation and Food Services				
721110 Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
721191 Bed and breakfast inns	P		1 space for every room for rent	5%

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721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants			1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Sector 81 Other Services, Except Public Administration				
812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for	10%

			every 35 square feet of gross floor area within the main auditorium	
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.2 of the Comprehensive Plan		
Front Setback	20 feet	ten feet minimum and no maximum	
Side Setback	7.5 feet	Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.	
Rear Setback	10 feet	For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.	
Maximum Density	See Policy 1-2.4.2 of the Comprehensive Plan		
Minimum Open Space	30%	25%	

Section 4.05.06 Gulf Resort Mixed Use (GRMU)

- A. Zoning District Intent. The Gulf Resort Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(5), Gulf Resort Mixed Use of the Comprehensive Plan.

The Gulf Resort Mixed Use zoning district is intended to provide the city with its major mixed use resort destination by providing for the most intensely developed area for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations) and seasonal residential single-family detached and multi-family attached uses. Permanent single-family detached and multi-family attached residential uses; retail; service; restaurant; office; and similar commercial uses are also allowed in this zoning district.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>					
Single-family detached dwelling	P		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Single room occupancy	P		1 space per rental room		0%
<i>Seasonal/Short-Term Residential Uses</i>					
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)		0%
Luxury motor home resort	P		1 space per dwelling unit/pad		0%
Multi-Family Attached Dwelling	P		1 space per bedroom		10%
<i>Other Residential Uses</i>					
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community Residential Home, Large (7-14)	C				5%

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Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 31-33 Manufacturing				
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	5%
Sector 44-45 Retail Trade				
4452 Specialty food stores	P		1 space for every 250 square feet of gross floor area	15%
447 Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	5%
447 Gasoline stations (with convenience store)	P		1 space for every 200 square feet of gross floor area (fuel stations are not to be included as a parking space)	10%
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%

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	Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
	Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
	Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
	Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
	Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
	Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
	Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531	Florists	P		1 space for every 300 square feet of gross floor area	10%
4532	Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
4539	Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing					
4851	Urban transit systems	P		1 space for each employee on maximum shift	5%
4852	Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4871	Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	10%
4872	Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.	10%
Sector 51 Information					

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512131 Motion picture theaters	P			
Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	10%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
531130 Mini-warehouse and self-storage leasing (drive-up)	C		No minimum parking shall be required for the mini-storage units	0%

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			provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	
531130 Mini-warehouse and self-storage leasing (walk-in)	C		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	0%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%

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	Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance					
	621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
	6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	5%
Sector 71 Arts, Entertainment, and Recreation					
	711 Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
	712 Museums, historical sites, zoos, and parks	C			
	Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces

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713120 Amusement arcades	P		1 space for every 250 square feet of gross floor area	15%
713940 Fitness and recreational sports centers	P		1 space for every 200 square feet of gross floor area	15%
713950 Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	10%
713990 All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
Skating rinks	P		1 space for every 200 square feet of gross floor area	10%
Stables	P		1 space for every 5 horses boarded on-site	0%
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services				
721110 Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of	5%

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			the requirements for such uses provided in other subsections.	
721191 Bed and breakfast inns	P		1 space for every room for rent	5%
721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)	P		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Sector 81 Other Services, Except Public Administration				
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for	5%

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			every 1.5 employees on the largest shift	
	Barbershops or beauty parlours	P	1 space for every 150 square feet of gross floor area	5%
	Laundromat (coin operated)		1 space for every 2 washing machines	5%
8123	Dry cleaning and laundry services	P		
812910	Pet care (except veterinary) services	P	1 space for every 250 square feet of gross floor area	0%
813	Membership associations and organizations	P	1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131	Religious organizations	P	1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120	Police Protection	C	1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160	Fire Protection	C		

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	

Minimum Lot Width	70 feet	None
Minimum Lot Depth	100 feet	None
Maximum Building Height	See Policy 1-2.4.3(5) of the Comprehensive Plan	
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet. For those properties that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet maximum.
Side Setback	7.5 feet	Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
Rear Setback	10 feet	For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.
Maximum Density	See Policy 1-2.4.3(5) of the Comprehensive Plan	
Minimum Open Space	30%	25%

Section 4.05.07 Holiday Isle Mixed Use (HIMU)

- A. Zoning District Intent. The Holiday Isle Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(6), Holiday Isle Mixed Use of the Comprehensive Plan.

The Holiday Isle Mixed Use zoning district is intended to provide the city with an intense mixed use resort destination by providing for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations); seasonal multi-family attached or single-family detached residential uses; permanent multi-family attached or single-family detached residential uses; retail; service; restaurant; office; and similar commercial uses are allowed in this zoning district.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
Permanent/Long-Term Residential Uses					
Single-family detached dwelling	C		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Single room occupancy	P		1 space per rental room		0%
Seasonal/Short-Term Residential Uses					
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)		0%
Multi-Family Attached Dwelling	P		1 space per bedroom		10%
Other Residential Uses					
Community Residential Home, Small (1-6)	C		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community Residential Home, Large (7-14)	C				5%
Family Day Care Home	C		2 spaces per DU		0%
Sector 22 Utilities					
221122 Distribution electric substation	P		None		0%
Sector 31-33 Manufacturing					
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses		5%

Sector 44-45 Retail Trade					
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%	
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%	
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%	
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%	
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%	
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%	
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%	
4531 Florists	P		1 space for every 300 square feet of gross floor area	10%	
4532 Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%	
4539 Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%	
Sector 48-49 Transportation and Warehousing					
483 Water transportation	P		Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum	5%	

			number of seats or occupancy. Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4871 Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	10%
4872 Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.	10%
Sector 51 Information				
512131 Motion picture theaters	P			
Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	10%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane	10%

			capacity of 5 motor vehicles	
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%

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6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	5%
Sector 71 Arts, Entertainment, and Recreation				
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713120 Amusement arcades	P		1 space for every 250 square feet of gross floor area	15%

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713930 Marinas	P		In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip not housing fare-carrying vessels charter fishing boats, or rental watercraft	0%
Dry boat storage facilities	P		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.	0%
Dry dock facilities	P		2 parking spaces for each dry dock.	0%
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	10%
Charter fishing boats – large (7 or more passenger capacity)	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity plus 2.25 spaces for crew.	10%
Fare-carrying vessels	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity.	10%
Rental watercraft	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity or 1 parking space for	10%

				every 4 personal watercraft.	
713940 Fitness and recreational sports centers	P			1 space for every 200 square feet of gross floor area	15%
713990 All other amusement and recreation industries	P			1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
Skating rinks	P			1 space for every 200 square feet of gross floor area	10%
Stables	P			1 space for every 5 horses boarded on-site	0%
Tennis, handball, and racquetball facilities	P			2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services					
721110 Hotels and motels	P			1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
721191 Bed and breakfast inns	P			1 space for every room for rent	5%

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721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)			1 space for every 75 square feet of gross floor area	5%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Sector 81 Other Services, Except Public Administration				
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%

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	Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
	8123 Dry cleaning and laundry services	P			
	812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%
	813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
	8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration					
	922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
	922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.3(6) of the Comprehensive Plan		
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any	

		portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
Side Setback	7.5 feet	Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
Rear Setback	10 feet	Rear setback. For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.
Maximum Density	See Policy 1-2.4.3(6) of the Comprehensive Plan	
Minimum Open Space	30%	25%

Section 4.05.08 North Harbor Mixed Use (NHMU)

- A. Zoning District Intent. The North Harbor Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(4), North Harbor Mixed Use of the Comprehensive Plan.

The North Harbor Mixed Use zoning district is intended to complement the South Harbor festive market place by allowing permanent and seasonal single-family and multi-family attached/detached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; retail; service; restaurant; office; and similar commercial uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
Permanent/Long-Term Residential Uses					
Single-family detached dwelling	C		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Single room occupancy	P		1 space per rental room		0%
Seasonal/Short-Term Residential Uses					
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)		0%
Multi-Family Attached Dwelling	P		1 space per bedroom		10%
Other Residential Uses					
Community Residential Home, Small (1-6)	C		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community Residential Home, Large (7-14)	C				5%
Family Day Care Home	C		2 spaces per DU		0%
Sector 22 Utilities					
221122 Distribution electric substation	P		None		0%
Sector 31-33 Manufacturing					
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses		5%
424460 Fish and seafood merchant wholesalers	P				
Sector 44-45 Retail Trade					

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4411 Automobile dealers	C		1 space for every 400 square feet of gross floor area	5%
4412 Other motor vehicle dealers	P		1 space for every 400 square feet of gross floor area	5%
441310 Parts and accessories dealer – automotive/marine	P		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
442 Furniture and home furnishings stores	P		1 space for every 500 square feet of retail gross floor area and 1 space for every 1000 square feet of warehouse area	5%
443 Electronics and appliance stores	P		1 space for every 500 square feet of gross floor area	5%
444190 Kitchen cabinet stores	P		1 space for every 500 square feet of gross floor area	5%
4451 Grocery stores	P		1 space for every 250 square feet of gross floor area	10%
4452 Specialty food stores	P		1 space for every 250 square feet of gross floor area	15%
4453 Beer, wine and liquor stores	P		1 space for every 250 square feet of gross floor area	15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	P		1 space for every 250 square feet of gross floor area	15%
447 Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	5%

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447 Gasoline stations (with convenience store)	P		1 space for every 200 square feet of gross floor area (fuel stations are not to be included as a parking space)	10%
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4521 Department stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531 Florists	P		1 space for every 300 square feet of gross floor area	10%

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4532 Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
4533 Used merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
453310 Thrift stores	P		1 space for every 250 square feet of gross floor area	10%
4539 Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4871 Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	10%
4872 Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.	10%
Sector 51 Information				
512131 Motion picture theaters	P			
Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	10%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				

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Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
531190 Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 square feet of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 square feet of office area.	0%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
5323 General rental centers	P		1 space for every 400 square feet of gross floor area	5%
5324 Machinery and equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%

Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of	5%

			the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713120 Amusement arcades	P		1 space for every 250 square feet of gross floor area	15%
713940 Fitness and recreational sports centers	P		1 space for every 200 square feet of gross floor area	15%
713950 Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	10%
713990 All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%

	Skating rinks	P		1 space for every 200 square feet of gross floor area	10%
	Stables	P		1 space for every 5 horses boarded on-site	0%
	Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services					
	721110 Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
	721191 Bed and breakfast inns	P		1 space for every room for rent	5%
	721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%

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7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)	P		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Brewpubs	P			
Sector 81 Other Services, Except Public Administration				
8111 Automotive repair and maintenance	P		1 space for every 400 square feet of gross floor area	5%
81149 Other personal and household goods repair	P		1 space for every 400 square feet of gross floor area	5%
811491 Boat and motorcycle repair	P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
8123 Dry cleaning and laundry services	P			
812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%

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812930 Parking lots and garages (public and private)	P		N/A	N/A
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			
Miscellaneous Uses				
Tattoo parlors	P		1 space for every 250 square feet of gross floor area	10%

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.3(4) of the Comprehensive Plan		
Front Setback	20 feet	For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any	

		portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
Side Setback	7.5 feet	Zero feet for any portion of a building having a height of 40 feet or less. For any portion of a building having a height greater than 40 feet, the side setback shall be increased by two feet on each side for each ten feet or fraction thereof exceeding 40 feet in height. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.F.1.f.1.
Rear Setback	10 feet	Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.D.
Maximum Density	See Policy 1-2.4.3(4) of the Comprehensive Plan	
Minimum Open Space	25%	

Section 4.05.09 Residential, Office and Institutional – Crystal Beach Residential (ROI-CBR)

- A. Zoning District Intent. The Residential, Office and Institutional-Crystal Beach Residential district implements Future Land Use Element Policy 1-2.4.1, Residential, Office, and Institutional of the Comprehensive Plan.

The Residential, Office, and Institutional - Crystal Beach Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the ROI-CBR zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
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Permanent/Long-Term Residential Uses				
Single-family detached dwelling	P		2 spaces per DU	0%
Single room occupancy	P		1 space per rental room	0%
Seasonal/Short-Term Residential Uses				
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
Other Residential Uses				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%
Family Day Care Home	P		2 spaces per DU	0%
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit
Minimum Lot Area	7,500 sq. ft.
Minimum Lot Width	70 feet
Minimum Lot Depth	100 feet
Maximum Building Height	See Policy 1-2.4.1 of the Comprehensive Plan
Front Setback	20 feet
Side Setback	7.5 feet
Rear Setback	10 feet
Maximum Density	See Policy 1-2.4.1 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.05.10 Residential, Office and Institutional – Tourist Development (ROI-TD)

- A. Zoning District Intent. The Residential, Office, and Institutional - Tourist Development zoning district implements Future Land Use Element Policy 1-2.4.1, Residential, Office, and Institutional of the Comprehensive Plan.

Residential, Office, and Institutional - Tourist Development zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate: business and professional offices; seasonal single-family detached or multi-family attached residential dwelling units; institutional uses; and commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations. General retail sales and services are allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods. ROI-TD zoning district shall only be allowed on subject properties that abut or are located south of Harbor Boulevard/Emerald Coast Parkway as delineated on the zoning map. It is the intent of the ROI - TD zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached or multi-family attached residential dwelling units; and all non-residential uses not previously listed above.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>				
Guest House	P		1 space per dwelling unit	0%
Accessory Dwelling	P		1 space per dwelling unit	0%
Single room occupancy	P		1 space per rental room	0%
<i>Seasonal/Short-Term Residential Uses</i>				
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	0%
Multi-family attached dwelling	P		1 space per bedroom	10%
<i>Other Residential Uses</i>				
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift	0%

Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
2212 Natural gas distribution	P			
2213 Water, sewage and other systems	P			
Sector 31-33 Manufacturing				
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	5%
Sector 44-45 Retail Trade				
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%

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	Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531	Florists	P		1 space for every 300 square feet of gross floor area	10%
4532	Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
4533	Used merchandise stores	C		1 space for every 250 square feet of gross floor area	10%
453310	Thrift stores	C		1 space for every 250 square feet of gross floor area	10%
4539	Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing					
4851	Urban transit systems	P		1 space for each employee on maximum shift	5%
4852	Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4854	School and employee bus transportation	P		1 space for each employee on maximum shift	5%
491	Postal service	P		1 space for every 250 square feet of gross floor area, plus 1 space for each employee	10%
492	Couriers and messengers	P		1 space for every 500 square feet of gross floor area, plus 1 space for each vehicle used in operation	5%
Sector 51 Information					
516	Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
518	ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519	Other information services	P		1 space for every 250 square feet of gross floor area	10%

Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
562 Waste management and remediation services	C		1 space for every 1000 square feet of gross floor area, plus 1 space for each company vehicle	5%
Sector 61 Educational Services				
6111 Elementary and secondary schools	P			
Elementary/junior high schools	P		2 spaces for every classroom	1 space per 9 students
Senior high schools	P		1 space for every faculty member and employee,	1 space per 9 students

				plus 1 space for every 6 students	
6112 Junior colleges	P			5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
6113 Colleges and universities	P			5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
6114 Business, computer and management training	P			1 space for every 300 square feet of gross floor area	1 space per 15 students
6115 Technical and trade schools	P			5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
6116 Other schools and instruction	P			1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P			1 space for every 300 square feet of gross floor area	10%
Libraries	P			1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance					
621 Ambulatory health care services/physician's office	P			1 space for every 250 square feet of gross floor area	5%
622 Hospitals	P			2 spaces for every bed	5%
6231 Nursing care facilities	P			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6232 Residential mental health facilities	C			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
624 Social assistance	P			1 space for every 250 square feet of gross floor area	5%

6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	5%
Sector 71 Arts, Entertainment, and Recreation				
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713990 All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%

	Skating rinks	C		1 space for every 200 square feet of gross floor area	10%
	Stables	C		1 space for every 5 horses boarded on-site	0%
	Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services					
721110	Hotels and Motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
721191	Bed and breakfast inns	P		1 space for every room for rent	5%
721199	Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%

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7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
Sector 81 Other Services, Except Public Administration				
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors			1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)			1 space for every 2 washing machines	5%
8123 Dry cleaning and laundry services	P			
812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
921 Executive, legislative, and general government	P		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area	10%
922 Justice, public order, and safety activities	C			
922120 Police Protection	C			
922160 Fire Protection	C			
923 Administration of human resource programs	P			

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924 Administration of environmental programs	P		where there are no fixed seats.	
925 Administration of housing programs, urban planning and community development	P			
926 Administration of economic programs	P			
927 Space research and technology	P			
928 National security and international affairs	P			

There are certain uses within this zoning district that have Footnote #3, which states, "Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods.". It is recommended that rather than requiring these uses to be a part of a PUD, they are changed to conditional uses in order ensure compatibility with the surrounding land uses.

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.1 of the Comprehensive Plan		
Front Setback	20 feet	For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required. Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided.	
Side Setback	7.5 feet		
Rear Setback	10 feet		

		Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.
Maximum Density	See Policy 1-2.4.1 of the Comprehensive Plan	
Minimum Open Space	30%	25%

Section 4.05.11 Residential, Office and Institutional – Village Residential (ROI-VR)

- A. Zoning District Intent. The Residential, Office, and Institutional - Village Residential zoning district implements Future Land Use Element Policy 1-2.4.1, Residential, Office, and Institutional of the Comprehensive Plan.

The Residential, Office, and Institutional - Village Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units, with or without limited and supportive commercial uses. It is the intent of the ROI - VR zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>				
Single-family detached dwelling	P		2 spaces per DU	0%

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Multi-family attached dwelling	C		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Guest House	C		1 space per dwelling unit		0%
Accessory Dwelling	C				
Single room occupancy	P		1 space per rental room		0%
Other Residential Uses					
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community residential home, large (7-14)	C				5%
Family day care home	P		2 spaces per dwelling unit		0%
Sector 22 Utilities					
221122 Distribution electric substation	P		None		0%
2212 Natural gas distribution	C				
2213 Water, sewage and other systems	C				
Sector 31-33 Manufacturing					
323 Printing and related support activities	C		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses		5%
Sector 44-45 Retail Trade					
448 Clothing and clothing accessories stores	C		1 space for every 250 square feet of gross floor area		10%
4512 Book, periodical, and music stores	C		1 space for every 250 square feet of gross floor area		10%

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4529 Other general merchandise stores	C		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	C		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	C		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	C		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	C		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	C		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	C		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	C		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	C		1 space for every 250 square feet of gross floor area	10%
4531 Florists	C		1 space for every 300 square feet of gross floor area	10%
4532 Office supplies, stationery, and gift stores	C		1 space for every 250 square feet of gross floor area	10%
4533 Used merchandise stores	C		1 space for every 250 square feet of gross floor area	10%
453310 Thrift stores	C		1 space for every 250 square feet of gross floor area	10%
4539 Other miscellaneous store retailers	C		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	C		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	C		1 space for each employee on maximum shift	5%

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4854 School and employee bus transportation	C		1 space for each employee on maximum shift	5%
491 Postal service	C		1 space for every 250 square feet of gross floor area, plus 1 space for each employee	10%
492 Couriers and messengers	C		1 space for every 500 square feet of gross floor area, plus 1 space for each vehicle used in operation	5%
Sector 51 Information				
516 Internet publishing and broadcasting	C		1 space for every 250 square feet of gross floor area	5%
518 ISPs, search portals, and data processing	C		1 space for every 250 square feet of gross floor area	10%
519 Other information services	C		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	C		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	C		1 space for every 250 square feet of gross floor area	10%
5322 Consumer goods rental	C		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	C		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	C		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				

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551 Management of companies and enterprises	C		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	C		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	C			
562 Waste management and remediation services	C		1 space for every 1000 square feet of gross floor area, plus 1 space for each company vehicle	5%
Sector 61 Educational Services				
6111 Elementary and secondary schools	C			
Elementary/Junior high schools	C		2 spaces for every classroom	1 space per 9 students
Senior high schools	C		1 space for every faculty member and employee, plus 1 space for every 6 students	1 space per 9 students
6112 Junior colleges	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
6113 Colleges and universities	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
6114 Business, computer and management training	C		1 space for every 300 square feet of gross floor area	1 space per 15 students
6115 Technical and trade schools	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
6116 Other schools and instruction	C		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	C		1 space for every 300 square feet of gross floor area	10%

	Libraries			1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance					
621 Ambulatory health care services/physician's office	C			1 space for every 250 square feet of gross floor area	5%
622 Hospitals	C			2 spaces for every bed	5%
6231 Nursing care facilities	C			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6232 Residential mental health facilities	C			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6233 Community care facilities for the elderly	C			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6239 Other residential care facilities	C			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
624 Social assistance	C			1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	C			1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking	5%

			spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713990 All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
Skating rinks	C		1 space for every 200 square feet of gross floor area	10%
Stables	C		1 space for every 5 horses boarded on-site	0%
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 81 Other Services, Except Public Administration				
812 Personal and laundry services	C		1 space for every 1,000 square feet of gross floor area, plus	5%

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			1 space for every 1.5 employees on the largest shift	
	Barbershops or beauty parlors	C	1 space for every 150 square feet of gross floor area	5%
	Laundromat (coin operated)	C	1 space for every 2 washing machines	5%
8123	Dry cleaning and laundry services	C		
812910	Pet care (except veterinary) services	C	1 space for every 250 square feet of gross floor area	0%
813	Membership associations and organizations	C	1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131	Religious organizations	C	1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
921	Executive, legislative, and general government	C	1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922	Justice, public order, and safety activities	C		
922120	Police Protection	C		
922160	Fire Protection	C		
923	Administration of human resource programs	C		
924	Administration of environmental programs	C		
925	Administration of housing programs, urban planning and community development	C		

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926 Administration of economic programs	C			
927 Space research and technology	C			
928 National security and international affairs	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.1 of the Comprehensive Plan		
Front Setback	20 feet	For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required. Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided. Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where	
Side Setback	7.5 feet		
Rear Setback	10 feet		

		property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.
Maximum Density	See Policy 1-2.4.1 of the Comprehensive Plan	
Minimum Open Space	25%	

Section 4.05.12 South Harbor Mixed Use (SHMU)

- A. Zoning District Intent. The South Harbor Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(3), South Harbor Mixed Use of the Comprehensive Plan.

The South Harbor Mixed Use zoning district is intended to preserve SHMU area as a world-class fishing village that is open to the public and accommodates a mixed use festive market place. The SHMU zoning district accomplishes these goals by encouraging tourist commercial development designed to preserve waterfront views, preserve water dependent activity, foster a pedestrian-oriented environment, and promote convenient public access to the harbor boardwalk and charter fishing opportunities for the public. It is the intent of the this zoning district to encourage commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations, and short-term residential uses. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 square feet of "publicly leasable commercial space" (e.g. retail, office, restaurant, etc. ...). However, residential uses shall be permitted within structures constructed prior to 1984 (incorporation of the City of Destin) and shall be exempt from this requirement for 4,500 square feet of "publicly leasable commercial space." The term "publicly leasable commercial space" shall mean: a space that is open to the public to lease and use; not a space or use that is exclusively for the owners or guest of the residential development in question; shall be heated and cooled square footage; and shall not constitute that portion of the harbor boardwalk that is reserved for ingress and egress for public use. The purpose of requiring this minimum publicly leasable commercial space is to foster and encourage access by the public to the development and the harbor boardwalk. Additionally, parcels having frontage on the Harbor shall provide in their development a commercial storefront equal to a minimum of 50% of the width of the property along the harbor front. Such commercial storefront may be distributed between the first three floors of the building facing the harbor and all three floors must be accessible by pedestrians from the Harbor side of the development.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Permanent/Long-Term Residential Uses</i>				

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Single-family detached dwelling	C		2 spaces per DU		0%
Multi-family attached dwelling	P		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Single room occupancy	P		1 space per rental room		0%
Seasonal/Short-Term Residential Uses					
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)		0%
Multi-Family Attached Dwelling	P		1 space per bedroom		10%
Other Residential Uses					
Community Residential Home, Small (1-6)	C		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Community Residential Home, Large (7-14)	C				5%
Family Day Care Home	C		2 spaces per DU		0%
Sector 22 Utilities					
221122 Distribution electric substation	P		None		0%
Sector 31-33 Manufacturing					
323 Printing and related support activities	P		1 space for every 1,000 square feet of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses		5%
424460 Fish and seafood merchant wholesalers	P				
Sector 44-45 Retail Trade					
4412 Other motor vehicle dealers	P		1 space for every 400 square feet of gross floor area		5%
441310 Parts and accessories dealer – automotive/marine	P		1 space for every 200 square feet of gross floor area (each service bay		5%

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			may count toward a space)	
442 Furniture and home furnishings stores	P		1 space for every 500 square feet of retail gross floor area and 1 space for every 1000 square feet of warehouse area	5%
443 Electronics and appliance stores	P		1 space for every 500 square feet of gross floor area	5%
4452 Specialty food stores	P		1 space for every 250 square feet of gross floor area	15%
4453 Beer, wine and liquor stores	P		1 space for every 250 square feet of gross floor area	15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	P		1 space for every 250 square feet of gross floor area	15%
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4521 Department stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%

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	Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
	Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
	Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
	Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
	Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531	Florists	P		1 space for every 300 square feet of gross floor area	10%
4532	Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
4533	Used merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
453310	Thrift stores	P		1 space for every 250 square feet of gross floor area	10%
4539	Other miscellaneous store retailers	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing					
483	Water transportation	P		Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum number of seats or occupancy. Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	5%
4851	Urban transit systems	P		1 space for each employee on maximum shift	5%
4852	Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%

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4871 Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	10%
4872 Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.	10%
Sector 51 Information				
512131 Motion picture theaters	P			
Single-screen			1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen			1 space for every 4 seats, plus 5 spaces for employees	10%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%
519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire,	0%

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			and/or health codes or 1 space for every 45 square feet, whichever is greater.	
531120 Commercial special event venue	P			
531190 Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 square feet of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 square feet of office area.	0%
5322 Consumer goods rental	P		1 space for every 400 square feet of gross floor area	5%
5323 General rental centers	P		1 space for every 400 square feet of gross floor area	5%
5324 Machinery and equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				
551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				

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6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	5%
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 square feet of gross floor	10%

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			area where there are no fixed seats	
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713120 Amusement arcades	C		1 space for every 250 square feet of gross floor area	15%
713930 Marinas	P		In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip not housing fare-carrying vessels charter fishing boats, or rental watercraft	0%
Dry boat storage facilities	P		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.	0%
Dry dock facilities	P		2 parking spaces for each dry dock.	0%
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	10%
Charter fishing boats – large (7 or more passenger capacity)	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity plus 2.25 spaces for crew.	10%
Fare-carrying vessels	P		1 parking space for each 4 passengers based on maximum	10%

				U.S. Coast Guard rated passenger capacity.	
	Rental watercraft	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity or 1 parking space for every 4 personal watercraft.	10%
	713940 Fitness and recreational sports centers	P		1 space for every 200 square feet of gross floor area	15%
	713950 Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	10%
	713990 All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
	Skating rinks	P		1 space for every 200 square feet of gross floor area	10%
	Stables	P		1 space for every 5 horses boarded on-site	0%
	Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services					
	721110 Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus	5%

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			1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	
721191 Bed and breakfast inns	P		1 space for every room for rent	5%
721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722110 Limited-service restaurants (fast-food)	P		1 space for every 75 square feet of gross floor area	10%

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7224 Drinking places, alcoholic beverages		P		1 space for every 75 (85) square feet of gross floor area	5%
Brewpubs		P			
Sector 81 Other Services, Except Public Administration					
81149 Other personal and household goods repair		P		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services		P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
	Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
	Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
8123 Dry cleaning and laundry services		P			
812910 Pet care (except veterinary) services		P		1 space for every 250 square feet of gross floor area	0%
813 Membership associations and organizations		P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
Sector 92 Public Administration					
922120 Police Protection		C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection		C			
Miscellaneous Uses					
Tattoo parlors		P		1 space for every 250 square feet of gross floor area	10%

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- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.3(3) of the Comprehensive Plan		
Front Setback	20 feet	For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.	
Side Setback	7.5 feet	Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.	
Rear Setback	10 feet	Note: For lots that have a rear lot line on the harbor, a minimum setback of 15 feet shall apply in order to have enough space for the Harbor Boardwalk to be constructed when said boardwalk cannot be constructed over the Destin Harbor. Properties must still provide for the Harbor Boardwalk in accordance with Section 8.09.03(A)(9). For lots that have a rear lot line on Choctawhatchee Bay: rear setback must meet the requirements set forth in Section 11.01.10, Bay shoreline protection zone. For all lots that do not have a rear lot line on the harbor or the bay, but instead have a rear property line: Zero feet.	
Maximum Density	See Policy 1-2.4.3(3) of the Comprehensive Plan		
Minimum Open Space	30%	25%	

Section 4.05.13 Town Center Mixed Use (TCMU)

- A. Zoning District Intent. The Town Center Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(1), Town Center Mixed Use of the Comprehensive Plan.

The Town Center Mixed Use zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent multi-family attached residential dwelling units; retail; service; restaurant; office; and similar commercial uses. It is the intent of the TCMU zoning district to specifically not allow permanent or seasonal single-family

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residential uses. It is also the intent of the TCMU zoning district to encourage multi-family developments to include appropriate non-residential components in furtherance of the mixed-use nature of the zoning district. Commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations and seasonal multi-family attached residential dwelling units are only allowed on properties that have direct or secondary access to Harbor Boulevard/U.S. Highway 98. It is intended that the TCMU zoning district provide for increased buffering and setbacks from nearby residential and mixed use developments.

Recommendation: The above paragraph as well as the uses in the table below should be revised to implement Policy 1-2.4.3(1) "Permitted uses are multi-family residential, high density single family (not less than 7 units per acre), retail, service, restaurant, office, commercial uses and civic uses" by allowing single-family attached as an allowable residential use in the TCMU zoning district.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING		REQUIRED BICYCLE PARKING
Permanent/Long-Term Residential Uses					
Multi-family attached dwelling	C		1 bedroom	1.50 spaces per DU	10%
			2 bedrooms	2.25 spaces per DU	
			3+ bedrooms	2.5 spaces per DU	
Single room occupancy	P		1 space per rental room		0%
Seasonal/Short-Term Residential Uses					
Multi-Family Attached Dwelling	C		1 space per bedroom		10%
Other Residential Uses					
Community Residential Home, Small (1-6)	P		1 space per 4 beds, plus 1 space for each employee on maximum shift		0%
Sector 22 Utilities					
221122 Distribution electric substation	P		None		0%
Sector 31-33 Manufacturing					
323 Printing and related support activities	C		1 space for every 1,000 square feet of gross floor area		5%

			devoted to manufacturing, plus the required parking for square footage devoted to other uses	
Sector 44-45 Retail Trade				
4411 Automobile dealers	C		1 space for every 400 square feet of gross floor area	5%
4412 Other motor vehicle dealers	C		1 space for every 400 square feet of gross floor area	5%
4413 Auto parts, accessories, and tire stores	C		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
441310 Parts and accessories dealer – automotive/marine	C		1 space for every 200 square feet of gross floor area (each service bay may count toward a space)	5%
442 Furniture and home furnishings stores	P		1 space for every 500 square feet of retail gross floor area and 1 space for every 1000 square feet of warehouse area	5%
443 Electronics and appliance stores	P		1 space for every 500 square feet of gross floor area	5%
4451 Grocery stores	P		1 space for every 250 square feet of gross floor area	10%
4452 Specialty food stores	P		1 space for every 250 square feet of gross floor area	15%
4453 Beer, wine and liquor stores	P		1 space for every 250 square feet of gross floor area	15%
446 Health and personal care stores and medical marijuana treatment center dispensing facilities	P		1 space for every 250 square feet of gross floor area	15%

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448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%
4511 Sporting goods and musical instrument stores	P		1 space for every 250 square feet of gross floor area	10%
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%
4521 Department stores	P		1 space for every 250 square feet of gross floor area	10%
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%
4531 Florists	P		1 space for every 300 square feet of gross floor area	10%
4532 Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
4533 Used merchandise stores	C		1 space for every 250 square feet of gross floor area	10%

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453310 Thrift stores	C		1 space for every 250 square feet of gross floor area	10%
453310 Thrift stores, large	C		1 space for every 250 square feet of gross floor area	10%
4539 Other miscellaneous store retailers	C		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4871 Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	10%
4872 Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 square feet of gross floor area, whichever is greater.	10%
Sector 51 Information				
512131 Motion picture theaters	P			
Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	10%
Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	10%
515 Broadcasting, except internet	P		1 space for every 300 square feet of gross floor area	5%
516 Internet publishing and broadcasting	P		1 space for every 250 square feet of gross floor area	5%
5172 Wireless telecommunications carriers (except satellite)	P			
518 ISPs, search portals, and data processing	P		1 space for every 250 square feet of gross floor area	10%

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519 Other information services	P		1 space for every 250 square feet of gross floor area	10%
Sector 52 Finance and Insurance				
Finance and Insurance	P		1 space for every 250 square feet of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	10%
Sector 53 Real Estate and Rental and Leasing				
531 Real estate services	P		1 space for every 250 square feet of gross floor area	10%
531120 Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 square feet, whichever is greater.	0%
531120 Commercial special event venue	P			
5322 Consumer goods rental	C		1 space for every 400 square feet of gross floor area	5%
5323 General rental centers	P		1 space for every 400 square feet of gross floor area	5%
5324 Machinery and equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%
Sector 54 Professional and Technical Services				
541 Professional and technical services	P		1 space for every 250 square feet of gross floor area	5%
541940 Veterinary services	P		1 space for every 250 square feet of gross floor area	5%
Sector 55 Management of Companies and Enterprises				

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551 Management of companies and enterprises	P		1 space for every 250 square feet of gross floor area	10%
Sector 56 Administrative and Waste Services				
561 Administrative and support services	P		1 space for every 250 square feet of gross floor area	10%
561720 Janitorial services	P			
Sector 61 Educational Services				
6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
Libraries	P		1 space for every 300 square feet of gross floor area	20%
Sector 62 Health Care and Social Assistance				
621 Ambulatory health care services/physician's office	P		1 space for every 250 square feet of gross floor area	5%
6233 Community care facilities for the elderly	P		1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6239 Other residential care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6244 Child day care services	P		1 space for every 250 square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear	5%

			ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
711 Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 square feet of gross floor area where there are no fixed seats	10%
712 Museums, historical sites, zoos, and parks	C			
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	4 spaces
713940 Fitness and recreational sports centers	P		1 space for every 200 square feet of gross floor area	15%
713950 Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	10%
713990 All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%

	Skating rinks	P		1 space for every 200 square feet of gross floor area	10%
	Stables	P		1 space for every 5 horses boarded on-site	0%
	Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 72 Accommodation and Food Services					
	721110 Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%
	721191 Bed and breakfast inns	P		1 space for every room for rent	5%
	721199 Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	5%

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7213 Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	5%
722 Food services and drinking places	P			
722110 Full-service restaurants (quality or high turnover sit down)	P		1 space for every 100 square feet of gross floor area	10%
722111 Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)	P		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Brewpubs	C			
Sector 81 Other Services, Except Public Administration				
811192 Car washes (self-service)	C		2.5 spaces for every washing stall	0%
811192 Car washes (automated)	C		1 space for every 200 square feet of office/employee support area, plus stacking for 3 vehicles.	0%
81149 Other personal and household goods repair	C		1 space for every 400 square feet of gross floor area	5%
812 Personal and laundry services	P		1 space for every 1,000 square feet of gross floor area, plus 1 space for every 1.5 employees on the largest shift	5%
Barbershops or beauty parlors	P		1 space for every 150 square feet of gross floor area	5%
Laundromat (coin operated)	P		1 space for every 2 washing machines	5%
8123 Dry cleaning and laundry services	P			
812910 Pet care (except veterinary) services	P		1 space for every 250 square feet of gross floor area	0%

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812930 Parking lots and garages (public and private)	C		N/A	N/A
813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
8131 Religious organizations	P		1 space for every 3 seats within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	5,000 sq. ft.	None	
Minimum Lot Width	50 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	See Policy 1-2.4.3(1) of the Comprehensive Plan		
Front Setback	20 feet	For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet	

		minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
Side Setback	5 feet	Zero feet for any portion of a building having a height of 40 feet or less. For any portion of a building having a height greater than 40 feet, the side setback shall be increased by two feet on each side for each ten feet or fraction thereof exceeding 40 feet in height. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.F.1.f.1.
Rear Setback	10 feet	Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.D.
Maximum Density	See Policy 1-2.4.3(1) of the Comprehensive Plan	
Minimum Open Space	25%	

Section 4.06 Special Districts

Section 4.06.01 Airport (A)

- A. Zoning District Intent. The Airport zoning district implements Future Land Use Element Policy 1-2.6.1, Airport of the Comprehensive Plan.

The Airport zoning district is intended to be placed only on land that comprises the Destin-Fort Walton Beach Airport. The airport zoning district is intended to accommodate the airport terminal, fixed base operators, airport hangars, landing, take off or surface maneuvering of aircraft, including, but not limited to, requisite Airport infrastructure such as runways, taxiways, ramps and aprons. It is the intent of the A zoning district to specifically not allow permanent or seasonal residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
Sector 22 Utilities				
221119 Solar electric power generation	P		1 space for every 200 square feet of gross floor area	5%
221122 Distribution electric substation	P		None	0%

Sector 44-45 Retail trade					
447 Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	5%	
447 Gasoline stations (with convenience store)	P		1 space for every 200 square feet of gross floor area (fuel stations are not to be included as a parking space)	10%	
448 Clothing and clothing accessories stores	P		1 space for every 250 square feet of gross floor area	10%	
4512 Book, periodical, and music stores	P		1 space for every 250 square feet of gross floor area	10%	
4529 Other general merchandise stores	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, neighborhood	P		1 space for every 300 square feet of gross floor area	10%	
Shopping center, fashion/specialty	P		1 space for every 300 square feet of gross floor area	5%	
Shopping center, theme/festival	P		1 space for every 300 square feet of gross floor area	10%	
Shopping center, community	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, outlet	P		1 space for every 200 square feet of gross floor area	5%	
Shopping center, power	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, regional	P		1 space for every 250 square feet of gross floor area	10%	
Shopping center, super regional	P		1 space for every 250 square feet of gross floor area	10%	

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4532 Office supplies, stationery, and gift stores	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
481 Air transportation	P		1 space for each aircraft tie down or hangar, plus 1 space for every 250 sq. ft. of terminal/office/fixed base operation area	5%
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4853 Taxi and limousine service	P		1 space for every 750 sq. ft. of gross floor area	0%
4855 Charter bus industry	P		1 space for each employee on maximum shift, plus 1 space for each service vehicle	0%
4859 Other ground passenger transportation	P		1 space for each employee on maximum shift	5%
4879 Scenic and sightseeing transportation, other	P		1 space for each 3 seats in the vehicle	10%
4881 Support activities for air transportation	P		1 space for every 300 sq. ft. of terminal/office/fixed base operation area	0%
491 Postal service	P		1 space for every 250 square feet of gross floor area, plus 1 space for each employee	10%
492 Couriers and messengers	P		1 space for every 500 square feet of gross floor area, plus 1 space for each vehicle used in operation	5%
Sector 52 Finance and Insurance				

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522298 Pawn Shops	P		1 space for every 250 square feet of gross floor area	10%
Sector 53 Real Estate and Rental and Leasing				
5321 Automotive equipment rental and leasing	P		1 space for every 400 square feet of gross floor area	5%
Sector 61 Educational Services				
6115 Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
Sector 72 Accommodation and Food Services				
722 Food services and drinking places	P			
722111 Limited-service restaurants (delivery, carry-out, drive-in)	P		1 space for every 150 square feet of gross floor area	5%
722111 Limited-service restaurants (fast-food)	P		1 space for every 75 square feet of gross floor area	10%
7224 Drinking places, alcoholic beverages	P		1 space for every 75 (85) square feet of gross floor area	5%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None

Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	See Policy 1-2.6.1 of the Comprehensive Plan
Front Setback	Setbacks from taxiway pursuant to adopted FAA construction standards. Setbacks from property lines minimum of 15 feet. Building separation requirements minimum of ten feet or 20 feet if designated a fire lane.
Side Setback	
Rear Setback	
Maximum Density/Floor Area Ratio	See Policy 1-2.6.1 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.06.02 Institutional (INST)

- A. Zoning District Intent. The Institutional zoning district implements Future Land Use Element Policy 1-2.7.1, Institutional of the Comprehensive Plan.

The Institutional zoning district is intended to accommodate public and semi-public facilities and services, promote natural resource enhancement and promote open spaces around buildings. Additionally, the INST zoning district is intended to accommodate the development and redevelopment of public and semi-public facilities such as: governmental administration buildings; fire, police and rescue services; utilities; public and private educational institutions; non-profit organizations; arts/cultural or civic facilities; public and semi-public open spaces; hospital, nursing, convalescent, and related facilities; cemeteries; family, child, and adult day care facilities; places of worship. It is the intent of the INST zoning district to specifically not allow permanent or seasonal residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
Sector 22 Utilities				
221119 Wind electric power generation	P		1 space for every 200 square feet of gross floor area	5%
221122 Distribution electric substation	P		None	0%
2212 Natural gas distribution	P			

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2213 Water, sewage and other systems	P			
Sector 44-45 Retail trade				
4533 Used merchandise stores	P		1 space for every 250 square feet of gross floor area	10%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
4854 School and employee bus transportation	P		1 space for each employee on maximum shift	5%
491 Postal service	P		1 space for every 250 square feet of gross floor area, plus 1 space for each employee	10%
Sector 51 Information				
5172 Wireless telecommunications carriers (except satellite)	P			
Sector 56 Administrative and Waste Services				
562 Waste management and remediation services	C		1 space for every 1000 square feet of gross floor area, plus 1 space for each company vehicle	5%
Sector 61 Educational Services				
6111 Elementary and secondary schools	P			

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	Elementary/Junior high schools	P		2 spaces for every classroom	1 space per 9 students
	Senior high schools	P		1 space for every faculty member and employee, plus 1 space for every 6 students	1 space per 9 students
	6112 Junior colleges	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
	6113 Colleges and universities	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
	6114 Business, computer and management training	P		1 space for every 300 square feet of gross floor area	1 space per 15 students
	6115 Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	1 space per 15 students
	6116 Other schools and instruction	P		1 space for every 300 square feet of gross floor area	10%
	6117 Educational support services	P		1 space for every 300 square feet of gross floor area	10%
	Libraries	P		1 space for every 300 square feet	20%

				of gross floor area	
Sector 62 Health Care and Social Assistance					
621 Ambulatory health care services/physician's office	C			1 space for every 250 square feet of gross floor area	5%
622 Hospitals	P			2 spaces for every bed	5%
6231 Nursing care facilities	P			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6232 Residential mental health facilities	P			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6233 Community care facilities for the elderly	P			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
6239 Other residential care facilities	P			1 space for every 4 beds, plus one space per staff person working the largest shift	5%
624 Social assistance	P			1 space for every 250 square feet of gross floor area	5%
6244 Child day care services	P			1 space for every 250	5%

			square feet of facility gross floor area. In addition, such facilities may provide a drop-off facility with a minimum stacking lane capacity for 2 vehicles adjacent to the building providing clear ingress and egress. Up to 30 percent of the total required number of parking spaces or 5 parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces. A stacking lane space shall be 9 feet in width by 19 feet in depth.	
Sector 71 Arts, Entertainment, and Recreation				
712 Museums, historical sites, zoos and parks	P			

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	Neighborhood mini-parks	P		Minimum 1 handicap parking space per park	4 spaces
	713990 All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
	Skating rinks			1 space for every 200 square feet of gross floor area	10%
	Stables			1 space for every 5 horses boarded on-site	0%
	Tennis, handball, and racquetball facilities			2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 81 Other Services, Except Public Administration					
	812930 Parking lots and garages (public and private)	P		N/A	N/A
	813 Membership associations and organizations	P		1 space per 150 square feet; or 1 space for every 4 seats in the largest assembly area	10%
	8131 Religious organizations	P		1 space for every 3 seats	10%

			within the main auditorium or, if there are no fixed seats, 1 space for every 35 square feet of gross floor area within the main auditorium	
Sector 92 Public Administration				
921 Executive, legislative and general government	P		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922 Justice, public order, and safety activities	C			
922120 Police Protection	C			
922160 Fire Protection	C			
923 Administration of human resource programs	P			
924 Administration of environmental programs	P			
925 Administration of housing programs, urban planning and community development	P			
926 Administration of economic programs	P			
927 Space research and technology	P			
928 National security and international affairs	P			

Footnotes 13 and 14 require used merchandise stores to be nonprofit, and ambulatory care facilities to offer free services only in the Institutional zoning district. Is there a reason for this?

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None

Maximum Building Height	See Policy 1-2.7.1 of the Comprehensive Plan
Front Setback	None
Side Setback	None
Rear Setback	None
Maximum Density/Floor Area Ratio	See Policy 1-2.7.1 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.06.03 Conservation (CON)

- A. Zoning District Intent. The Conservation zoning district implements Future Land Use Element Policy 1-2.8.1, Conservation of the Comprehensive Plan.

The Conservation zoning district is intended to apply only to publicly owned property designated as natural and coastal resources with the intent of providing for the long-term protection and preservation of environmentally sensitive natural resource systems. No development is permitted within CON designated areas, other than beach accessways, such as dune walkovers, parking, docks, restroom facilities, and passive recreation. It is the intent of the CON zoning district to specifically not allow permanent or seasonal residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
<i>Sector 92 Public Administration</i>				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			
<i>Miscellaneous Uses</i>				
Passive recreation	P		1 space for every 5,000 square feet of usable land area	20%

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	See Policy 1-2.8.1 of the Comprehensive Plan
Front Setback	None
Side Setback	None
Rear Setback	None
Maximum Density/Floor Area Ratio	See Policy 1-2.8.1 of the Comprehensive Plan
Minimum Open Space	80%

Section 4.06.04 Recreation (REC)

- A. Zoning District Intent. The Recreation zoning district implements Future Land Use Element Policy 1-2.7.2, Recreation of the Comprehensive Plan.

The Recreation zoning district is intended to apply only to publicly and privately owned property and facilities, with the intent of promoting natural resource enhancement and open spaces around buildings. It is the intent of the REC zoning district to specifically not allow permanent or seasonal residential uses and non-residential uses.

- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING
Sector 22 Utilities				
221122 Distribution electric substation	P		None	0%
Sector 48-49 Transportation and Warehousing				
4851 Urban transit systems	P		1 space for each employee on maximum shift	5%
4852 Interurban and rural bus transportation	P		1 space for each employee on maximum shift	5%
Sector 51 Information				

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5172 Wireless telecommunications carriers (except satellite)	P			
Sector 71 Arts, Entertainment, and Recreation				
712 Museums, historical sites, zoos and parks	P			
Neighborhood mini-parks	P		Minimum 1 handicap parking space per park	4 spaces
713110 Amusement and theme parks	P		1 space for every 4 seats in facilities available for patron use; or 1 space for every 150 square feet of gross floor area or ground area; or 1 space for every 4 patrons based on design capacity of the facility, whichever is applicable to the facility.	10%
713120 Amusement arcades	P		1 space for every 250 square feet of gross floor area	15%
713910 Golf courses and country clubs	P		6 spaces for every tee, plus required parking for any other uses on the site	5%
Driving range			1 space for every tee, plus required parking for any other uses on the site	5%
Miniature golf			3 spaces for every hole, plus required parking for any other uses on the site	10%
713940 Fitness and recreational sports centers	P		1 space for every 200 square feet of gross floor area	15%
713950 Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each	10%

			billiard table, plus spaces required for other uses on the site	
713990 All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 square feet of gross floor area or ground area, whichever is applicable to the facility.	10%
Skating rinks	P		1 space for every 200 square feet of gross floor area	10%
Stables	P		1 space for every 5 horses boarded on-site	0%
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	10%
Sector 92 Public Administration				
922120 Police Protection	C		1 space for every 300 square feet of gross floor area, or if public assembly is provided on site, 1 space for every 3 seats within the main auditorium or 1 space for every 35 square feet of gross floor area where there are no fixed seats.	10%
922160 Fire Protection	C			

Recommendation: Include "Passive Recreation" as a permitted use in the Recreation zoning district.

- C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None

Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	See Policy 1-2.7.2 of the Comprehensive Plan
Front Setback	None
Side Setback	None
Rear Setback	None
Maximum Density/Floor Area Ratio	See Policy 1-2.7.2 of the Comprehensive Plan
Minimum Open Space	25%

Section 4.07 Overlay Districts

Section 4.07.01 Crystal Beach Neighborhood – Traditional Development District (CBN-TDD)

- A. Overlay district intent. The Crystal Beach Neighborhood-Traditional Development District zoning overlay district recognizes, as conforming lots within the CBN and portions of the CBR zoning districts, the lot dimensions and configurations of the 1937 Crystal Beach Subdivision Plat.

Recommendation: Provide copy of plat within the LDC.

The purpose of the Crystal Beach Neighborhood-Traditional Development District zoning overlay is to allow the restoration of the original lots configured as fifty feet in width by one hundred fifty feet in depth (50' × 150') as shown in the 1937 Crystal Beach Subdivision Plat. This section allows those original lots to be treated as conforming lots. This section is intended to apply only to those lots depicted in the 1937 Crystal Beach Subdivision plat that are within the boundaries of the Crystal Beach Neighborhood Zoning District and the Crystal Beach Resort Zoning District.

Section 4.07.02 Harbor District (HD)

- A. Overlay district intent. The Harbor District Overlay implements Future Land Use Element Policies 1-2.4.3(3) South Harbor Mixed Use (SHMU) and 1-2.4.3 (4) North Harbor Mixed Use (NHMU), and Objective 1-3.4 Encourage Redevelopment and Renewal, of the Comprehensive Plan.

The Harbor District Overlay encompasses all land that is within either the South Harbor Mixed Use zoning district or the North Harbor Mixed Use zoning district. The Destin Harbor is a vital part of the City of Destin's history as a world-class fishing village and festive marketplace, and will continue to play an important role in the City's future.

Recommendation: Provide map of district boundary.

The intent of the Harbor District Overlay is to:

1. encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Destin Harbor area, as well as in the neighboring areas north of U.S. Highway 98 and

2. to encourage the reduction of nonconformities in the district by allowing historic residential structures to be used for commercial purposes consistent with a world-class fishing village and a festive marketplace, such as restaurants, bars, bed and breakfasts, and other uses that encourage tourist commercial development by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.

Much of the Harbor Area's historic significance is derived from the harbor's role in the City's formation as a world-class fishing village. In addition to ensuring architectural styles are compatible with the area's heritage, the Harbor District Overlay is intended to preserve the harbor area's historic sense of place. This overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Harbor area, a world-class fishing village and festive marketplace.

Section 4.07.03 Town Center Mixed Use – Central Business District (TCMU-CBD)

- A. Overlay district intent. The Town Center Mixed Use - Central Business District zoning overlay district implements a maximum height cap and restricts certain types of residential and commercial uses that are incompatible with the adjoining residential area.

The Town Center Mixed Use - Central Business district zoning overlay district is intended to apply to those properties that: a) have a Town Center Mixed Use zoning district designation; and b) are located north of the post office/Gulf Power Station, south of Legion Drive/Airport Road, east of Sun Cay Townhomes and west of Industrial Park Road, east of Sun Cay Townhomes, and west of Industrial Park Road. The TCMU-CBD zoning overlay district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent multi-family attached residential dwelling units; retail; service; restaurant; office; and similar commercial uses. It is the intent of the TCMU-CBD zoning overlay district to specifically not allow: permanent or seasonal single-family detached residential dwelling units; seasonal multi-family attached residential dwelling units; and commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations.

Recommendation: Provide a map of district boundary.

Section 4.07.04 Zerbe – Calhoun Historic District (Z-CHD)

- A. Overlay district intent. The Zerbe-Calhoun Historic District Overlay implements Future Land Use Element Policy 1-2.4.3, which recognizes this general area as a transition between the North and South Harbor Mixed Use areas, U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north. Further, the Zerbe-Calhoun Historic District Overlay implements Policy 1-3.7.8: Urban Design and Community Appearance, which encourages procedures that enhance general community appearance as well as to preserve and enhance open space and landscape, and encourages protecting major natural and manmade resources within the City, including such scenic natural resources as Choctawhatchee Bay, natural drainage corridors, as well as developing residential neighborhoods and centers of commercial or institutional activity. Additional policies implemented include but are not limited to, Policy 1-1.1.4: Scenic Vistas and

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Waterfront Views, encourages protection of views of Choctawhatchee Bay, and Policy 1-1.2.4: Orderly Transition in Land Use encourages smooth transitions in land use.

The Zerbe-Calhoun Historic District Overlay encompasses all land that is located in the area depicted on the attached Exhibit "A", Zerbe-Calhoun Historic District Overlay Map. This area is a vital part of the City of Destin's history, and will continue to play an important role in the City's future. The Calhoun and Zerbe areas border the North and South Harbor Mixed Use areas (NHMU and SHMU areas) and provide a transition between the North and South Harbor Mixed Use areas. U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north.

Recommendation: Provide a map of the district boundary, including the significant structures.

- B. The intent of the Zerbe-Calhoun Historic District Overlay is to
 - 1. encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Calhoun-Zerbe area, as well as in the neighboring areas and
 - 2. to ensure a smooth transition from the Historic Harbor Area and its significance, derived from the harbor's historic role in the City's formation as a world-class fishing village;
 - 3. to preserve the area's historic sense of place: this overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Zerbe-Calhoun area; and
 - 4. to preserve structures and sites of historic and recreational significance, inclusive of the Destin Community Center, Destin History and Fishing Museum, 1934 Post Office, Primrose boat; existing parks and historic cemeteries.
- C. Preservation of existing historic structures within the Zerbe-Calhoun Historic Overlay District. The following properties owned by the City of Destin are deemed structures and sites significant to the history of the City of Destin, and additionally shall be considered collectively as the "Zerbe-Calhoun Historic Park", deemed devoted to active or passive recreation, and shall be subject to all provisions of the City Charter related to City parks:
 - 1. Destin Memorial Cemetery located at 120 Sibert Avenue.
 - 2. Destin Memorial Cemetery located at 111 Stahlman Avenue and 122 Sibert Avenue.
 - 3. Clement Taylor Park located at 131 Calhoun Avenue.
 - 4. Capt. Leonard Destin Park located at 101 Calhoun Avenue.
 - 5. Destin Library located at 150 Sibert Avenue.
 - 6. Destin History & Fishing Museum located at 108 Stahlman Avenue.
 - 7. Destin Community Center located at 101 Stahlman Avenue.
- D. The following may not occur upon any structure or property within the Zerbe-Calhoun Historic Park without a super-majority vote of the City Council:
 - 1. Change of use to any structure, portion of a structure, real property, or portion of real property.
 - 2. Alteration of any real property boundary.
 - 3. Relocation of any structure.
 - 4. Modification of building footprint.

Section 4.08 Supplemental Design and Dimensional Standards

Section 4.08.01. Design Standards for Specific Uses

A. Purpose and Intent

New purpose and intent section will be drafted for this section.

B. Non-residential Uses with Supplemental Design Standards.

1. Alcoholic Beverage Dispensing. The purpose of this section is to regulate where businesses principally engaged in the dispensing of alcoholic beverages by the drink for consumption on the premises can be located in the City. The phrase "principally engaged" shall mean a business that derives more than 50 percent of its gross revenue from the sale or dispensing of alcohol.
 - a. Minimum separation distance. Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is not permitted to be located within 500 feet from a church, similar place of worship, school, preschool, or cemetery. The measurement of the minimum separation distance line shall be from the nearest point of the property line of the church, similar place of worship, school, preschool, or cemetery to the front door of the building containing the liquor licensee. If the applicant feels that the City's determination of the distance requirement is in error, the applicant has the right to provide to the City a survey indicating the distance from the boundary line of the church, similar place of worship, school, preschool, or cemetery in question to the front door of the building in question. The survey must be prepared, signed, dated, and sealed by a professional surveyor registered in the State of Florida.
 - b. Exceptions to the minimum separation distance. The following are exceptions to the requirements of section 7.16.01:
 - i. Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is permitted to be located within 500 feet from a church, similar place of worship, school, preschool, or cemetery provided such business (1) is located in the North Harbor Mixed Use Zoning District, or the South Harbor Mixed Use Zoning District; (2) is located at an address where a business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises was licensed by the State to engage in such business either on or before the effective date of this ordinance; or (3) is located at an address where a business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises was licensed by the State to engage in such business before the church, or similar place of worship, school, preschool, or cemetery was established at the location in question.
 - ii. Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is

permitted to be located within 500 feet from a church, similar place of worship, school, preschool, or cemetery if such church, similar place of worship, school, preschool, or cemetery was established after a business principally engaged in the dispensing of alcoholic beverages was established at that location.

- c. Open containers of alcohol. Any establishment located in the South Harbor Festive Market Place Open Container Area, as set forth in this Section, that is licensed to dispense alcoholic beverage by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a paper or plastic cup or other container for removal from the premises to another premises located within the South Harbor Festive Market Place. The "South Harbor Festive Market Place Open Container Area" is defined as the area south of but not including the Harbor Boulevard public sidewalk, east of the East Pass, north of the mean high water line of the Harbor, and west of the east property line of parcel # 00-2S-22-0700-000E-0060. Open containers of alcohol shall not be possessed anywhere outside of the "South Harbor Festive Market Place Open Container Area" boundary as defined herein above, unless approved as part of a general special event permit issued by the City. "Other container" as used in this Section, shall not include a glass bottle, ceramic mug or any other frangible container. No establishment shall dispense to any person more than one such alcoholic beverage at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverage from the licensed premises.

Recommendation: Include a map with the boundary of the Festive Market Place Open Container area.

2. Mobile Vendors. The following regulations are applicable to all mobile vendors, as defined in section 13-160, City Code. The intent of this section is to regulate activities of mobile vendors and to allow mobile vendors to operate in certain commercial and mixed use zoning districts of the City, in order to promote the public interest by contributing to an active and attractive pedestrian environment. In recognition thereof, regulation of mobile vendors is necessary to protect the public health, safety, and welfare and the interests of the City in the primary use of public streets, sidewalks, parking areas, and places of assembly, for use by vehicular and pedestrian traffic.
 - a. Zoning Districts. The location of any mobile vendor shall be entirely within an approved zoning district.
 - i. Long term operations (more than 72 hours). Mobile vendors may operate within the following zoning district: South Harbor Mixed Use (SHMU) and Calhoun Mixed Use (CMU).
 - ii. Short term operations (72 hours or less). Mobile vendors may operate within the following zoning districts: South Harbor Mixed Use (SHMU), Calhoun Mixed Use (CMU), North Harbor Mixed Use (NHMU), Commercial Trades and Services (CTS), Industrial (IN),

Institutional (INST), Residential, Office and Institutional-General Development (ROI-GD), Town Center Mixed Use (TCMU).

It is recommended that mobile vendors be added as a use to the tables in the appropriate zoning district, rather than included in this section.

- b. Location criteria. A mobile vendor must comply with the following location criteria, whichever is applicable:
 - i. Public property. Mobile vendors are prohibited from operating on public property unless the City issues a special event permit to the mobile vendor. A mobile vendor with a special event permit that is operating on public property shall comply with the following requirements:
 - a. Maximum area. A mobile vendor shall not occupy an operating area of more than 420 square feet of space per site, including the vehicle, operator, trash receptacle, and covering, if applicable. More than one mobile vendor may be located on a site provided these maximum area requirements are met.
 - b. Maximum dimensions. A mobile vendor shall not exceed ten feet in width by 40 feet in length.
 - c. Maximum height. The maximum height of a mobile vendor, including any covering, such as its canopy, umbrella, and/or transparent enclosure, shall not exceed 15 feet, excluding venting equipment.
 - ii. Private property. A mobile vendor may operate on private property, provided that it complies with the following regulations:
 - a. A mobile vendor may be located within off-street parking spaces but is prohibited from locating within required parking areas for existing uses on the property. The mobile vendor shall not obstruct or impede vehicular or pedestrian access, circulation, egress, or otherwise create a hazard.
 - b. The property on which the mobile vendor proposes to locate shall contain a minimum size of one-half acre. No more than one mobile vendor per one-half acre shall be permitted, up to a maximum of five mobile vendors on a parcel. In the SHMU and CMU zoning district, no more than one mobile vendor per 100 feet of water frontage shall be allowed, with a maximum of five mobile vendors per parcel.
 - c. All mobile vendors shall provide parking in the amount the vendor vehicle encumbers, plus one space for one employee on shift, two spaces for two—three employees on shift, and four spaces for four—six employees on shift.
 - d. All mobile vendors shall be required to have access to permitted commercial restroom facilities within 300 feet of

- the mobile vendor on the same parcel, and a sign should be displayed directing customers to its location.
- c. Overnight parking. Overnight parking of mobile vendor vehicles is prohibited, except in the SHMU and CMU zoning districts.
 - d. ADA standards. The mobile vendor vehicle and the property on which it is located shall meet all applicable ADA requirements.
 - e. Maintenance and waste disposal.
 - i. All operations and equipment of the mobile vendor must be clean, and well maintained, with no visible rust, flat tires or other evidence of deferred maintenance.
 - ii. The property at which the mobile vendor is located must also be clean and orderly at all times, and the mobile vendor must provide a trash receptacle for use by its patrons.
 - iii. Trash receptacles must be removed at any time the mobile vendor is not located on the property, including but not limited to overnight, if applicable.
 - iv. Mobile vendors are prohibited from permitting waste to be deposited upon the ground, sidewalk, streets, City waste receptacles, or private dumpsters (without permission of the private property owner).
 - f. Setbacks and separation requirements. All setbacks and separation requirements shall be in accordance with existing zoning and building requirements of the zoning district in which the mobile vendor is located.
 - g. Display and signage.
 - i. Display of mobile vendor permit and business tax receipt. All mobile vendors must display the mobile vendor permit and business tax receipt issued by the City in a prominent and visible manner.
 - ii. Display of merchandise. Merchandise shall not be displayed upon the sidewalk or right-of-way, may not intrude upon the accessible area around the mobile vendor vehicle, and may not otherwise impede parking or access to structures within the site.
 - iii. Signage. The amount of signage on the mobile vendor vehicle is not regulated but signs must be mounted flat against the vehicle and cannot project from the vehicles.
 - iv. Harbor Boardwalk displays. No merchandise or signage of any sort may be placed upon the Harbor Boardwalk.
 - h. Prohibitions.
 - i. Solicitations, prohibited. A mobile vendor approved and located adjacent to a right-of-way or drive aisle shall not solicit or conduct business with persons in motor vehicles.
 - ii. Nuisance, prohibited. Mobile vendors shall not utilize moving objects, excessive noise, or lighting systems to bring attention to its products or services.
 - iii. Unattended vehicles/equipment, prohibited. No mobile vendor vehicle or equipment shall be left unattended, except for mobile

vendors located with the SHMU and CMU zoning districts during non-business hours.

- iv. Hindrances, prohibited. Vendors shall not hinder or impede the use of any phone kiosk, mailbox, parking meter, fire alarm, fire hydrant, or traffic control device.
- i. Public utilities. Mobile vendors connected to public potable water and/or sewer, or which utilize liquid propane or natural gas for cooking shall be required to apply for appropriate approvals and inspections from the Destin Fire Control District, Destin Water Users and the City of Destin, as appropriate.
- j. Permit and licensing required. Annually, the mobile vendor must secure (i) a City of Destin Business Tax Receipt (BTR), (ii) a mobile vendor permit pursuant to section 13-161, City Code, and (iii) must pay all relevant fees.
- k.

Recommendation: Remove licensing requirements in accordance with FL Statute 509.102.

3. Remote Motor Vehicle Sales

- a. Definitions. For the purpose of this section, the following terms, phrases, words and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

Licensed dealership means a premise which the primary endeavor is the sale of new or used motor vehicles.

Motor vehicle means a new or used automobile or truck, including trailers.

Permanent motor vehicle sales business means a business which operates out of a structure and has paid the local business tax authorized under F.S. § 205.013, for that location.

Person means and includes natural persons, partnerships, joint ventures, trusts or corporations, or any officers, agents, employees of any kind or personal representatives of any thereof, in any capacity, acting either for himself, or for any other person.

Premises means and includes all lands, structures, places, and also the equipment and appurtenances connected or used therewith in any business, or as is otherwise used in connection with any such business conducted on such premises.

- b. Prohibited actions. It shall be unlawful for any person, either directly or indirectly, to conduct a sale of a motor vehicle, regardless of whether it is new or used, where it is conducted at a site which is not the location of the

permanent motor vehicle sale business unless it is conducted by a licensed dealership with a permanent sales location within the boundaries of the City of Destin. This prohibition shall not apply to the sale of a motor vehicle by a person at a location other than the individual residence for which the motor vehicle is individually titled to that person (not including titled as part of a dealership or commercial business) provided no person shall sell more than three such motor vehicles per year.

- c. Enforcement. The provisions of this section 7.22.00, et al, "Remote Motor Vehicle Sales" shall be enforced as provided in Chapter 14, Offenses and Miscellaneous Provisions, of the Code of Ordinances of the City of Destin. and by such other means as are specified herein below:
 - i. Code enforcement: The Code Compliance Department may enforce the terms of this section 7.22.00. et al, "Remote Motor Vehicle Sales" by bringing a case to the Code Compliance Special Magistrate or Code Enforcement Board. whichever is applicable, as provided in Chapter 14, Offenses and Miscellaneous Provisions. Article III, Code Enforcement Board or Special Magistrate, of the Code Ordinances of the City of Destin and F.S. Ch. 162, Pt. 1.
 - ii. Civil citation: The Code Compliance Department, or other duly authorized officer or authority, may enforce the terms of this article through issuance of civil citation as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Compliance Citation Program and Procedures, of the Code Ordinances of the City of Destin and F.S. Ch. 162, Pt 2.
 - iii. The City Manager shall revoke any and all Business Tax Receipts for any businesses that violate this section 7.22.00, et al. "Remote Motor Vehicle Sales".
 - iv. Nothing contained herein shall prevent the city from taking such other lawful action in law and equity as may be necessary to remedy any violation of, or refusal to comply with, any part of this section 7.22.00, et al, "Remote Motor Vehicle Sales", including but not limited to:
 - a. Pursuit of injunctive and/or declaratory relief in a court of law; and
 - b. Utilizing any other action or enforcement method allowable by law.

Recommendation: Move this section to the COO, as it doesn't pertain to development.

4. Prohibition and Attrition of the Rental of Motor Scooters. The act of providing, renting, or delivering a motor scooter, or the solicitation of that service or good, or the rental or hire of a motor scooter, within the city is prohibited.

Recommendation: Move this section to the COO, as it doesn't pertain to development.

5. Pay to Park Facilities.
 - a. Purpose and Intent. The City seeks to clearly and unequivocally prohibit the collection of parking fees at entrances to pay-to-park facilities in order to promote general traffic and pedestrian safety by minimizing potential accidents and conflicts between moving vehicles and pedestrians, and between vehicles in line to pay fees to parking facilities. Further, the intent of this section is to alleviate or prevent the back-up of vehicles at the entrance to pay-to-park facilities, and to further prevent spillover and congestion of traffic onto the roads, streets and highways. The City's purpose is to balance the comfort and convenience of residents, tourists and business-owners with the need to protect the health, safety and welfare of those on the roads, streets and highways.
 - b. Application. This section applies to all parking facilities, including but not limited to all parking structures and parking lots.
 - c. Payment to be collected in designated parking spaces or at exit of parking facility. Pay-to park facilities shall require patrons to pay for parking either (1) after the vehicle is parked in a designated parking spot or (2) upon exiting the parking facility, when the vehicle is in the exit lane of the parking facility. In no case shall payments for parking be permitted to be made at the entrance to the parking facility, or within any accessway or drive area in the parking facility, other than the exit lane as specified herein. Any pay-to-park facility in violation of this subsection is subject to the civil and criminal penalties set forth herein.
 - d. Backup and spillover of vehicles. The entrance or exit lane(s) of a pay-to-park facility may not be obstructed such that congestion of vehicles spills over onto any city, state or federal highway, road or street. A pay-to-park facility that, in violation of this ordinance, causes or allows vehicles to back-up and spillover on to any city, state or federal highway, road or street is subject to the civil and criminal penalties set forth herein. However, provided payment is made pursuant to Section 8.10.00(C), no enforcement shall take place for such backup or spillover of vehicles unless it is shown that such backup or spillover is aggravated or caused (in whole or in any part) by actions of the property owner or property owner's authorized agents.
6. Tattoo Parlors. No tattoo parlor may be located within 1,500 feet of any other such business as measured from the closest exterior wall of one establishment to the closest exterior wall of another such establishment. In cases where an establishment occupies a multi-unit building, the distance separation criteria shall measured from the wall of the unit in question.
7. Pawn Shop. A pawnshop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking and other site requirements. Outside storage, outside display, and outside sales are prohibited. Such stores shall not be located within 500 feet of any other pawn shop, thrift store or used merchandise store, as measured from the closest exterior wall of one establishment to the closest exterior wall of another such establishment. In cases where an establishment occupies

a multi-unit building, the distance separation criteria shall be measured from the wall of the unit in question.

8. General Warehousing and Storage. Office space associated with this use shall not exceed 25 percent of the total square footage of the building.
9. Junkyards. Junkyards, where allowed, shall be located on plots with a minimum of five acres and shall have an eight-foot high wall surrounding the property with gate. All walls and gates shall be 100 percent opaque. There shall be a minimum 20-foot wide landscape buffer around the borders of the property. For every 50 linear feet landscape buffer, a minimum of one tree and 15 shrubs, as specified above, must be planted and a continuous row of evergreen trees, not less than 14 feet in height, spaced in staggered groupings to form a minimum of an 80 percent opaque buffer when planted. There shall be a minimum 30-foot setback from all property lines which shall remain clear of all structures and storage of any junk or storage of materials of any kind.
10. Child day care services. Child day care services, where allowed, shall be required to have all play areas enclosed on all four sides to a height of at least four feet.
11. Repair and maintenance shops. Repair and maintenance shops, where allowed, shall not store or otherwise maintain any parts or waste material outside of such buildings. Additionally, all major operations (e.g. replacing body panels, pulling engines out, welding, painting, transmission work, oil change and lube, etc.) must be conducted entirely within a building. Quick fix repairs such as fixing a flat tire, windshield wiper replacement, air filter replacement, adding oil or antifreeze to the engine, changing out a battery, etc... are allowed outside of a building.
12. Building material supply stores. Building material supply stores, where allowed, are required to provide a solid fence of a least six feet and no higher than eight feet around all outdoor storage areas.
13. Manufacturing. Manufacturing business must conduct all operations entirely within a building.
14. Luxury Motor Home Resorts. Luxury motor home resorts shall conform to the following requirements:
 - a. Type of allowed motor homes: Only Class A and C motor homes, that are at least 26 feet in length, are allowed.
 - b. Minimum parcel size: Ten acres.
 - c. Minimum size of motor home lot: If subdivided, no lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width.
 - d. Size of motor home pads: All motor home pads shall be designed to accommodate motor homes of not less than 35 feet in length; 25 percent of all pads shall be designed to accommodate motor homes of not less than 40 feet in length.
 - e. Material used to construct motor home pads: All motor home pads shall be constructed of concrete.
 - f. Motor home lot occupancy limitations: Motor home lot occupancy shall be limited to one Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort

development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days.

- g. Density: For the purpose of calculating density, one motor home lot shall equal one dwelling unit.
- h. Minimum setback from perimeter of parcel to motor home pad: 35 feet next to residential uses; 25 feet next to all other uses outside of the unified development plan; and 15 feet next to all other uses within the Unified Development Plan.
- i. Minimum setback from the property line to any permanent structure: 15 feet for structures up to 20 feet in height; add one foot of setback for each additional foot in height above 20 feet.
- j. Buffers: The following buffers are required for luxury motor home resorts:
 - i. Location of perimeter buffering: Perimeter buffering is required adjacent to and within 100 feet of residential uses outside of the Unified Development Plan.
 - ii. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet in height shall be erected adjacent to residential uses located outside of the Unified Development Plan.
 - iii. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of 12 feet at time of certificate of occupancy covering a depth of not less than 20 feet inward from the perimeter wall.
 - iv. Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped buffers planted with materials in accordance with Section 7.09.03.F.1.f.2.c.
- k. Landscaping: In addition to required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet in height at time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 square feet of permanent structure of a height of ten feet or greater. Palms shall constitute not more than 50 percent of the total number of required trees.
- l. Parking: There shall be a minimum of one automobile parking space per motor home pad and one additional parking space per every ten motor home lots. Parking spaces shall be concrete or paver-block. A centralized area located not closer than 100 feet from any residential use, may be provided to park boats and trailers. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.
- m. Noise: Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency.
- n. Noise mitigation: A professional in noise mitigation analysis shall certify to the City at time of development order application that the areas of operation of permitted motor homes will not exceed 75 db as measured from any off-site residential property line. Upon completion of the development, said professional will certify that the project was built in accordance with approved plans.

- o. Amenity area: Not less than ten percent of the area of the parcel managed as a luxury motor home resort shall be dedicated as an amenity area.
 - p. Full time on site management: On-site live-in management is required and shall be available 24 hours a day seven days a week.
 - q. The following minimum infrastructure improvements shall be provided: Paved access not less than 20 feet wide to every motor home lot; street lights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service.
 - r. Deed restrictions: Deed restrictions shall be equal to or more restrictive than provisions of this ordinance.
- 15. Ambulatory Health Care Services provided free of charge. Free of charge ambulatory health care services may be approved as conditional uses in the institutional zoning district if such services conform to the following minimum requirements:
 - a. Renewal of conditional use: If an application for conditional use for ambulatory health care services is approved, the approval is only good for one year and an application for renewal to the Board of Adjustment must be submitted at least two months prior to the expiration date (date of last Board of Adjustment final order approval). There shall be no fee collected for the renewal application. However, the applicant shall pay for the advertising cost.
 - b. Nontransferable: Approval of the conditional use for an ambulatory health care services provided may not be transferred from one property to another. Additionally, the use shall not be moved or relocated from the approved location on the subject property where it is initially approved without first obtaining approval for the location change from the Board of Adjustment.
 - c. Hours of operation: The hours of operation shall be limited to Monday thru Saturday from 8:00 a.m. to 8:00 p.m.
 - d. Parking: All employees/volunteers/patients and anyone else associated with the operation of the ambulatory health care services shall park on the subject property. No off-site parking shall be allowed and no parking shall take place within any public or private right-of-way.
 - e. Services area: All areas used to provide ambulatory health care services, including the waiting area, shall be located entirely within an enclosed, heated and cooled building and shall not exceed 2,000 square feet.
 - f. Services provided: All ambulatory health care services provided on the subject property shall be by appointment only. No walk-in/same day or urgent care clinics are permitted. Said services shall be provided for "no fee" to the patient and said provider shall not recover any insurance, federal or state subsidies including Medicaid or Medicare monies.
 - g. Buffers/fencing: A landscape buffer shall be provided between the subject property and any residential development. Said landscape buffer shall be a minimum of five feet in width and shall be planted with materials in accordance with Section 7.09.03.F.2.c. Additionally, a solid wood fence, six feet in height, shall be erected on the property line where residential uses

are located directly adjacent to the subject property where ambulatory health care services provided free of charge are located.

Recommendation: Consolidate this use with general ambulatory care facilities.

16. Indoor Shooting Ranges. To ensure a safe, secure, comfortable environment with adequate ventilation and sound control, the building plans will be required to be signed, sealed and dated by a licensed design professional and comply with the current Building, Fire Prevention and the Life Safety Codes of the State of Florida. The firing range area must be designed with a mean sound transmission class of STC-50 (45 if field tested when tested in accordance with ASTM E 492).
17. Medical Marijuana Dispensaries. No medical marijuana dispensary shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330 feet south of the southern right-of-way boundary of Airport Road or within 330 feet east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way or Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located. Cultivating or processing medical marijuana shall be prohibited within the City.
18. Sexually Oriented Businesses. No sexually oriented business shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330' south of the southern right-of-way boundary of Airport Road or within 330' east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way of Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.
19. Electric distribution substation and electric transmission substation. All electric distribution substations and electric transmission substations shall conform to the following requirements:
 - a. Construction of a new electric distribution substation or electric transmission substation. The development of any new electric distribution or transmission substation must conform to the following requirements.
 - b. Minimum setback from the property line to any permanent equipment structure: 100 feet from any lot line where the adjoining lot is zoned for residential use and 50 feet from any lot line where the adjoining lot is zoned for any nonresidential use. The setback requirement along all public or private rights-of-way shall be based on the zoning of the property on the opposite side of the right-of-way as if there were no intervening right-of-way. The setback requirement of this subsection applies to all buildings and structures, including but not limited to transformers, breakers, buses, switch houses, relays, switches, regulators, and capacitors. The setback requirements do not apply to poles and pole anchoring devices.
 - c. Landscaping and buffering: In addition to the requirements of Section 12.04.00, the following regulations shall apply to electric distribution or transmission substations:

- d. Landscaping: For every ten linear feet of landscape buffer required, one wax myrtle or the effective equivalent and 15 shrubs must be planted in the required buffer area. All wax myrtles or the effective equivalent shall be a minimum of eight feet tall at the time of planting and all shrubs shall be a minimum of 24 inches tall at the time of planting. The maximum mature height of the required landscaping, when it is located under the aerial access points leaving/entering the subject property, cannot exceed 14 feet in height, due to safety concerns with the potential of the landscaping interfering with the distribution or transmission lines. The Landscaping requirement may be reduced or waived, if in the judgment of the City Manager or designee, the same or greater buffering may be achieved by the preservation of existing natural vegetation of sufficient opacity and depth or if conditions such as natural terrain or existing structures provide a satisfactory buffer.
- e. Buffer dimensions: All buffers must be 15 feet in width around the entire perimeter of the property.
- f. Perimeter wall: A minimum eight-foot tall decorative masonry, sound absorbing, non-reflective wall shall be erected within 15 feet of the entire perimeter of the property. All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall. The perimeter wall requirement may be reduced or waived, if in the judgment of the City Manager or designee, the same or greater buffering may be achieved by the preservation of existing natural vegetation of sufficient opacity and depth or if conditions such as natural terrain or existing structures provide a satisfactory buffer.
- g. Height of structures: Terminating structures and utility poles located on the electric distribution or transmission substation site shall be no higher than necessary to meet safety standards or clearance requirements of the National Electrical Safety Code, Gulf Power Company, and federal and state government agencies.
- h. Lighting: Outdoor lighting must meet all of the requirements of Section 7.17.00, Outdoor Lighting Standards.

Currently sections 7-15 only apply to those uses in certain zoning districts. It is recommended that these standards apply to uses in all zoning districts where the use is allowed.

20. Commercial telecommunication towers, antennas, and facilities

- a. Purpose and intent. The purpose and intent of this article is to provide a uniform and comprehensive set of standards for the development, installation and/or replacement of commercial telecommunication towers, antennas and related facilities. The regulations contained herein are designed to protect and promote public health, safety, community welfare and the aesthetic quality of the City, while at the same time not unduly restricting the development of needed telecommunication facilities and encouraging managed development of telecommunication infrastructure.

- b. Applicability. The provisions of this Article shall apply to the siting of the following commercial telecommunication towers and accessory facilities:
 - i. VHF and UHF television.
 - ii. FM radio.
 - iii. Two-way radio.
 - iv. Common carriers.
 - v. Cellular telephone.
 - vi. Fixed-point microwave.

No new commercial telecommunications tower facility shall be installed, erected or constructed until a development order has been issued pursuant to Section 2.04.00 of the Land Development Code and/or a building permit has been issued.

- c. Standards for review and regulation. The following regulations apply to the construction of new telecommunication towers, the addition of antennas to existing telecommunication towers, alternative tower structures, the creation of alternative towers, and the use of temporary telecommunication towers or facilities.
 - i. Building permit required for existing telecommunication towers, temporary telecommunications facilities, and/or alternative tower structures. Additional antennas shall be allowed in any zoning district if located on an existing tower or alternative tower structure, and shall not be considered an expansion to an existing tower or alternative tower structure. The addition of an antenna to an existing tower or alternative tower structure shall require certification from a professional engineer that the design capacity of the tower or alternative tower structure will safely accommodate the additional antenna prior to the issuance of a building permit.
 - a. Alternative towers. Rooftop, water tower, and other alternative tower mounted antennas and TV dish antennas:
 - i. Shall not exceed the height of 20 feet above the roofline of the structure serving as an alternative tower;
 - ii. Free standing roof mounted antennas greater than eight feet in height as measured from the roof surface on which they are installed, shall be set back from the outer edge of the roof of the structure, a distance equal to or greater than 15 feet from any portion of the rooftop edge;
 - iii. Antennas may be side mounted to an alternative tower structure.
 - iv. Antennas shall be the same color as the predominant color of the exterior of the top of the structure unless otherwise required by law to be a different color or finish;

- v. Where technically feasible, microwave antennas shall be constructed of open mesh design rather than solid material; and
 - vi. Where possible, the design elements of the structure (i.e. parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the antenna.
 - b. Temporary telecommunications facilities. A building permit is required for temporary telecommunications facilities. Such facilities may be located within a zoning district in which telecommunications towers are an approved use for up to one year from the issuance of the permit when a permanent facility is rendered unusable by storms or other unusual circumstances. Permits for temporary telecommunications facilities to be used in conjunction with special events may be issued for a period not to exceed 180 days.
 - c. Expansion and/or replacement of existing towers. Any proposed expansion or replacement of an existing tower must comply with the current standards pertaining to new telecommunications towers.
- ii. Development order required for new telecommunication towers.
 - a. Plans submission/review. All plans for new commercial telecommunications towers shall be submitted to the Community Development Department. The review and approval procedure shall be consistent with the procedures outlined in Section 2.07.00 of the Land Development Code and the standards set forth herein.
 - b. Application contents for a new commercial telecommunications tower. In addition to standards addressed in Section 2.18.00 of the Land Development Code, the following shall be provided:
 - i. A scaled site plan, certified by a licensed engineer and/or surveyor of the State of Florida, clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning. Comprehensive plan classification of the site and all properties within the applicable separation distances set forth in Section 7.19.08. Setbacks and separation, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any other structures, topography, parking, and other information deemed by the City Manager or designee to be necessary to assess compliance with this section.

- ii. The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties.
- iii. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination.
- iv. A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users.
- v. A description of the suitability of the use of existing towers or other structures not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.

Recommendation: Include all procedural information regarding telecommunication facilities in Article II of the LDC.

- c. Siting standards for commercial telecommunications towers. In addition to the criteria cited above, proposed commercial communications towers must meet the following:
 - i. This section applies to specified commercial telecommunications towers that support any antennas designed to receive or transmit electromagnetic energy, such as but not limited to telephone, television, radio or microwave transmissions, or towers of similar construction designed to serve other functions.
 - 1. A commercial telecommunications tower in excess of 100 feet above natural grade shall not be approved unless the applicant demonstrates that no existing or approved tower or alternative tower structure of equal or greater height within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned or leased to any government are exempt.
 - 2. All guy anchors, outdoor equipment, accessory buildings and accessory structures erected for use in connection with commercial telecommunications towers shall be required to meet the minimum setback requirements established for the district in

which they are located and be visually screened to a height of, at a minimum, eight (8) feet by trees, shrubs, solid walls or fences.

3. All towers and communications facilities shall be of camouflage design standards. Examples of camouflage facilities include, but are not limited to, architecturally screened roof, roof mounted antennas, antennas integrated into architectural elements, telecommunications towers designed to blend into the surrounding environment or to look other than a tower, such as light poles, power poles and trees. At a minimum, all towers not requiring FAA painting or markings shall have an exterior finish which is galvanized or painted dull blue, gray or black.
- ii. The commercial telecommunications tower and/or TV dish antenna will not unreasonably interfere with the view of or from any public park or scenic vista.
- iii. The height, mass and guy-wire supports of the commercial telecommunications tower cannot exceed that which is essential for its intended use and public safety and which is allowed under the provisions of 7.15.00, Airport Zoning Regulations of the Land Development Code.
- iv. The color of the proposed commercial telecommunications tower will be of such light tone, except to the extent required by law, regulation or ordinance, as to minimize its visual impact.
- v. Applicants submitting an application for a tower exceeding 100 feet will be required to obtain a determination from the Federal Aviation Administration of "No Hazard to Aviation" status (based on proposed height and/or electromagnetic interference).
- vi. Maximum tower height shall be no greater than 200 feet in height.
- vii. Applicants submitting an application for a new tower shall submit such application to the Eglin Air Force Base installation commander or his or her designee, and no determination on the application shall be made sooner than 30 days after receipt of such submittal by the Air Force.
- viii. A security fence around the tower base, or along the perimeter of the site shall be provided.

- d. Use regulations. It is the intent of this subsection (c) to comply with the Telecommunications Act of 1996, section 704, codified at 47 U.S.C. section 332 (c)(7) which precludes the City from prohibiting or having the effect of prohibiting the provision of personal wireless services. It is not the intent of this subsection to allow the applicant to select a new site in a lower priority allowable zoning district without having first exhausted the possibility of locating an existing site as described in Section 7.19.03.A.1. or a new site in the higher priority allowable zoning districts.
 - i. Telecommunications facilities shall be an allowable use subject to a hierarchy of eligibility within the following prioritized zoning districts:
 - 1. In any zoning district if located on City owned rights-of-way or City owned property as approved by the City Council and leased or franchised to the applicant.
 - 2. An Industrial (IN) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of an existing site available under Section 7.19.03.A.1.
 - 3. A Commercial General (CG) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1. or IN zoning.
 - 4. A Commercial Trades and Services (CTS) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1., IN zoning or CG zoning.
 - 5. A Town Center Mixed Use (TCMU) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1., IN zoning, CG zoning or CTS zoning.
 - 6. Other zoning districts only as may be necessary to avoid the preclusion of wireless telecommunications service within the City of Destin as consistent with the requirements of 42 U.S.C. 332(c)(7), or Section 365.172(12), Florida Statutes.

- ii. The unavailability, unsuitability, or inappropriateness of the higher priority zoning districts in which telecommunications towers are an allowable use shall be demonstrated by the following:
 - 1. Lack of availability
 - a. Do not have sufficient space to allow applicant's antenna and related equipment to function effectively; or
 - b. Are not available for lease under a reasonable and customary leasing agreement, at a fair market value, as demonstrated by a commercial real estate appraisal from a MAI certified appraiser.
 - 2. Technical issues including the following:
 - a. Are not of sufficient height, or would not otherwise meet the applicant's engineering requirements; or
 - b. Do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or
 - c. Would result in electromagnetic interference with or by the antenna.
 - 3. A greater visual impact on surrounding properties than the proposed alternative site; or
 - 4. Would be less implementing of the goals, objectives, intent, priorities, preferences, or purposes of the City's Comprehensive Plan, Land Development Regulations, or this section, than the proposed alternative site.
- e. Co-location; availability of structures. No new telecommunication tower shall be permitted unless the applicant demonstrates that no existing tower or alternative tower structure, regardless of whether it is located within the City, can accommodate the applicant's proposed antenna. All evidence submitted shall be prepared by appropriate licensed professionals or qualified industry experts. Evidence submitted to demonstrate that no existing tower or alternative tower structure can accommodate the proposed antenna shall consist of one or more of the following:
 - i. That no existing towers or approved, or suitable alternative structures are located within the

- geographic antenna placement area required to meet the applicant's engineering requirements.
- ii. That existing towers or alternative tower structures within the search radius, or combinations thereof, cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed Florida professional engineer.
- iii. The planned equipment would exceed the structural capacity of the existing or approved tower or alternative tower structures, as documented by a qualified and licensed Florida professional engineer, and the existing or approved tower, or alternative tower structure cannot be reinforced, modified or replaced to accommodate planned or equivalent equipment at a reasonable cost.
- iv. That the applicant's proposed antenna(s) would cause electromagnetic interference with the antennas on the existing towers or alternative tower structures, or the antennas on the existing towers or alternative tower structures would cause interference with the applicant's proposed antenna and the interference cannot be prevented at a reasonable cost.
- v. That the cost or contractual provisions required by the tower owner to use an existing tower or structure or to adapt an existing tower or alternative tower structure for shared use are unreasonable. Costs exceeding new tower development are presumed to be unreasonable per Section 7.19.04.B.1.b.
- vi. That other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved alternative tower structure.
- f. Standards of approval for all telecommunication facilities. The following standards shall apply to approval of all telecommunication facilities.
 - i. The applicant shall demonstrate, using the latest technological evidence, why the antenna or tower must be placed in a proposed location in order to serve its necessary function in the company's grid system. Part of the demonstration shall include a drawing showing the boundaries of the area around the proposed location which would also permit the antenna to function properly in the company's grid

system. The area shall be considered the allowable zone.

- ii. The applicant shall demonstrate that the telecommunication tower is no higher than necessary to function satisfactorily and to accommodate the co-location requirement. All towers shall be designed to accommodate the co-location of other telecommunication antennas as follows:
 1. For towers up to 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least two providers; and
 2. For towers greater than 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least three providers.
- iii. Telecommunication towers shall be monopole construction unless it is demonstrated that another type of tower is required for safety purposes.
- iv. All telecommunication towers shall be fitted with anti-climbing devices as approved by the manufacturers.
- v. If the installation and/or the operation of any telecommunication facility is determined by the City Building Official, to be inherently dangerous, or a demonstrable health hazard, the facility shall be declared to be a nuisance and all operation thereof shall cease. The telecommunication provider and/or owner of the facility shall be provided with a 30 calendar day opportunity to cure, during which operation of the facility may continue, unless there is imminent danger of the structure collapsing. This provision shall be applicable to telecommunication facilities located in the City prior to adoption of this Land Development Code.
- vi. Screening per Section 12.04.04.G. shall be required around the telecommunication facility unless the antenna is mounted on an existing structure.
- vii. Adequate parking shall be required for users of the tower and such maintenance personnel as normal operations require. If the site is not fully automated, the number of required parking spaces shall equal the number of employees working on the largest shift.

- viii. The owner of property used as a telecommunication facility shall maintain such property and all structures in good condition and free of trash, outdoor storage, weeds and other debris.
- g. Aesthetics. The following provisions shall apply to the design, construction and installation of all telecommunication towers and antennas:
 - i. The design of all telecommunication equipment buildings, towers, and related structures shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and building environment.
 - ii. For antennas installed on an alternative tower structure, the antenna and supporting electrical and mechanical ground equipment shall be of a neutral color so as to make the antenna and related equipment visually unobtrusive.
 - iii. Telecommunication towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If outdoor lighting is required, the City shall review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
 - iv. No signage or other identifying markings of a commercial nature shall be permitted upon any telecommunication tower, alternative tower structure or antenna within the city, except as required by any applicable law or regulation.
 - v. Applications for sites zoned CG, CTS, or TCMU shall demonstrate the tower or antenna is the least visually impacting, as measured by the following factors:
 - 1. Type of tower, with monopoles being given preference and narrow lattice being given preference over wide lattice or guyed towers;
 - 2. Type of antenna, with narrow profile antenna arrays being given preference near residential districts and districts highly visible from rights-of-way;
 - 3. Nature of uses on the site, with preference being given to the use of sites which are already developed with non-single family dwellings and which are currently visually impacted by tall structures, utility facilities, light poles, or other impacts;

4. Nature of uses on adjacent and nearby properties, with preference being given to sites adjacent to non-residential uses and sites not near parks, recreational areas, historical areas, and redevelopment areas;
 5. The view of the tower from nearby arterial and collector roads, with preferences being given to sites where much of the tower is obscured from the view of drivers on the roads or is located outside of a normal line of vision (approximately 30 degrees left and right of straight ahead); unless the tower, alternative tower, or antenna is approved by the City Council for location within the city owned right-of-way; or
 6. On-site and surrounding tree coverage and foliage, with preference being given to sites which can provide heavy vegetative screening of a tower.
- vi. Applications for sites zoned CG, CTS, or TCMU shall demonstrate that by locating the tower or antenna on the higher priority site, that site would prohibit or have the effect of preventing the applicant from providing complete service coverage within the boundaries of the City of Destin.
- h. Setbacks and separation. The following setbacks and separation requirements shall apply to all new telecommunication towers and facilities with the exception of alternative towers:
- i. Towers shall be setback a distance equal to one foot for every foot of tower height to any public right-of-way or property line of the lot or parcel containing the tower. The Board of Adjustment may reduce this setback upon a showing that the collapse zone is less than this distance, however, in no event can the setback be less than one-half ($\frac{1}{2}$) the height of the tower, unless the City Council allows the tower or antenna to be located within the city owned right-of-way.
 - ii. Telecommunication equipment buildings shall meet the setback requirements of the zoning district in which it is located.
 - iii. Antennas which are mounted on alternative tower structures must meet the minimum setback requirements for the district in which the structure is located.

- i. Pre-existing towers and antennas. Any tower or antennas for which a permit has been properly issued prior to the effective date of this Land Development Code shall not be required to meet the provisions of this Land Development Code. However, replacement towers and antennas; and the expansion of existing towers must comply with all current standards.
 - j. Landscaping. Landscaping shall be as required by Section 12.04.04.G of the Land Development Code.
 - C. Residential Uses with Supplemental Design Criteria.
 - 1. Mobile/Manufactured housing located in residential districts. Any person desiring to site a mobile/manufactured housing unit in a residential land use district shall comply with the following standards:
 - a. Standards for siting mobile/manufactured housing units in residential areas.
 - i. The unit shall comply with the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards and the Florida Manufactured Building Act;
 - ii. The minimum horizontal dimension of the main body, as assembled on the site, shall not be less than 20 feet, as measured across the narrowest portion;
 - iii. The pitch of the main roof shall not be less than one foot of rise for each four feet of horizontal run and the minimum distance from eave to ridge is one-half the minimum horizontal dimension;
 - iv. The roofing material used shall be similar in texture, color, and appearance to that of detached single-family dwelling units in the district in which it is to be located; and
 - v. The materials used for the exterior finish and skirting shall be similar in texture, color, and materials to detached single-family dwelling units in the district in which it is to be located, and are applied in such a manner as to make the manufactured housing unit similar in appearance with surrounding detached single-family dwelling units. Reflection from the exterior shall not be greater than from siding coated with clear, white, gloss exterior enamel.
 - vi. All transportation equipment must be removed and the mobile/manufactured home must be placed on a permanent foundation and properly anchored.
 - b. Exemptions. Manufactured housing units located within a mobile home park designed exclusively for manufactured housing are exempt from the requirements of this section.

Recommendation: Revise item b to state that they are exempt from ii-v above, not the entire section.
- c. Application contents.

- i. Any person proposing to site a manufactured housing unit in other than a mobile home park shall submit the following application information to the planning and zoning director:
 - a. The applicant's name and address.
 - b. Legal description, street address, lot number and subdivision name, if any, of the property upon which the manufactured housing unit is to be located.
 - c. Statement of ownership.
 - d. Size of subject property in square feet and acres.
 - e. Proof that the manufactured housing unit has met the requirements of either the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards and [or] the Florida Manufactured Building Act.
 - f. Statement describing the type and dimensions of the manufactured housing unit proposed to be located on the property.
 - g. Elevations and photographs of all sides of the manufactured housing unit proposed to be located on the property.
 - h. A statement describing the exterior dimensions and roof slope of the manufactured housing unit proposed to be located on the property.
 - i. A description of the exterior finish of the manufactured housing unit, including exterior walls and roof.
 - j. A description of the skirting materials to be used.
 - k. A schematic design of the manufactured housing unit showing the roof, skirting, and other improvements.
- d. Procedure for review of applications.
 - i. After an application has been submitted, the planning and zoning director shall determine whether the application is complete. If the planning and zoning director determines the application is not complete, he shall send a written statement specifying the application's deficiencies to the applicant by mail. The planning and zoning director shall take no further action on the application unless the deficiencies are remedied.
 - ii. When the planning and zoning director determines the application is complete, he shall review the application, and shall decide whether the proposal complies with the standards for manufactured housing units sited in residential districts. Notification of the decision shall be filed with the planning and zoning department and shall be mailed to the applicant.

Recommendation: Remove c and d from the LDC, as they are included either within the checklist or permit application.

- 2. Community residential homes.

- a. Community residential home, large: A dwelling unit licensed to serve clients of the department of children and family services, that provides a living environment for seven to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents as defined in F.S. § 419.001(d). Community residential homes shall not be located within a radius of 500 feet of BE, LDR-V, LDR-HI, or LDR-H zoning district. A community residential home shall not be located within a radius of 1,000 feet of another existing or permitted small community residential home or community residential home. All distance requirements herein shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home. Persons operating community residential homes shall not house or treat persons whom are known to constitute a direct threat to the health or safety of other persons or whose residency would result in substantial physical damage to the property of others.
- b. Community residential home, small: A dwelling unit licensed to serve clients of the department of children and family services, that provides a living environment for up to six unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents as defined in F.S. § 419.001(d). Small community residential homes are a noncommercial, residential use, and shall be allowed in all zoning districts which allow single-family detached or multifamily dwellings (refer to Table 7-2: Table of Allowable Uses), provided that such homes shall not be located within a radius of 1,000 feet of another existing or permitted community residential home or small community residential home as measured from the nearest point of the existing or permitted home to the proposed home. Persons operating small community residential homes shall not house or treat persons whom are known to constitute a direct threat to the health or safety of other persons or whose residency would result in substantial physical damage to the property of others.

Recommendation: Revise this section to be consistent with F.S. 419.001.

3. Foster homes.
 - a. Foster homes shall be permitted in any residential land use district of the city.
 - b. Foster homes shall provide a minimum of one bedroom per two children under the ages of 12. One bedroom per child shall be required for children 12 or over. No foster home shall provide shelter to more than five children not biologically related.

Recommendation: Revise this section to be consistent with and reference F.S. 409.175.

4. Households with special needs.

- a. Households that require special dispensation for nonconformance such as exterior access ramps, hydraulic lifts for the handicapped, or restraining devices and fences shall be accommodated by the city on a case-by-case basis.
5. Low to moderate income housing. The percentages of the total housing stock in Destin occupied by very low, low and moderate income families are shown in table 6-18 of the foundation document. The U.S. Department of Housing and Urban Development (HUD) annually establish[es] income limitations to determine eligibility of families for subsidized housing assistance. These figures are generally used to classify individual and family incomes. It is anticipated that although low to moderate income levels will be higher with the findings of the 1990 census, approximately the same percentage of the population will require affordable housing suited to low to moderate income ranges. "Affordable" is generally stated as housing that costs no more than 35 percent of family income either for rent or mortgage payments. Table 6-18, foundation document, projects a need for 2,911 very low and low income housing units and a need of 1,714 moderate income housing units by 2000. The following incentives and criteria are designed to encourage the construction of affordable housing:
 - a. Performance standards, density and intensity bonuses shall be offered to developers in accordance with article 7.02.06 of this Code.
 - b. The city shall favorably consider the awarding of tax-free municipal bonds to developers of projects planned exclusively for low to moderate income families under circumstances where no liability accrues to the city.
 - c. If cases should arise, the city shall use its regulatory powers to discourage lending institutions from refusing to grant mortgage loans ("redlining") of development or redevelopment of older neighborhoods or areas inhabited primarily by minorities or low income families.
 - d. Elderly cottage housing opportunity (ECHO) housing (see figures 6-3 and 6-4, foundation document) involves the construction of small, safe, secure and sanitary housing on lots already occupied by a principal residence. ECHO houses shall be permitted under the following conditions:
 - i. The lot is of sufficient size to meet setback requirements for ancillary buildings.
 - ii. The justification for the housing unit is to provide housing for the elderly.
 - e. The city shall permit no circumstance to discourage the private sector from making housing available under the Section 8 rental subsidy program of the U.S. Department of Housing and Urban Development to low and moderate income families.

Recommendation: Revise this section to remove all outdated information, including all references to the Foundation documents. Policy 3-1.1.9 of the Comprehensive Plan states "Density bonuses shall continue to be offered within the LDC as an incentive to construct affordable housing for very low to moderate income households. The City shall evaluate the current density bonus program to determine its effectiveness and whether alternative programs or

modifications to the current program are necessary.” However, the section cited above (7.02.06) does not contain any guidance related to density and intensity bonuses. Is this still the City’s policy to grant density bonuses for affordable housing projects?

Section 4.08.02. Accessory Structures

- A. Accessory Structures, general requirements. Any number of different accessory structures may be located on a parcel, provided that the following requirements are met:
 - 1. There shall be a permitted principal development on the parcel, located in full compliance with all standards and requirements of this Code, except that boat docks may be permitted prior to construction of [the] principal structure when submitted as part of a master plan which shows the location of the principal structure.
 - 2. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in this Code.
 - 3. Accessory structures shall not be located in a required buffer, landscape area or minimum building setback area.
 - 4. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff.
 - 5. Accessory structures shall be shown on any concept development plan with full supporting documentation.
- B. Accessory Dwellings.
 - 1. Purpose and Intent. The purpose of this section is to establish design criteria in regards to the size, appearance, location and use of accessory dwelling. The intent of this section is to allow the placement of accessory dwellings on lots in accord with the criteria herein. It is further the intent of this section that the accessory dwelling may be rented out separately from the primary dwelling provided that: 1) the subject property's density allows for an additional dwelling unit; and 2) the owner of the subject property occupies the primary dwelling as his/her main residence.
 - 2. Applicability. This section shall apply to all accessory dwellings located in BE, MDR-V, MDR-HI, HDR, CBN, ROI-GD, ROI-TD and CBR zoning designations.
 - 3. Specific Design Criteria. Accessory dwellings shall meet the following design criteria:
 - a. Size. The maximum gross floor area of an accessory dwelling shall be 1,200 square feet. In no case may an accessory dwelling be larger than the primary dwelling on the property in question.
 - b. Appearance. Accessory dwellings shall match the architectural design of the primary dwelling located on the subject property.
 - c. Location. All accessory dwellings shall meet the setback requirements of the zoning district in which they are located.
 - d. Internal design. All accessory dwellings are allowed to have 220 volt power or gas service to cooking appliances.
 - 4. Deed restriction. Prior to this issuance of a building permit for the accessory dwelling, the owner of the property shall sign an affidavit, which shall be recorded in the official records of Okaloosa County, Florida, which states that they understand that the accessory dwelling cannot be sold separately from the primary dwelling unless it meets the requirements of the Comprehensive Plan and Land Development Code.
- C. Guest Houses.

1. A guest house shall be prohibited from being rented or sold separately from the primary dwelling unit. Only one guest house is permitted per lot or parcel. The maximum size of the guest house cannot exceed 50 percent of the square footage of the primary dwelling unit or 1,000 square feet, whichever is less. The heated and cooled square footage figure shall be used when determining the size of primary dwelling unit and maximum allowed size of the guest house. Additionally, prior to the issuance of a building permit for a guest house the owner must record a covenant with the Clerk of the Circuit Court of Okaloosa County. A certified recorded copy of said covenant shall be submitted to the City prior to the issuance of the building permit for a guest house. The covenant shall be in a form that has been approved by the City Attorney and/or Land Use Attorney and shall at a minimum contain the following:
 - a. Owner hereby covenants not to separately rent or sell the guest house, nor to cause to be installed in said guest house any provision for 220 volt power or gas service to any cooking appliance.
 - b. Owner hereby acknowledges this covenant to be in favor of the City of Destin, and consents to the City's enforcement of same in a court of competent jurisdiction by way of specific performance including, without limitation, for the invalidation of any rental agreement, purchase and sale agreement, or sale consummated in violation hereof.
 - c. This covenant shall run with the land and shall be binding upon all successors, heirs and assigns.

Recommendation: Combine Accessory Dwellings and Guest Houses into one section, and allow as a conditional use in the LDR zoning districts.

- D. Satellite Dish Antenna, requirements. All satellite dish antenna installations beginning with the enactment of this Code shall meet the following requirements:
 1. The satellite dish antenna shall be considered a structure requiring a building permit to be issued prior to installation. Subsequent to installation, the antenna shall be maintained in compliance with all applicable building and electrical codes.
 2. The satellite dish antenna installation and any part thereof shall maintain vertical and horizontal clearances from any electrical lines and shall conform to the National Electrical Code.
 3. The satellite dish antenna installation shall meet all Federal Communications Commission (FCC) and manufacturer specifications, rules and requirements.
 4. The satellite dish antenna shall be of a nonreflective surface material and shall be made, to the maximum extent possible, to conform and blend into the surrounding area and structures.
 5. The satellite dish antenna shall contain no advertising or signage of any type.
 6. The installer of any satellite dish antenna, prior to installation, shall submit detailed blueprints/drawings of the proposed satellite dish antenna installation and foundation which shall be certified by the manufacturer or a professional engineer.
 7. The satellite dish antenna installation shall be permitted to be placed in side and rear areas of the main dwelling or commercial structure only and must meet setback requirements.
 8. The following standards are for installation in developments:

- a. A satellite dish antenna shall be considered an accessory structure to the main dwelling structure and shall not constitute the principal use of the property.
 - b. The satellite dish antenna installed pursuant to this subsection shall not be used for any commercial purposes. It shall only provide service to the main dwelling structure.
 - c. Satellite dish antenna installations shall be limited to one installation per residential lot.
 - d. The maximum size of the satellite dish antenna, whether ground- or pole-mounted, shall be limited to 12 feet in diameter.
 - e. The satellite dish antenna installation shall be mounted at a fixed point and shall not be portable.
9. Nonconforming antenna. Any satellite dish antenna lawfully installed prior to the enactment of this Code shall be allowed to remain, until such time as it is replaced or moved. At the time of replacement or relocation, the provisions of this Code shall be met.
- E. Storage Buildings, Utility Buildings and Greenhouses.
 1. No accessory buildings used for industrial storage of hazardous, incendiary, noxious or pernicious materials shall be located nearer than 100 feet from any property line.
 2. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.
 3. Storage and other buildings regulated by this section shall not be permitted between the principal structure and the right-of-way, and shall not encroach into any required building setback.

Exception: When a storage building or other building regulated by this section is setback from the right-of-way a distance equal to or greater than the width of the lot frontage of the property upon which the building is located and the building is visually screened from the right-of-way, this building may be permitted between the principal structure and the right-of-way.
 4. Storage and other buildings regulated by this section shall be included in calculations for impervious surface, floor area ratio, or any other site design requirements applying to the principal use of the lot.
 5. Vehicles, including manufactured housing and mobile homes, shall not be used as storage buildings, utility buildings or other such uses.
- F. Swimming Pools.
 1. That the location of swimming pools should be regulated as to minimum distances from buildings or structures for safety reasons and from side or rear property lines for human safety, constructural integrity reasons and to abate noise;
 2. That safety barriers in the form of pool enclosures, fences or walls are necessary to prevent accidental injury or drownings; and
 3. That these regulations are necessary to protect the health, safety and welfare of the citizens of the city.
 4. Definition. As used in this article, the term "swimming pool" is hereby defined as a permanent receptacle for water or an artificial pool of water, having a depth, at any point, of more than two feet, intended for the purpose of immersion or a partial immersion therein of human beings, and including all pertinent equipment.

Recommendation: Delete Items 1-3, and move definition to "Glossary."

5. Construction or alteration permit required. No swimming pool, as defined in subsection B of this section, shall be constructed or altered within the city unless a building permit therefor shall first be obtained from the city building department.
6. Compliance with building code and article required. No swimming pool, as defined in subsection B of this section, shall be constructed, altered or maintained within the city except in conformity with the provisions of this article and the building code.
7. Location. All pools shall maintain a minimum of a four-foot unobstructed clearance from any property line, measured from the property line to the pool's water edge.

Recommendation: Revise this requirement to a five-foot clearance for consistency with the common boundary buffer.

8. Fencing.
 - a. Any person who owns, possesses, manages, operates, maintains or controls any real property where any swimming pool is situated shall erect a fence around the perimeter of any such pool which shall be no less than four feet in height and such a fence may be built, constructed or erected either around the immediate proximity of such pool or around or within the boundary of the real property where such pool is located, whichever method shall provide an obstacle barrier and security for any such pool. The term "immediate proximity of such pool," as used in this subsection, shall be construed as that area which includes the pool, the surrounding patio, or the play or lounge area associated therewith; provided, however, that when any such pool is located within an area of real property where such real property is bounded by a lake, Choctawhatchee Bay and bayous thereof, Destin Harbor or the Gulf of Mexico, such person shall not be required to erect a fence along the shore of any of those water bodies, provided that the remaining boundaries of such property, wherein the pool is located, shall be required to be fenced as provided by this section.
 - b. All such fences shall be constructed of sound material erected in accordance with good trade practice with no space between adjacent fence components of greater than four inches including those types of fences commonly known as chain link, wood picket, stockade, woven wire or woven wood. All gates providing ingress or egress into the pool area shall have an effective self-closing, self-latching mechanism incorporated therein and the owner and the person who owns, occupies or possesses the real property where any such pool is located shall keep any such gate in a latched condition when such pool is not actually being used or supervised by any such person or by any person having the permission to use or supervise any such pool by such person. A solid wall of brick, stone or masonry material of at least four feet in height shall be sufficient to provide an enclosure for any such pool. The purpose of this section is to provide a barrier which shall be comprised of any or a combination of all of the above and foregoing types of fences or walls which are intended to prevent the unrestricted entry of persons or animals into such a pool area. The side of a building may also be considered to be part of any such barrier. Such pools which are wholly enclosed by screen enclosures or other similar enclosure devices shall be exempt from the provisions of this section.

G. Fences, general.

1. All fences to be built shall comply with the Standard Building Code. Fences must be resistant to decay, corrosion and termite infestation.
2. In areas where the property faces two roadways or is located in any other area construed to be a corner lot, no fence shall be located in the clear visibility triangle.
3. Any fence located adjacent to a public right-of-way or private road shall be placed with the finished side facing that right-of-way.
4. A fence for safety or hazard protection by any public entity may not be subject to height limitations. Approval to exceed maximum height standards may be given by the city manager, or designee, upon receipt of satisfactory evidence of the need to exceed height standards.
5. No fence or hedge shall be constructed or installed in such a manner as to interfere with drainage on the site.
6. Any fence containing barbed wire or razor wire material shall be prohibited from being erected or maintained on any lot that contains single-family detached, duplex, town home or multifamily residences.

H. Home occupations.

1. Conditions and limitations. The standards which shall be applied to the conduct of customary home occupations are more particularly defined by conditions and limitations as follows:
 - a. No person other than a resident of the premises shall be engaged in such occupation. This provision prohibits the use of the premise by any clients, customers, employees, or contractors doing business with the owner or operator of the home occupation.
 - b. The use of the dwelling unit for the home occupation shall be clearly and absolutely incidental and subordinate to its use for residential purposes by its occupants.
 - c. The total square footage of area used for the home occupation, including storage, shall not exceed 25 percent of the habitable floor area of the dwelling unit. Floor area of garages, storage buildings, open decks and porches shall not be included in the calculation of the total habitable area of the dwelling unit.
 - d. There shall be no change in the outside appearance of the principal dwelling unit, other buildings on the premises, or other visible evidence of the conduct of such home occupations. Outside or auxiliary building storage or signs pertaining to the home occupations are prohibited.
 - e. Nothing shall be permitted, the use of which would generate noise, vibration, glare, fumes, odors, electrical or electronic interference beyond that which normally occurs in the applicable zoning district.
 - f. No equipment or process shall be used which creates visual and/or audible interference in any radio or television receiver or causes fluctuations in the line voltage off the premises of the dwelling unit.
 - g. No provision for off-street parking or loading facilities associated with the home occupation other than the requirements of the residential district in which the use is located shall be permitted.
 - h. No part of a required landscape area shall be used for off-street parking or loading purposes, and no additional driveways to serve home occupations shall be permitted.

- i. No merchandise, commodities or goods of any kind shall be sold or traded on the premises, nor displayed on the premises for sale elsewhere.
 - j. All storage, including equipment, relating to the home occupation shall be contained entirely within a completely enclosed structure. Such storage space shall be included in the total square footage allowed for the conduct of the home occupation as outlined in (3).
 - k. Any home occupation requiring the conduct of business with clients, customers, employees, or contractors shall designate on an affidavit made a part of the Home Occupation License the means (e.g. "phone", "internet", "e-mail", "fax") or location (name and address of a business location at which such activity will be conducted) for the execution of contracts, storage or provision of goods or services, meeting with individuals, and related matters.
2. Permitted home occupations. Permitted home occupations are those which meet the standards provided herein, except as specifically prohibited herein. No home occupation permit shall be issued to a person who has not purchased an occupational license.
3. Prohibited home occupations. The following uses are specifically prohibited in residential zones and are not, by definition, permitted home occupations:
 - a. Beauty/Barber shops
 - b. Appliance and motor repair
 - c. Automotive/vehicle repairs/paint and body work
 - d. Florist
 - e. Veterinary clinic
 - f. Radio/television repair
 - g. Work involving hazardous materials
 - h. Restaurants, bars, lounges or bottle clubs
 - i. Fortunetellers or similar occupations
 - j. Wholesale sales
 - k. Retail sales
 - l. Commercial special event venues
 - m. Any other occupation which does not meet the standards set forth herein
4. Permitting procedures. The following procedures shall be followed in order for the applicant to obtain a home occupation permit from the City:
 - a. Application for a business tax receipt shall be made to the Planning Division for a determination of compliance with standards set forth herein.
 - b. Provide proof of ownership of the premises upon which the home occupation is to be conducted or state what the relationship is to the property owner.
 - c. Review the standards provided herein with staff from the Planning Division.
 - d. Sign an affidavit:
 - i. Agreeing to comply with all standards contained in preceding Subsection C;
 - ii. Acknowledging that any departure from the conditions authorizing the use shall be grounds for revocation of the applicable business tax receipt and the right to continue the home occupation;
 - iii. Recognizing the need to renew the requisite business tax receipt annually or as may be otherwise required;

- iv. Agreeing to permit reasonable inspection of premises upon which home occupation is conducted to ensure compliance with the conditions thereof; and
- v. Acknowledging that if a nuisance complaint is received, an inspection shall be made to ensure compliance and, if noncompliance is determined, the person to whom the business tax receipt was issued shall be given 30 days in which to comply or cease operation at the permitted site.

Recommendation: Home Occupation regulations be moved to the COO, as they do not pertain to development.

Section 4.08.03. Use Protection Buffers

- A. Supplemental setback and buffering requirements from single-family, duplex, or townhome uses. All development located in the NHMU, HIMU, CG, HDR, and TCMU zoning designations that abut single-family, duplex or townhome uses located in zoning designations different from the previously mentioned designations shall meet the following supplemental setbacks and buffers requirements:
 - 1. Setbacks. Any portion of a building that abuts single-family, duplex or townhome uses shall provide a setback from those uses that is the greater of one foot for every foot in height (e.g. 160-foot tall project will have an 160-foot setback).
 - 2. Buffers. Minimum supplemental buffers shall be provided by the more intense use or zoning district when abutting single-family, duplex, or townhome uses.
 - i. Areas used or set aside for parking, loading, accessways, or service and utility areas shall not be located within 20 feet of the property line when such property line abuts single-family, duplex or townhome uses.
 - ii. A minimum of six feet and not higher than eight-foot tall decorative, opaque, masonry wall shall be located within five feet of the property line along the extent of any parking, loading, accessway, or service and utility area located adjacent to a single-family, duplex or townhome use.
 - iii. Supplemental landscaping shall be provided along the property line within the required ten-foot wide landscape buffer. One of the following landscaping designs shall be provided.
 - 1. For every ten linear feet of landscape buffer, a minimum of one tree and 15 shrubs must be planted. The required landscaping may be planted on either side of the required wall. Trees shall be a minimum of 14 feet in height and have a three and one-half-inch caliper at the time of planting. Shrubs shall be a minimum of 24 inches in height at the time of planting; or
 - 2. For every 50 linear feet landscape buffer, a minimum of one tree and 15 shrubs, as specified above, must be planted and a continuous row of evergreen trees, not less than 14 feet in height, spaced in staggered groupings to form a minimum of an 80 percent opaque buffer when planted. Trees may be located on either or both sides of any required wall; or
 - 3. Where space allows, berms at a slope of not greater than 3:1 may reduce required tree height by one foot for each two feet of berm height for those

trees planted on the top of the berm. All berms must have at least a three-foot wide crest.

Recommendation: Apply setback and buffer requirements to all development adjacent to residential property, in accordance with Policy 1-2.1.6 Buffers and Land Use Transitions.

B. Airport and aircraft zoning regulations.

1. Airport zones and airspace height limitations. Certain zones are created and established which include all of the land lying beneath the approach, transitional, horizontal and conical surfaces as they apply to a particular airport.

An area located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

- a. Public civil airport height zones and limitations.
 - i. Primary zone. An area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway. No structure or obstruction will be permitted within the primary zone that is not part of the landing and takeoff area and is of a greater height than the nearest point on the runway centerline. The width of the primary zone is as follows:
 1. Destin Executive Airport-Runway 14 and 32; 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths of a statute mile.
- ii. Horizontal zone. The area around each civil airport with an outer boundary the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runway and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is:
 1. Destin-Executive Airport-Runway 14 and 32; 10,000 feet for all runways not designated as utility or visual.

The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the horizontal zone.

No structure or obstruction will be permitted in the horizontal zone that has a height greater than 150 feet above the airport height.

- iii. Conical zone. The area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet. Height limitations for structures in the conical zone are 150 feet above the airport height at the inner boundary with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport height at the outer boundary.
- iv. Approach zone. An area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach zone is designated for each runway based upon the type of approach available or planned for that runway end.
 - 1. The inner edge of the approach zone is the same width as the primary zone and it expands uniformly to a width of:
 - 1. Destin-Executive Airport-Runway 14 and 32; 3,500 feet for that end of a non-precision instrument runway, other than utility, having visibility minimums greater than three-fourths of a statute mile.
 - 2. The approach surface extends for a horizontal distance of:
 - 1. Destin-Executive Airport-Runway 14 and 32; 10,000 feet for all non-precision instrument runways other than utility.
 - 3. The outer width of an approach zone to an end of a runway will be that width prescribed in this subsection for the most precise approach existing or planned for that runway end.
 - 4. Permitted height limitation within the approach zones is the same as the runway end height at the inner edge and increases with horizontal distance outward from the inner edge as follows:
 - 1. Destin-Executive Airport-Runway 14 and 32; permitted height increases one foot vertically for every 34 feet of horizontal distance for all non-precision instrument runways other than utility.
- v. Transitional zone. The area extending outward from the sides of the primary zone and approach zones connecting them to the horizontal zone. Height limits within the transitional zone are the same as the primary zone or approach zone at the boundary line where it adjoins and increases at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the horizontal zone or conical zone or for a horizontal distance of 5,000 feet from the side of the part of the precision approach zone that extends beyond the conical zone.
- vi. Other areas. In addition to the height limitations imposed in paragraphs 1 through 5 above, no structure or obstruction will be permitted within the city that is outside of a federal reservation and would cause a minimum obstruction clearance altitude, a minimum descent altitude, a minimum vectoring altitude, or a decision height to be raised.

2. Airport land use restrictions. Notwithstanding any other provisions of this article, no use may be made of land or water within any zones established by this article in such a manner as to interfere with the operation of an airborne aircraft. Any proposed development which would encroach upon the proposed expansion area of the Destin Executive Airport shall be approved (or not objected to) by the Okaloosa County government, in writing, in advance of the issuance of the final development order by the city. Evidence from Okaloosa County shall be required from any applicant proposing development within the proposed expansion areas as shown on figure 7.15.02A. The following special requirements shall apply to each permitted use:
 - a. All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.
 - b. No operations shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of a public airport.
 - c. No operations shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
 - d. Sanitary landfills will be considered as an incompatible use if located within areas established for the airport through the application of the following criteria:
 - i. Landfills located within 10,000 feet of any runway used or planned to be used by turbojet or turboprop aircraft.
 - ii. Landfills located within 5,000 feet of any runway used only by piston type aircraft.
 - iii. Landfills outside the above perimeters but within conical surfaces described by Federal Air Regulation (FAR) Part 77 and applied to an airport will be reviewed on a case-by-case basis.
 - iv. Any landfill located so that it places the runway and/or approach and departure patterns of an airport between bird feeding, watering or roosting areas.
3. Obstruction lighting. Notwithstanding the preceding provisions of this article, the owner of any structure over 200 feet above ground level shall install lighting in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments. Additionally, high intensity white obstruction lights shall be installed on a high structure which exceeds 749 feet above mean sea level. The high-intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments.
4. Compatible land uses.
 - a. Purpose. It is hereby declared that the purpose of this article is to provide for the health, safety and welfare of the general public located in proximity to the Destin-Executive Airport by establishing standards for land use and for sound level reduction requirements with respect to exterior noise resulting from the legal and normal operations at the Destin-Executive Airport. This article establishes noise zones of differing intensities and land use in the vicinity of Destin-Executive Airport, establishes permitted land uses in the noise zones, and establishes notification procedures to prospective purchasers of real estate within the noise zones.
5. Noise zones established. There are established by the city three land use noise zones: zone A, zone B, and zone C. Such zones are shown on Figure 7.15.08A. 2013 Official Noise Exposure Map and are described in section 7.15.09. The noise zones contained herein are based on a projection of future noise environments arising from aircraft flight operations at Destin-Executive Airport.

- a. Zone A. A land use noise zone is hereby established and designated as zone A, being that area commencing at the outermost boundary of the airport and extending outward therefrom to a boundary indicated on the noise zone map as "B" and as described in section 7.15.09. The outer boundary of noise zone A approximates a noise level of 75 DNL (day/night average sound line).
 - b. Zone B. A land use noise zone is hereby established and designated as zone B, being that area commencing at a boundary indicated on the noise zone A and extending outward therefrom to a boundary indicated on the noise zone map as "C" and as described in section 7.15.09. The outer contour of noise zone B approximates a noise level of 70 DNL.
 - c. Zone C. A land use noise zone is hereby established and designated as zone C, being that area commencing at a boundary indicated on the noise zone map as the outer boundary of noise zone B and extending outward therefrom to the furthestmost boundary indicated on the noise zone map and as described in section 7.15.09. The outer contour of noise zone C approximates a noise level of 65 DNL.
6. Noise Zones—Description of boundaries.
 - a. Zone A (75 DNL and above). Noise zone A applies to an area of 75 DNL entirely within the Destin-Executive Airport and surrounding runway 14-32 at various depths as per the 2013 OFFICIAL NOISE EXPOSURE MAP.
 - b. Zone B (70 DNL to 75 DNL). Noise zone B applies to an area of 70 DNL surrounding the Destin-Executive Airport, as per the 2013 OFFICIAL NOISE EXPOSURE MAP.
 - c. Zone C (65 DNL to 70 DNL). Noise zone C applies to an area of 65 DNL surrounding the Destin-Executive Airport, as per the 2013 OFFICIAL NOISE EXPOSURE MAP.
7. Noise zones—Determination of boundaries. In determining the location of noise zone boundaries on the map made a part of these regulations, the following rules shall apply:
 - a. Where boundaries are shown to follow streets or alleys, the centerlines of such streets or alleys, as they exist at the time of adoption of these regulations, shall be the noise zone boundary; or
 - b. Where boundaries are shown to enter or cross platted blocks, property lines of lots, as they exist at the time of adoption of these regulations, shall be the noise zone boundary; or
 - c. Notwithstanding the above, where boundaries are shown on any platted lot, provisions of the more restricted zone shall apply; or
 - d. Where boundaries are shown on unsubdivided property less than ten acres in area, provisions of the more restricted zone shall apply; or
 - e. Where boundaries are shown on unsubdivided property ten or more acres in area the location shall be determined by scale shown on the map unless dimensions are given on the map.
8. Sound level requirements for structures—Scope of requirements.
 - a. The provisions of this article shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within the city, except work located primarily in a public right-of-way, public utility towers and poles, and mechanical equipment not specifically regulated in this article.
 - b. Additions, alterations, repairs, and changes of use or occupancy in all buildings and structures shall comply with the provisions of this article.
9. Sound level requirements for structures—Application to existing buildings.

- a. Generally. General buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this article except as specifically provided in this section.
 - b. Additions, alterations, and repairs—More than 50 percent. When additions, alterations, or repairs within any three-year period exceed 50 percent of the assessed value of an existing building or structure such building or structure shall be made to conform to the requirements of this article.
 - c. Nonstructural alteration and repairs—Fifty percent or less. Alterations or repairs, not exceeding 50 percent of the assessed value of an existing building or structure and which are nonstructural, may be made with the same materials of which the building or structure is constructed.
 - d. Repairs—Roof covering. Not more than 50 percent of the roof covering of any building or structure shall be replaced in any three-year period unless the new roof covering is made to conform to the requirements of this article.
 - e. Existing occupancy. Buildings in existence at the time of the passage of this Code.
10. Notification of potential noise impact.
- a. Noise zone A. No residential development shall be allowed within noise zone A.
 - b. Noise zones B and C. Constructive knowledge shall be made available to all purchasers of residential property as provided for in F.S. § 475.25 and Public Law 96-163 (49 USC 2101). Public notice through the use of maps depicting noise-impacted areas shall be available at the City Manager's or his designee's office and a listing of all residential property within noise-impacted areas shall be made available from the public records of the County annotating all residential property within noise zones B and C. A listing of all residential property within noise zones B and C will be compiled by the County Tax Assessor from public records. It shall be updated at least once each year and this listing will be used by title companies, real estate agencies, the planning commission, and individuals to determine the notice required to be given to prospective purchasers of residential property. A disclosure statement at appendix 6 shall be completed for the sale of all residential property located in noise zones B and C. This statement shall be filed with the property deed.
11. Conflicting Regulations. Where there exists a conflict between any of the regulations or limitations prescribed in section 7.15.00 and any other regulations or zoning applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

Recommendation: Meet with the representatives of the Airport to ensure all construction related information within the LDC is still up to date. Additionally, provide updated maps for Noise zones and future expansion that may impact future development.

Section 4.08.04 Compliance with Dimensional Standards

- A. All development shall comply with the dimensional requirements set forth in section 7.12.08.
- B. In the event that a property owner inadvertently fails to comply with the minimum dimensional requirements by three inches or less, the actual measurement shall be deemed to be in compliance with the applicable minimum dimensional requirements, provided that no adverse health, safety, or welfare impacts result from the inadvertent failure to comply with the minimum dimensional requirements.

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- C. Rear property line setback requirements do not apply to boat docks, piers, bulkheads (seawalls) or boathouses. For waterfront lots the rear property line setbacks do not apply.
Recommendation: Clarify the lots that this last sentence applies to and include it in the dimensional standards for those zoning districts.
- D. Two or more freestanding principal structures located on the same lot shall be a minimum ten feet apart. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD.
- E. The footprint for all structures shall meet all setback requirements; however, cornices, canopies, eaves, garden windows, exterior stairways or other architectural features may extend 24 inches into the required setback provided the extension does not interfere with access to the property. portions or projections from a building or structure that add to the gross floor area are not allowed to extend into the required setback.
- F. Corner lots, platted and recorded on or before March 8, 1983, which do not meet the minimum dimensional requirements of section 7.12.08 of the Land Development Code, shall provide the full front setback along the street frontage to which the structure is oriented and a minimum of a ten-foot setback along the other street frontage. All lots platted or replatted after March 8, 1983, must meet the full front setback along all street frontages.
- G. Through lots platted and recorded on or before March 8, 1983, which do not meet the minimum dimensional requirements of section 7.12.08 of the Land Development Code, shall provide the full front setback along the street frontage to which the structure is oriented and a minimum of a ten-foot setback along the other street frontage. All lots platted or replatted after March 8, 1983, must meet the full front setback along all street frontages.

Section 4.09 Transportation Management

- A. Purpose and intent. All proposed developments shall be required to provide safe and convenient multimodal transportation system, roadway network, and sufficient vehicular and bicycle parking to accommodate the needs of the development.
 - 1.
- B. Developments shall be responsible for constructing the segments of planned multimodal transportation and roadway facilities identified in this section as well as the City's Pathways Master Plan, Comprehensive Plan, and Impact Fee Study.

Section 4.09.01 Street Classification

- A. The following streets are hereby classified as follows and as indicated on Map 8-1: Street Classifications. For the minimum right-of-way requirements for the streets listed in this section, please refer to the City's Design Manual.

Major arterial (6-lane)
U.S. Highway 98, east of Airport Road to the City limits
Major arterial (4-lane)
U.S. Highway 98, west of Airport Road to the City limits
Minor arterial
None, as of March 2008
Major Collector
Stahlman Avenue (U.S. Highway 98 to Azalea Dr.)
Benning Drive (U.S. Highway 98 to Kelly St.)

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Beach Drive (U.S. Highway 98 to Kelly St.)
Main Street (U.S. Highway 98 to Kelly St.)
Gulf Shore Drive (U.S. Highway 98 to Eastern edge of Holiday Isle subdivision)
Matthew Boulevard
Hutchinson Street
Kelly Street
Azalea Drive
Azalea Drive Extension (Benning Dr. to Beach Dr.)
Legion Drive (Beach Dr. to Main St.)
Airport Road
Commons Boulevard (that portion within the City limits)
Scenic Highway 98 East (East of Matthew Blvd.)
Minor Collector
Calhoun Avenue (U.S. Highway 98 to Kelly St.)
Sibert Avenue (Calhoun Ave. to Kelly St.)
Cross Street
Stahlman Avenue (Azalea Dr. to Kelly St.)
Mountain Drive
Gulf Shore Drive (Eastern edge of Holiday Isle subdivision to Norriego Point)
Legion Drive (Benning Dr. to Beach Dr.)
Main Street (Kelly St. to Indian Trail Dr.)
Indian Trail Drive (Main St. to Deerfield Dr.)
98 Palms Boulevard (existing and future)
Mattie M. Kelly Boulevard (existing and future)
Sunchase Boulevard (future road north of the Airport)
Indian Bayou Trail
Restaurant Row
Scenic Highway 98 West (West of Henderson Beach State Park)
Scenic Highway 98 East (West of Matthew Blvd.)
Crystal Beach Drive
Dolphin Street
Local Street
All other streets not listed.
Alleyway
None, as of March 2008.

Recommendation: (1) Remove Sunchase Boulevard as it was not implemented with the latest Indian Bayou development, and (2) remove alleyways, as they do not exist within Destin and there is no definition for alleyway in the Comprehensive Plan Glossary.

Section 4.09.02 Transportation Corridor Management Plan

- A. Transportation corridor management plan map. the intent of this ordinance is to preserve, protect, and/or acquire rights-of-way and transportation corridors that are necessary to provide future transportation facilities and facility improvements to meet the needs of growth projected in the City of Destin's Comprehensive Plan and to coordinate land use and transportation planning. These rights-of-way and corridors are part of a network of transportation facilities and systems, which provide mobility between and access to businesses, homes, and other land uses

throughout the jurisdiction, the region and the state. The city council recognizes that the provision of an adequate transportation network is an essential public service. The plan for that transportation network is described in the city's comprehensive plan, and implemented through a capital improvements program, other policies and procedures, and through regulations on land use and development as well as regulations to preserve and protect the corridors and rights-of-way for the transportation network. The purpose of this ordinance is to foster and preserve public health, safety, comfort, and welfare and to aid in the harmonious, orderly, and beneficial development of Destin in accordance with the comprehensive plan.

Recommendation: Include actual transportation corridor management map in LDC.

1. Consistency of proposed development with the transportation corridor management plan map.
 - a. All development shall be consistent with the transportation corridor management plan map.
 - b. Site plans and subdivision plats submitted for review shall include information regarding the location of any corridors designated on the transportation corridor management plan map. All development shall be consistent with the transportation corridor management plan map. Improvements which cross, abut, or are within 1,000 feet of any transportation corridor shall be shown on the site plan.
 - c. Final approval of the development order shall include findings regarding the consistency of a proposed project with any transportation corridor, and shall note any impacts that may be anticipated from the proposed project, along with recommendations for mitigating such impacts. If the proposed project is inconsistent it will not be approved. However, it is intended that corridor locations shall have some flexibility so as to be compatible with proposed development, so long as the basic intent to provide continuity of the corridor is met.
2. Right-of-way dedication.
 - a. Projects proposed adjacent to or abutting a transportation corridor for which improvements are shown in the current five-year capital improvements program, shall, as a condition of approval, dedicate lands within the project site, which are necessary for that right-of-way to the City of Destin. Such dedication shall occur by recordation on the face of the plat, deed, grant of easement, or other method acceptable to the City of Destin. Land to be dedicated shall be only that shown to be necessary for the planned improvements. The amount of land required to be dedicated also shall not exceed the amount that is roughly proportionate to the transportation impacts to be generated by the proposed project unless the landowner is to be compensated in some fashion for any additional dedicated land.
 - b. If the cost of right-of-way acquisition is included in the impact fee structure, the value of dedicated right-of-way may be a credit against transportation impact fees assessed to the proposed project. In the event that the impact fees calculated for the proposed project are greater than the lands within the project site (the site prior to any dedication or other set-aside) needed for future right-of-way, only the amount of land representing a value approximately equal to the impact fee shall be required to be dedicated.

3. Right-of-way and Corridor Preservation.
 - a. Corridors designated in the Transportation Corridor Management Plan Map shall be protected from encroachment by structures, parking areas, or drainage facilities except as otherwise allowable in this ordinance and the comprehensive plan.
 - b. The setbacks as described in Section 7.12.02 of the Land Development Code shall be considered sufficient for preservation of the right-of-way.
 - c. Where the exact alignment of a transportation corridor has not been determined through an engineering study, the location of the roadway right-of-way shall be established during the review of proposed projects in proximity to transportation corridors. Alignments shall be continuous so as to provide for a continuous travel corridor of a width consistent with that specified on the Transportation Corridor Management Plan Map.
 - d. Transportation Corridor Management Plan Map East-West alignments are generally described as follows:
 - i. Section 1 Alignments:
 - a. The primary east-west alignment shall begin at the intersection of Airport Road and U.S. Highway 98 and extend north and west along the centerline of the existing Airport Road right-of-way to Main Street.
 - b. The secondary east-west alignment shall begin where 98 Palms Boulevard currently ends and extend eastward to connect with the future extension of Mattie M. Kelly Boulevard. The exact alignment for this roadway shall be established pursuant to Section 8.01.00.E.3.c. The width of the right-of-way for this alignment shall be a minimum of 80 feet.
 - ii. Section 2 Alignment:
 - a. The east-west alignment shall begin where centerline of the existing Legion Drive right-of-way at its intersection with Main Street currently ends and extend westward across Beach Drive to connect with the future extension of Azalea Drive at its intersection with Benning Drive. The exact alignment for this roadway shall be established pursuant to Section 8.01.00.E.3.c. The width of the right-of-way for the portion of the alignment between Main Street and Beach Drive shall not exceed 66 feet. The width of the right-of-way for the portion of the alignment between Beach Drive and Benning Drive shall not exceed 80 feet.
 - iii. Section 3 Alignment:
 - a. The east-west alignment shall begin where Azalea Drive intersects with Benning Drive and extend westward to connect with Stahlman Avenue. The east-west alignment shall then extend southwest to U.S. Highway 98. The exact alignment for this roadway shall follow and lie totally within the existing right-of-way of Azalea Drive. However, Stahlman Avenue will require an additional 20 feet of right-of-way in the southeast section of its intersection with Mountain Drive.

- e. Transportation Corridor Management Plan Map North-South alignments are generally described from as follows:
 - i. Section 1 Alignments:
 - a. The Mattie M. Kelly Boulevard alignment shall begin at the intersection of Mattie M. Kelly Boulevard and Airport Road and extend south to where that roadway currently ends. Between where it currently ends and U.S. Highway 98 the alignment for Mattie M. Kelly Boulevard shall be established pursuant to Section 8.01.00.E.3.c. The width of the right-of-way for this alignment shall be a minimum of 80 feet.
 - b. The westward most access road shown on the plat of Twin Lakes Subdivision shall begin at the centerline of the Twin Lakes subdivision driveway intersection with Airport Road and follow the western property boundary to connect with the westward extension of 98 Palms Boulevard. The width of the right-of-way for this alignment shall be a minimum of 80 feet.
 - c. The Palms Street alignment shall extend north to connect with the extension of 98 Palms Boulevard. This alignment shall be established pursuant to Section 8.01.00.E.3.c. The width of the right-of-way for this alignment shall be a minimum of 80 feet.
 - ii. Section 2 Alignment: None.
 - iii. Section 3 Alignment: None.
 - f. The following techniques shall be administered for protecting the corridor from encroachment:
 - i. Site plans or subdivision plats shall show all designated transportation corridors (future right-of-way) on the project site plan.
 - ii. The alignment shall be the basis for applying normal setbacks as specified in Section 8.01.00.E.3.b. Should the alignment be adjusted due to findings of an engineering study the setback may be reduced through administrative approval by the City Engineer up to, but not exceeding, ten percent of the otherwise required setback, provided that such reduction is necessitated solely by the final alignment of the right-of-way.
 - iii. Reduction of required setbacks adjacent to the corridor (future right-of-way) may be considered in order to ensure that the location of structures do not encroach into future corridors (future right-of-way). A reduction of up to, but not exceeding, ten percent of the otherwise required setback may be approved administratively by the City Engineer, provided such reduction is necessitated solely by the proposed alignment of the corridor (future right-of-way). Setback reductions of greater than ten percent must be approved by the Board of Adjustments.
4. Interim uses to be relocated.
- a. The purpose of this section is to allow certain uses for a specified period of time within portions of a site designated as future right-of-way, or within a future corridor. The allowance of uses on an interim basis allows the property owner to

make economic use of the property until such time as the right-of-way is needed for facilities or improvements.

- b. The following uses, directly related to the primary use of the project site, may be allowed on an interim basis, provided that the use is specifically allowed by the zoning district in which the property is located:
 - i. Stormwater retention, wet or dry, to serve the project site.
 - ii. Parking areas to serve the project site.
 - iii. Entry features for projects such as signage, gatehouses, architectural features, fountains, walls, and the like.
 - iv. Temporary sales or leasing offices for the project site.
 - c. The following conditions shall apply to the approval of interim uses:
 - i. As a condition of development order, the applicant agrees to relocate these uses elsewhere on the project site. A developer's agreement shall specify the terms and conditions, including timing, of the relocations required by this section.
 - ii. Relocation of approved interim uses shall be beyond the setback area, subject to the provisions of Section 8.01.00.E.3.b above.
 - iii. Relocation sites shall be identified on the development plans submitted with the development order application. Sites identified for future relocation shall be reserved for that purpose.
 - d. The stormwater retention facility may, at the discretion of the City of Destin, be incorporated into the design of the future transportation facility retention facilities. Should this option be chosen by the city, the developer need not relocate the storm water retention.
5. Interim uses to be discontinued.
- a. The following interim uses, not necessarily directly related to the principal use of the site, may be allowed on an interim basis, provided that the use is specifically allowed by the zoning district in which the property is located:
 - i. Recreational facilities such as playgrounds, ball fields, outdoor courts, exercise trails, walking paths, bridal paths, similar outdoor recreational uses.
 - ii. Produce stands, produce markets, farmers markets, and the like.
 - iii. Periodic uses such as boat shows, automobile shows, RV shows, "tent" sales and the like.
 - iv. Periodic events such as festivals, carnivals, community fairs, and the like.
 - v. Plan nurseries and landscape materials yards.
 - vi. Storage yards for equipment, machinery, and supplies for building and trades contractors, and similar outdoor storage.
 - b. The following conditions shall apply to interim uses:
 - i. As a condition of a development order, the applicant agrees to discontinue these uses on the project site by a specified date. A developer's agreement shall specify the terms and conditions of both the approval of interim uses pursuant to this section and the discontinuance of interim uses as required in this section.

- ii. Landscaping shall be provided, consistent with provisions of section 12.04.03, in order to ensure compatibility of interim uses with other uses adjacent or nearby.
 - iii. Interim uses shall meet site design requirements for setbacks for the district.
 - iv. Impervious surface ratios for interim uses shall not exceed 20.0 percent of the specified interim use site.
- 6. Right-of-way acquisition.
 - a. Voluntary dedication of future right-of-way.
 - i. The provisions of this section apply to projects proposed adjacent to or abutting a future corridor or right-of-way for which improvements are anticipated beyond the five-year period of the capital improvements program. A property owner may, at any time during the application process for approval for a project, voluntarily dedicate lands within the project site that are in the future corridor or right-of-way.
 - b. Purchase of future corridors and rights-of-way.
 - i. The City of Destin may enter into an agreement to purchase, in fee simple, the lands designated as a future corridor or right-of-way.
 - ii. The city may enter into an agreement to purchase the development rights to lands designated as future corridor or right-of-way. Development rights are defined as either the number of residential units allowable on the portion of the site designated, or as the total floor area allowable in non-residential uses of the portion of the site designated.
 - iii. The city may enter into an agreement to purchase a perpetual easement including lands designated as a future corridor or right-of-way.
- 7. Public notification, variance, and appeal process.
 - a. Public notification process.
 - i. Major amendments to the transportation corridor management plan map are subject to the notice and public hearing provisions set forth in Article 4 of the Land Development Code. Major amendments are defined as those changes that affect five percent or more of the total area within the proposed corridors.
 - ii. Minor amendments to the transportation corridor management plan map are not subject to the notice and public hearing provisions, except that property owners directly affected by changes in a minor amendment must be notified by mail. Minor amendments are defined as those changes that affect less than five percent of the total area within the proposed corridors.
 - b. Variance process and appeal process.
 - i. Applications for variances and appeals shall be applied for and processed as regulated by the city.

Section 4.09.03 Pathways Master Plan

- A. Pathways Master Plan. The Pathways Master Plan, identifies and prioritizes those projects needed to complete the City of Destin Multi-modal Transportation network as well as to achieve and maintain acceptable multi-modal LOS standards. It provides a clear vision and strategy for the City to continue with the implementation of a system of pathways that will further enhance the quality of life in Destin by providing a non-vehicular alternative to automobile travel. The Plan is to be used as an implementation tool for the City and Developers to implement multi-modal transportation projects throughout the City. The project priorities identified in the Plan and reflected in tables 8-7A through 8-7C may be revised at the discretion of the City Council to address future needs, conditions, and resources regardless of the score that any particular project received.

Tables 8-7A, 8-7B and 8-7C list prioritized future pathway facility improvements that will:

- Improve the overall function and utilization of the pathways network;
- Provide the greatest return on investment;
- Enhance pedestrian safety;
- Respond to the consensual desires of residents, where possible;
- Strengthen non-vehicular transportation connections to important destinations; and
- Result in improved multimodal LOS throughout the City.

Recommendation: Include reference to ordinance which adopted the final list of improvements from the Plan, and remove references to tables.

Section 4.10 On-Site Parking and Loading Standards

Section 4.10.01 Required Vehicle and Bicycle Parking

- A. Purpose and Intent. The purpose and intent of this section is to require vehicle, and bicycle where applicable, parking spaces for all land uses in sufficient number, size and arrangement to adequately meet the needs created by those land uses, to alleviate or prevent the congestion of vehicle traffic on streets caused by a lack of adequate parking spaces, and to promote general traffic and pedestrian safety by minimizing potential accidents and conflicts between moving and parking vehicles and vehicles and pedestrians.
- B. Parking facilities required for all development. Parking facilities shall be provided for all development within the City pursuant to the requirements of this code. The facilities shall be maintained as long as the use exists that the facilities were designed to serve. Only vehicles in operating condition shall occupy such spaces. Automotive vehicles, without current license plates, shall not be parked or stored on any residentially zoned property other than in enclosed buildings. It shall be unlawful for any owner or operator of any building or land use affected by the code to cause or permit the discontinuance or reduction of required parking without the establishment of alternative parking facilities which meet the requirements of and are in compliance with this article and approved by the City Manager or his or her designee. Handicapped parking spaces are required and shall be consistent with the requirements of F.S. § 553.5041.

- C. Location of On-site parking facilities. The following regulations shall apply to all development in the City which requires vehicle and bicycle parking:
 - 1. Location of vehicle parking. The on-site vehicle parking facilities required by this article shall be located on the same lot or parcel of land they are intended to serve. This requirement does not apply to those areas designated as Special Parking Districts as specified in section 8.06.13, Special parking districts.
 - 2. Handicapped parking. Handicapped parking shall be located on the same lot or parcel it is intended to serve. Additionally, the on-site location of said handicapped parking space(s) shall be consistent with the requirements of F.S. § 553.5041.
 - 3. Location of bicycle parking. The number of bicycle parking spaces shall be provided on-site and in accordance with the bicycle parking standards in Table 8-6: Number of vehicle and bicycle parking spaces required of this code. Bicycle parking spaces shall be located within 20 feet of building entrances. For sites with multiple land uses and/or multiple building entrances, bicycle parking shall be distributed between the various uses or entrances proportionate to the standards in Table 8-6: Number of vehicle and bicycle parking spaces required of this code. Bicycle parking facilities shall be located in highly visible well-lighted areas to minimize theft and vandalism and shall be at least as convenient as the majority of vehicle parking spaces provided. Bicycle parking facilities shall not impede pedestrian or vehicular circulation, and shall be harmonious with their environment both in color and design. Parking facilities shall be incorporated whenever possible into building design or street furniture.
- D. Additional parking spaces required for expansion of existing buildings, structures, commercial docks, marinas, and uses.
 - 1. Vehicle Parking.
 - a. Buildings, structures, docks, marinas or uses may be modernized, altered or repaired, provided there is no increase in gross floor area or capacity, or ground area, without providing additional on-site and/or on-street vehicle parking spaces in accordance with this code.
 - b. Where buildings, structures, docks, marinas, or uses are enlarged in gross floor area or capacity or ground area, on-site and/or on-street vehicle parking spaces, as specified herein, shall be brought into compliance with the vehicle parking space requirements for the entire building, structure, dock, marina, or use.
 - 2. Bicycle parking. Bicycle parking facilities shall be provided consistent with the requirements of this code where buildings, structures, docks, marinas, or uses are enlarged in gross floor area or capacity or ground area.
- E. Additional vehicle and/or bicycle parking spaces required for a change of use. When the use of a building or land is changed, additional bicycle and on-street and/or on-site vehicle parking spaces shall be provided to the extent that the number of parking spaces required for the new use exceeds the number of parking spaces required for the previous use. On-street vehicle parking shall be in accordance with section 8.09.03(A)5(c) or (B)3(c) if applicable. This requirement shall apply both within and outside of the City's Multimodal Transportation District.
- F. Parking spaces required for multiple uses. Where multiple uses or purposes exist on a parcel or lot, the parking space requirements for each use shall be calculated separately and the requirements combined for a single total number of parking spaces needed, except for shopping centers. The total number of parking spaces may be reduced by conducting a mixed-use parking

analysis as outlined in section 8.06.12. This requirement shall apply both within and outside of the City's Multimodal Transportation District.

- G. Maintenance of vehicle parking facilities. All on-site, and on-street parking in the case of private rights-of-way, vehicle parking facilities shall be well maintained; free of potholes, debris, weeds, broken curbs, and broken wheel stops; clearly striped, if paved; or one wheel stop per space; and with all lighting in working condition.
- H. Landscaping for parking facilities. All on-site and on-street parking areas shall be landscaped in accordance with the landscaping and tree protection regulations in this code.
- I. Number of vehicle and bicycle parking spaces required.
 - 1. Non-MMTD parking standards. For those lots or parcels located outside of the Multimodal Transportation District (MMTD), the number of vehicle parking spaces required shall be equal to at least the minimum requirements for the specific use or uses, which may have multiple applications to a particular parcel, as set forth in Table 8-6: Number of vehicle and bicycle parking spaces required. It is important to note that bicycle parking spaces are not required for those developments located outside of the boundaries of the MMTD as indicated on Map 8-4: Multimodal Transportation District Map.

Recommendation: Revise this section to reflect parking minimums apply to all developments throughout Destin, and are identified in the Use tables for each zoning district.

- 2. Parking standards for uses not listed. Other uses not specifically mentioned in Table 8-6: Number of vehicle and bicycle parking spaces required, shall meet the on-site vehicle, and bicycle, if applicable, parking requirements of the uses listed in Table 8-6 which are similar or compatible. For the purposes of this article, "boat parking spaces" as described in section 8.06.12 (D)6, Substitution of required vehicle parking spaces with boat parking spaces, do not require vehicle or bicycle parking spaces.
- 3. Handicapped parking standards. The number of handicapped parking spaces shall be consistent with the requirements of F.S. § 553.5041, which states "The number of accessible parking spaces must comply with the requirements in the American's with Disabilities Act Accessibility Guidelines (ADAAG) 4.1," as generally provided in the following table:

Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus 1 for each 100 over 1,000

Refer to ADGGA 4, Accessible Elements and Spaces: Scope and Technical Requirements, regarding exceptions and additional requirements.

4. Computation of the required number of vehicle and bicycle parking spaces.
 - a. Number of vehicle parking spaces. When determination of the number of vehicle parking spaces required by this Code results in a fractional space, the fraction of one-half or less may be disregarded, and a fraction in excess of one-half shall be counted as one parking space.

Recommendation: Revise the fractional parking computation requirement so that any fraction of a parking space would require an additional space. For example, 2.25 spaces would be rounded up to require 3 spaces.

- b. Places of public assembly.
 - i. Benches and pews. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each 20 inches of the seating facilities shall be counted as one seat.
 - ii. Fixed seats and assembly seats. In cases where a place of assembly has both fixed and open assembly area, requirements shall be computed separately for each type and added together.
 - c. Number of bicycle parking spaces. Minimum requirements for bicycle parking are calculated as a percentage of the number of spaces required for vehicle parking for each land use indicated in Table 8-6: Number of vehicle and bicycle parking spaces required. When determination of the number of bicycle parking spaces required by this code results in a fractional space, the fraction of one-half or less may be disregarded, and a fraction in excess of one-half shall be counted as one bicycle parking space. In all cases where bicycle parking is required, no fewer than two spaces shall be required.
 - J. Vehicle and/or bicycle parking study. If an applicant is proposing a use that is not listed in Table 8-6: Number of vehicle and bicycle parking spaces required, and is not satisfied with the City's application of the vehicle and/or bicycle parking space standard that is most similar or compatible to the use in question, then the applicant may submit to the City Manager or designee a vehicle and/or bicycle parking space study to determine the actual number of vehicle and/or bicycle parking spaces needed for the proposed use. Said vehicle and/or bicycle parking space study shall be submitted in writing to the City Manager or designee who shall review the study and give a written determination to the applicant as to whether said study is approved or disapproved. The vehicle and/or bicycle parking space study shall include, but not be limited to, the following:
 1. Estimates of vehicle and/or bicycle parking requirements based on recommendations in studies such as those from the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), or the Traffic Institute, and based on data collected from uses or combinations of uses which are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop recommendations.
 2. An analysis of the extent to which the study's recommendation will lessen the loading space requirement for the development and whether or not the impact will have a

negative impact on the purpose of providing the required number of loading spaces as specified in Table 8-9: Number of on-site loading spaces required. NOTE: In no case shall a study be approved which would allow for a use listed in Table 8-9 to not have at least one loading space.

- K. Valet parking. In cases of buildings or uses wherein the owners supply and maintain the services of valet parking attendants to receive, park and deliver the automobile of occupants, tenants, customers, and visitors, with or without charge, all on-site parking spaces need not be directly accessible as required per Section 8.06.01. The parking area where the valet parking spaces are located can be on-site or off-site, provided the off-site parking area is located in accordance with the requirements of Section 8.06.13, Special parking districts. Tandem or end-to-end parking stalls shall be utilized by the valet parking attendants to park vehicles, however said parking stalls shall not accommodate more than three cars parked end-to-end. This parking arrangement shall only be used for the following uses, as listed in Table 8-6: Bicycle and Vehicle Parking Standards: 721110 Hotels and motels, 721191 Bed-and-breakfast inns, 721199 Other traveler accommodations, 7213 Rooming and boarding houses, 722110 Full-service restaurants, 7224 Drinking places, alcoholic beverages, and 713930.c Fare-carrying vessels. Valet parking shall only be used to provide up to 50 percent of the total required number of parking spaces subject to the following conditions:
1. Permission for such valet parking shall be by a valet parking agreement which has been submitted, reviewed and approved by the City prior to being recorded in the public records of Okaloosa County, Florida. Said valet parking agreement shall be deemed a covenant running with the land and shall at a minimum contain the following provisions:
 - a. A detailed site plan of the proposed valet parking operation which shall include, but not be limited to: the proposed pick-up/drop-off area parking, the location of valet parking spaces, and the total capacity of the valet parking facility.
 - b. A written detailed plan of the proposed valet operation, including hours and days of operations; routes to and from the parking area(s); the minimum number of valet parking attendants; location and design of the proposed "valet" parking sign.
 - c. A statement from the owner, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that they will be committing a penal offense to cause or permit such valet parking area to be operated or used without providing the services of attendants.
 - d. A statement from the owner, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that the valet parking agreement is a covenant running with the land and that it cannot be amended without the consent of the City.
 2. After the valet parking area has been constructed, inspected and approved by the City, it shall be a penal offense by the owner or operator of such building to cause or permit such parking area to be operated or used without providing the services of attendants, provided that if the area wherein the building is constructed pursuant hereto is subsequently included in an area declared exempt from the requirements of this section, the building may take advantage of this exception and use the area set

aside for on-site parking for any permissible use under the zoning for the applicable district, and the City will execute a recordable release to evidence the release of such on-site parking restrictions. Violations of this section shall be subject to the general penalty provisions of section 1-9 of the Code of Ordinances. Each day that such attendant service is not provided for and maintained shall be a new offense.

In the event any building in existence or under construction can qualify for the use of attendant parking under the requirements hereof, then the required off-street parking for such building shall be modified accordingly.

- L. Tandem or end-to-end vehicle parking. Tandem or end-to-end vehicle parking is allowed only for single-family detached and multifamily residential uses, both long and short-term, and for nonresidential uses with valet parking. Nonresidential uses without valet parking are strictly prohibited from using tandem or end-to-end vehicle parking. Tandem or end-to-end vehicle parking stalls shall not consist of more than two vehicle parking spaces placed end-to-end for residential uses or three vehicle parking spaces placed end-to-end for nonresidential uses. Additionally, residential developments shall not be allowed to combine parking for separate dwelling units in a tandem vehicle parking area. If an applicant chooses to design a project with tandem or end-to-end vehicle parking in mind, then each tandem or end-to-end vehicle parking stall shall be clearly designated by either pavement marking or signs stating "reserved parking for unit (insert unit number here)". Additionally, guest parking shall be clearly designated by either pavement marking or signs stating "guest parking."

Section 4.10.02 Parking Reductions

The following may be used to reduce the number of required vehicle parking spaces for a development:

- A. Reduction for preservation of protected trees. The city manager or his or her designee shall authorize a reduction in the total number of required vehicle parking spaces for the preservation of protected trees provided the applicant meets the following provisions:
1. The preservation of a protected tree with a trunk of 12 inches in diameter or greater.
 2. The reduction in the total number of required vehicle parking spaces will prevent the removal of a protected tree that is located within the area of the site designated as a vehicular use area. The following reduction schedule listed in Table 8-7: Vehicle parking space reduction schedule for preservation of protected trees shall apply:

VEHICLE PARKING SPACE REDUCTION SCHEDULE FOR PRESERVATION OF PROTECTED TREES	
Number of Required Vehicle Parking Spaces	Reduction of Required Vehicle Parking Spaces Allowable
1-4	0
5-9	1
10-19	2
20 or above	10% of total number of spaces (total reduction regardless of number of trees preserved)

3. The actual reduction in the total number of vehicle parking spaces shall be the minimum number of spaces needed to preserve the protected tree(s). Should the protected tree(s) die, then the property owner shall be required to replant a new tree(s) or the planting area shall be converted to a parking area.
4. The parking area reduction used for the preservation of protected trees shall not be counted as part of the minimum required open space indicated in Section 12.04.02.

Recommendation: This section should be revised so that a parking reduction results only when a tree would have to be removed in order to meet the parking requirement (i.e. install a parking space where an existing tree is located). As this is a component of site design, 3TP Staff recommends that it be revised and included in the Design Manual related to parking lot landscaping.

Section 4.10.03 Off-Site Parking

The City Council may designate special parking districts where off-site vehicle parking facilities may be provided by the City or private enterprises, thus lessening the demand for on-site vehicle parking.

- A. Off-site vehicle parking facilities requirements. The following provisions apply to all developments that desire to take advantage of off-site vehicle parking facilities:
 1. Nonresidential and short-term residential uses are the only uses that are allowed to take advantage of having required vehicle parking spaces located off-site.
 2. Those portions of a mixed-use development that contain long-term residential uses, as defined in Comprehensive Plan, are required to have all required parking spaces located on-site.
 3. All required handicap parking spaces and loading spaces for all developments are not allowed to be located off-site and must be provided for on-site.
- B. Off-site public parking facilities. For development proposed in these districts that wish to take advantage of City owned and maintained parking lots/garages, the City Manager or his or her designee may allow the developer to pay an in-lieu parking fee instead of providing the spaces required by this article. The fee shall be a one-time, nonrefundable fee per parking space avoided, paid to the City prior to the issuance of a certificate of occupancy. The amount of the fee shall be determined by the City Council and shall be equal to the land acquisition, construction and maintenance costs of parking spaces that are deferred by this provision. These fees shall be used by the City solely for the purchase, construction, operation and maintenance of parking facilities serving the area of the development. The City Council may, at the time of accepting the fee, enter into an agreement with the developer to construct or provide parking facilities.
- C. [Annual review.] Until such time as the City has acquired sites(s) for public parking as generally identified in the Harbor CRA Plan, the City shall annually review the parking standards pertaining to the uses within the Old Destin MMTD to determine the adequacy of those parking requirements.
- D. Off-site private parking facilities. For development proposed in these districts that wish to take advantage of privately owned and maintained parking garages or surface parking lots, such parking spaces must be under the ownership or common control of the property owner proposing to place required parking spaces off-site in order to meet the parking requirement

for that property. The ownership or common control of the parking spaces may be in form of simple fee ownership or long-term lease (30 years or more).

- E. Off-site shared parking. A reduction in the number of required on-site parking spaces shall be allowed when shared parking is provided by a separate, neighboring development through a shared parking agreement. A shared parking analysis shall be submitted in accordance with the standards in 8.06.12 and must demonstrate that the shared parking spaces on the neighboring site will be available during the times during which the parking demand is in excess of the on-site parking supply. Direct and continuous sidewalks and crosswalks shall be constructed between the off-site shared parking area and a primary on-site building entrance.

The applicant shall enter into a shared parking agreement with the owner(s) of the adjacent parcel(s) prior to the approval of the development order application. The shared parking agreement must be submitted, reviewed and approved by the City prior to the approval of the development order application. Said shared parking agreement shall be recorded in the public records of Okaloosa County, Florida, prior to the issuance of any building permit. Additionally, the shared parking agreement cannot be considered null and void until the property owner who needs the parking has secured required parking either on his/her site or an alternative site, which must be subject to a new shared parking agreement. The parking accessway agreement shall be deemed a covenant running with the land and shall at a minimum contain the following provisions:

1. A detailed site plan which at a minimum shall consist of the following: property boundary lines, adjacent right-of-way, the shared parking area and the number of spaces that will be provided to the applicant, adjacent improvements, sidewalks, landscaped areas, drainage swales.
2. A written statement indicating who is entitled to use and maintenance of the shared parking.
3. A statement from each of the owners of the property who are parties to this agreement, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that they will be committing a penal offense to cause or permit such shared parking area to become inoperable by either party either through the erection of a physical barrier, neglecting maintenance for said area or other means.
4. A statement from each of the owners of the property who are parties to this agreement, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that the shared parking agreement is a covenant running with the land and that it cannot be amended without the consent of the City.

Section 4.10.04 Special Parking Districts

- A. Off-site parking districts. The following off-site parking districts are hereby established:
1. Harbor area parking district. The Harbor Area Parking District encompasses all land designated as CMU, NHMU, and SHMU on the zoning map. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for non-residential uses in the CMU, NHMU, and SHMU zoning districts shall be located in the

NHMU zoning district and must be located within 1,200 feet of the property for which the off-site surface parking lot or garage serves. The measurement of 1,200 feet shall be from primary building entrance of the subject property to property line of the parking facility.

2. Town center parking district. The Town Center Parking District encompasses all land designated as TCMU on the zoning map. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for nonresidential uses in the TCMU zoning district shall be located in the TCMU zoning district and must be located within 1,200 feet of the property for which the off-site surface parking lot or garage serves. The measurement of 1,200 feet shall be from primary building entrance of the subject property to property line of the parking facility.
3. Institutional parking districts. Institutional Parking Districts encompass all land designated as INST on the zoning map. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for uses located on property designated Institutional on the zoning map must be located within 150 feet of the property for which the off-site surface parking lot or garage serves. The measurement of 150 feet shall be from property line to property line.
4. Crystal Beach Resort parking district. The Crystal Beach Resort Parking District encompasses all land designated as Crystal Beach Resort (CBR) on the zoning map. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for uses located on property designated CBR on the zoning map must be located within 150 feet of the property for which the off-site surface parking lot or garage serves. The measurement of 150 feet shall be from property line to property line.

Recommendation: Revise the Crystal Beach parking district to include off-site parking for properties designated CBN as well.

Section 4.10.05 On-Site Loading Standards

- A. Purpose and Intent. The purpose and intent of section 8.08.00 is to require all development within the City to provide a safe and convenient area for on-site loading spaces, to alleviate or prevent the congestion of vehicle traffic on streets caused by a lack of loading spaces on-site, and to promote general traffic and pedestrian safety by minimizing potential accidents and conflicts between moving vehicles/pedestrians and vehicles loading or unloading. All on-site loading spaces shall be provided for pursuant to the requirements of this Code. The on-site loading spaces shall be maintained as long as the use exists that the facilities were designed to serve. Only vehicles making deliveries shall occupy such spaces. It shall be unlawful for any owner or operator of any building or land use affected by the Code to cause or permit the discontinuance or reduction of required loading spaces without the establishment of alternative loading spaces which meet the requirements of and are in compliance with this article and approved by the City Manager or designee.
- B. Loading spaces required for all development. On-site loading spaces shall be provided for all development within the City pursuant to the requirements indicated in Section 8.08.05. Loading spaces shall be maintained as long as the use exists that the spaces were designed to serve. Loading spaces shall not be used as a parking space, for the storage of vehicles or materials or for meeting parking requirements. Additionally, loading spaces shall only be used by vehicles that are loading or unloading items that the occupant of the building, structure, or land requires delivery

or pick-up. It shall be unlawful for any owner or operator of any building, structure, or land use affected by the Code to cause or permit the discontinuance or reduction of required loading spaces without the establishment of alternative loading spaces which meet the requirements of and are in compliance with this article and approved by the City Manager or designee. Single-family detached, duplex and townhome dwellings are expressly exempt from providing loading spaces.

- C. Location of on-site loading spaces. The on-site loading spaces required by this section shall be located on the same lot or parcel of land they are intended to serve. In no case shall the location of any required loading space not be located on the same lot or parcel it is intended to serve. Loading spaces shall be located in such a manner as to provide the simplest and most convenient means of loading and unloading material or goods to the building, structure or lot it is intended to serve.
- D. Number of loading spaces required. As set forth in Table 8-9: Number of on-site loading spaces required, all lots or parcels are required to meet at least the minimum requirements for the specific use or uses, which may have multiple applications to a particular parcel.

NUMBER OF ON-SITE LOADING SPACES REQUIRED	
Uses	Loading Spaces Required
Schools, hospitals, nursing homes, and other similar institutional uses and mid and high rise residential	1 space for the first 100,000 sq. ft. of gross floor area or fraction thereof and one space for each additional 100,000 sq. ft. or fraction thereof
Auditoriums, gymnasiums, stadiums, theaters, convention centers and other buildings for public assembly	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
Offices and financial institutions	1 space for the first 75,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 25,000 sq. ft. or fraction thereof
Retail commercial, service, road service, and commercial entertainment	1 space for the first 10,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 20,000 sq. ft. or fraction thereof
Industrial uses	1 space for every 10,000 sq. ft. of gross floor area or fraction thereof

- E. Loading space standards for uses not listed. Other uses not specifically mentioned in Table 8-9: Number of on-site loading spaces required, shall meet the loading space requirements for the use that is most similar or compatible.
- F. Loading space study. If an applicant is proposing a use that is not listed in Table 8-9: Number of on-site loading spaces required, and is not satisfied with the City's application of the loading space standard that is most similar or compatible to the use in question, then the applicant may submit to the City Manager or designee a loading space study to determine the actual number of loading spaces needed for the proposed use. Said loading space study shall be submitted in writing to the City Manager or designee who shall review the study and give a written determination to the applicant as to whether said study is approved or disapproved. The loading space study shall include, but not be limited to the following:
 - 1. Estimates of loading space requirements based on recommendations in studies such as those from the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), or the Traffic Institute, and based on data collected from uses or combinations

- of uses which are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.
2. An analysis of the extent to which the study's recommendation will lessen the loading space requirement for the development and whether or not the impact will have a negative impact on the purpose of providing the required number of loading spaces as specified in Table 8-9. NOTE: In no case shall a study be approved which would allow for a use listed in Table 8-9 to not have at least one loading space.
- G. Additional loading spaces required for expansion of existing buildings, structures, commercial docks, marinas, and uses.
1. Buildings, structures, docks, marinas or uses may be modernized, altered or repaired, provided there is no increase in gross floor area or capacity, or ground area, without providing additional on-site loading spaces in accordance with this Code.
 2. Where buildings, structures, docks, marinas, or uses are enlarged in gross floor area or capacity or ground area, on-site loading spaces, as specified herein, shall be brought into compliance with the loading space requirements for the entire building, structure, dock, marina, or use.
- H. Additional loading spaces required for a change of use. When the use of a building or land is changed, additional on-site loading facilities shall be provided to the extent that the number of loading spaces required for the new use exceeds the number of loading spaces required for the previous use.
- I. Loading spaces required for multiple uses. Where multiple uses or purposes exist on a parcel or lot, the loading space requirements for each use shall be calculated separately and the requirements combined for a single total number of loading spaces needed, except for shopping centers.

Recommendation: Revise this section to significantly simplify when loading spaces are required given the typical size of structures and properties within Destin.

Section 4.11 Marina Siting

This article establishes and regulates procedures and standards by which the City controls and regulates development, construction, and activities within and contiguous to the Harbor and waterways of Destin.

Section 4.11.01 Marina/Dock Standards

A. General Regulations.

1. No person shall construct or add to an existing dock, seawall, bulkhead, mooring or piling, modify an existing submerged land lease, or conditions thereto, or conduct dredge or fill operations in, or contiguous to, the Harbor or waterways of Destin without first obtaining the proper authorization from the appropriate federal, state and City agencies.
2. The addition or modification of a boat lift or pilings within an existing legal and conforming boat slip shall not require the review of the Harbor and Waterways Board or the City Council. Rather, a copy of the U.S. Army Corps of Engineers permit, DEP permit, and a homeowner's association approval (if applicable) shall accompany a completed application for a building permit, provided no additional slips are created.

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3. No fuel or oil shall be willfully or knowingly discharged in the Harbor or waterways of Destin. No dock which sells fuel or oil shall be constructed, operated or maintained in the Harbor or waterways of Destin unless an oil abatement plan, in accordance with Coast Guard guidelines, is available at each dock. The Destin Harbor and Waterways Board shall review and recommend approval or disapproval of each oil abatement plan to the City Council, which shall have approval authority. Each existing dock which sells fuel or oil shall develop and have approved an oil abatement plan acceptable to the City. All new docks which sell fuel or oil shall develop and have an approved oil abatement plan, which is acceptable to the City, prior to receiving a building permit from the City.

Recommendation: Move items 2 and 3 to Article II – Procedures for Marine Construction.

4. No dock shall be constructed which permits the commercial docking of boats with on-board toilets unless such the dock is equipped with a sewage pump-out.
5. No dock shall be constructed which permits the docking of a live-aboard unless such vessel has an operable holding tank.
6. No commercially operated boat docking facilities shall be permitted or operated unless equipped with firefighting facilities as specified by the City.

B. Dimensional Requirements.

1. The following table includes the maximum dock length allowed for any new dock construction or modifications. For the purpose of this subsection, lots may be combined with neighboring lots, however no dock may exceed the limitations outlined in this section:

Dock Location	Maximum Length Allowed
Any waterfront property not adjacent to Choctawhatchee Bay or zoned South Harbor Mixed Use (SHMU)	The width of the lot at the mean high-water line, or 20% of the width of the adjacent waterway at the place the pier is located, whichever is less.
Waterfront property with uplands zoned South Harbor Mixed Use (SHMU)	1.5 times the width of the lot at the mean high-water line, or 20% of the width of the adjacent waterway at the place the pier is located, whichever is less.
Waterfront property adjacent to Choctawhatchee Bay.	1.5 times the width of the lot at the mean high-water line, or 200 feet, whichever is less.
Waterfront Property with less than 50 feet of waterfront shoreline.	No individual dock is allowed, unless parallel to the shoreline. Docks may be allowed if lots are combined with neighboring lots in accordance with section xx.

2. No dock shall be constructed or modified such that slip density exceeds one slip per eight lineal feet of waterfront footage except that, on canals, no lot may have more than one slip per 45 linear feet of waterfront. However, all lots riparian to a canal shall be entitled to at least two slips on the canal.

3. No pier shall extend more than six feet into a canal right-of-way.
4. No dock or vessel shall be placed within the 25-foot setback of a property line without providing prior written notification to the adjoining landowners and requesting their response. Any objections received from the adjoining property owners will be considered by the Harbor and Waterways Board in their recommendations to the City Council.
5. No dock shall unreasonably interfere with the riparian rights of others.
6. Shorelines shall require protection from erosion as determined by the City.

Recommendation: Delete Item 5 (covered by item 4) and specify what specifically may be required in Item 6.

C. Design Requirements

1. No dock of 100 feet or longer shall be constructed unless a white navigation/security night-light is installed at the furthest point seaward on said dock and such light is to be illuminated continuously from dusk to dawn every night of the year. All existing docks 100 feet or longer shall install and operate a navigation/security light pursuant to this subsection. Each light shall be installed within 90 days after adoption of this Code.
2. Where multiple slips extend from the shore and on multiple-slip docks and for any slip in a canal, aerators or circulation devices shall be required as determined by the City. Such devices shall be required where it is determined that circulation is deemed to be interfered with by the proposed facilities.
3. No person who maintains or operates a dock shall allow or permit the disposal of fish carcasses, litter, waste petroleum products or other pollutants into the Harbor or waterways of Destin. Trash disposal receptacles shall be anchored to each dock to ensure compliance with the provisions of this article.

Section 4.12 Natural Resource Protection

The purpose of this article is to provide regulations intended to protect coastal resources, limit public expenditures, mitigate the impacts of floods, protect lives and property and to provide development design and improvement standards applicable to coastal management.

Section 4.12.01 Bay Shoreline Protection Zone

- A. Bay Shoreline Protection Zone. There is created a bay shoreline protection zone for properties lying within the City limits along the waterfront of Choctawhatchee Bay, Joe's Bayou, Marler Bayou and Indian Bayou. This area is defined as a 100-foot buffer that begins at the mean high-water line and extends landward 100 feet. This buffer zone shall consist of preserved native vegetation, including canopy, understory, and ground cover. If there is no native vegetation on the site, a planted vegetative buffer shall be required upon development of the site.

Recommendation: Include a map of this zone in the LDC.

1. The following regulation shall apply to all newly platted subdivisions or planned unit developments within the bay shoreline protection zone which do not further the strategies of redevelopment strategies:
 - a. Construction of all principal habitable structures shall be set back a minimum of 100 feet from the mean high-water line. If the 100-foot setback cannot be achieved due to depth of property prior to platting of lots, right-of-way easements, utility easements, or access easements existing at the time of

adoption of this ordinance, the maximum width achievable shall be provided. An applicant claiming inability to comply with the 100-foot setback requirement because of the above-stated causes must submit documentation certified by an engineer as to the limitations on the property which make compliance impossible.

- b. Minor structures and accessory uses are allowed within this buffer zone, provided these improvements do not constitute more than 40 percent of the square footage within the buffer zone and further provided these improvements are placed on the site in such a manner that they comply with the provisions of Section 12.04.03.D.2 of the land development code.

Recommendation: Delete Item 1, as developments which do not further the redevelopment strategies of the Comprehensive Plan should not be approved.

2. For redevelopment that furthers the redevelopment strategies of the City the following regulations apply:
 - a. The minimum setback for principal habitable structures shall be 50 feet from the mean high-water line. If the 50-foot setback cannot be achieved due to depth of property prior to platting of lots, right-of-way easements, utility easements, or access easements existing at the time of adoption of this ordinance, the maximum width achievable shall be provided. An applicant claiming inability to comply with the 50-foot setback requirement because of the above-stated causes must submit documentation certified by an engineer as to the limitations on the property which make compliance impossible.
 - b. Minor structures and accessory uses are allowed within this buffer zone, provided these improvements do not constitute more than 40 percent of the square footage within the buffer zone and further provided these improvements are placed on the site in such a manner that they comply with the provisions of Section of the land development code.
3. Uses and activities permitted in the bay shoreline zone, whether for new subdivision and planned unit developments or redevelopment are those that are compatible with the protection and conservation of these areas as follows:
 - a. Scenic, historic, wildlife, or scientific preserves;
 - b. Minor maintenance or emergency repair to existing structures or improved areas; and
 - c. Bulkheads and seawalls shall be permitted for redevelopments only, and then only if riprap is placed waterward of such seawall. Exception: If the owner of land to be newly subdivided can establish proof of continuing erosion, the Board of Adjustment may grant a special exception to allow for bulkheads and seawalls, which shall include riprap, in order to prevent further erosion of the site. Engineering data by a Florida registered engineer showing historical changes in the shoreline must be presented as part of the application for a special exception.

Recommendation: The BOA special exception noted in Item C be reviewed and approved by the Community Development Director, Building Official, and City Engineer.

Section 4.12.02 Gulf Shoreline Protection Zone

B. Gulf Shoreline Protection Zone. Gulf shoreline protection zone means the area that commences at the mean high-water line and runs to and includes the primary dune system.

1. Areas in zone. The following areas along the Gulf of Mexico shall be considered within the gulf shoreline protection zone:

- a. The waterward boundary line shall run east-west along the mean high-water line.
- b. The landward boundary line shall run east-west along the face of the primary dune system connected on the east by a north-south line at the City limits and on the west by a north-south line at the City limits and the mean high-water line of the East Pass which is 50 feet landward of the crest of the primary dune as shown on the department of natural resources, division of beaches and shores photomaps, dated February 20, 1981. However, in no case shall any prohibitions apply landward of the coastal construction control line nor to any structure or activity permitted under F.S. §161.053 (5). Notwithstanding the above limitations on application of the prohibitions landward of the CCCL, whenever construction is to be undertaken in the area between the CCCL and the landward limit of the shoreline protection zone, and such construction would alter any portion of the primary dune, the City shall require the implementation of a City Council approved dune restoration program to mitigate any damage which would result from the construction. The dune restoration program shall be forwarded to the DNR, division of beaches and shores for review and comment.

Does the City have the DNR Photomap dated 2/20/1981? Recommend including a map in the LDC of this zone.

2. Design standards for areas located within the gulf shoreline protection zone. The following design standards shall apply to all development located within the gulf shoreline protection zone:

- a. Point source and non-point source discharges are prohibited, except for stormwater, which may be discharged provided that the first one inch of runoff is detained or retained in off-line facilities with filtration.
- b. Siltation and erosion control measures shall be applied to stabilize disturbed areas during and after construction. Sediment settling ponds shall be installed for stormwater runoff prior to the creation of any impervious surfaces. For lots or parcels that are cleared, silt screens shall be placed between the construction site and the water body to prevent erosion and siltation.
- c. Any channels constructed shall be of a minimum depth and width capable of achieving the intended purposes. Sides of channels shall reflect an equilibrium shape to prevent slumping and erosion and to allow revegetation.
- d. Any dredging shall be conducted at times of minimum biological activity to avoid fish migration and spawning, and other cycles and activities of wildlife.
- e. Any spoil that results from dredging shall be disposed of at upland sites and stabilized within 30 days, unless the spoil is causing turbidity or other problems, in which case the developer must stabilize the spoil immediately.

- f. If dredging changes the littoral drift processes and causes adjacent shores to erode, the developer shall periodically replenish these shores with the appropriate quantity and quality of aggregate (sand).
 - g. Septic tanks shall not be located closer than 150 feet from the landward boundary of the gulf shoreline protection zone. If septic tanks are allowed, there may be no more than two septic tanks per acre of land.
 - h. Where wet moorage is offered for rent, boats which have holding facilities for sewage, or where other recreational vehicles are allowed to stay overnight, then pump-out, holding or treatment facilities shall be provided by the developer for sewage and other wastes contained on vessels and vehicles. The facilities shall be conveniently available to all vessels and/or vehicles.
 - i. If no natural vegetation exists, strips of buffer vegetation shall be planted between development activities and the gulf shoreline protection zone. Buffers shall be a minimum of ten feet wide and shall be composed of native species.
- 3. Prohibitions. The following activities, unless specifically excepted, shall be prohibited within the gulf shoreline protection zone:
 - a. Construction of buildings and structures, except for permitted minor structures authorized by the FDEP; albeit the minimum setback for construction within properties fronting the Gulf of Mexico shall not be less than 50 feet from the line of mean high water;
 - b. Removal of vegetation, except as allowed pursuant to an approved FDEP permit;
 - c. Planting of new vegetation except for native, salt-resistant species suitable for beach and dune stabilization;
 - d. Installation of temporary or permanent coastal armoring, as such is defined in Rule 62B-33.002(5), Florida Administrative Code, unless a permit for such armoring has been issued by FDEP, and any other applicable Federal and local requirements have been satisfied, or unless such armoring is authorized by the City's adoption of an emergency resolution pursuant to F.S. § 161.085(3), and any other applicable Federal, State and local requirements have been satisfied.
- 4. Dune enhancement. All persons constructing elevated boardwalks on property located in the gulf shoreline protection zone shall include in their plans, provisions to enhance and revegetate the dune system on their property.

Section 4.12.04 Environmentally Sensitive Zones

- A. Determination of boundaries. A developer shall obtain a determination of the boundaries of a protected environmentally sensitive zone and submit to the City with development applications. Such applications shall include an adequate description of the land the developer wishes to develop, the nature of the developer's right to ownership or control of the land, and other information pertinent to the project.
 - 1. All such lands shall include, as a minimum, Norriego Point (see figure 11.01.05A) and all lands within the defined coastal high-hazard area and functioning wetlands.

Recommendation: Include a map or maps with areas described.

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- B. Wetland Protection Zone. There is hereby created a wetlands protection zone in which special restrictions on development apply. The boundaries of this zone shall be the most landward extent of the following:
1. Areas within the dredge and fill jurisdiction of the department of environmental regulation as authorized by F.S. ch. 403.
 2. Areas within the jurisdiction of the U.S. Army Corps of Engineers as authorized by Section 404, Clean Water Act, or Section 1, River and Harbor Act.
 3. Areas within the jurisdiction of the Northwest Florida Water Management District.

Recommendation: Include a map of these areas.

- C. Development activities within protected environmentally sensitive zones. The following provisions apply but are not limited to the environmentally sensitive zones around Joe's Bayou, Marler Bayou, Indian Bayou and Norriego Point, the wetlands protection zones and any functioning wetlands (policies 11.A.2.1 and 7.A.6.4).

1. Generally. Except as expressly provided herein, all development proposed to be undertaken in a protected environmentally sensitive zone shall require the review and approval of the City Council and the federal and/or state agencies having jurisdiction.

Note: In order to provide sufficient protection for environmentally sensitive areas, additive environmental protection measures may be required by the City Council.

Recommendation: Specify the types of development that require City Council review (nonresidential, multi-family, etc.). Additionally, include the requirements listed in Policy 5-1.6.2 – 5-1.6.3., when development is proposed to impact wetlands.

Note: Also, see Sections 11.01.02, 11.01.09, 11.03.01, 11.03.02, among others.

2. Certain activities are presumed to have an insignificant adverse affect on the beneficial functions of protected environmentally sensitive zones. These activities may be undertaken unless it is shown by competent and substantial evidence that the specific activity would have a significant adverse effect on the protected environmentally sensitive area.
3. The following uses and activities are presumed to have an insignificant adverse effect on wetlands protection zones:
 - a. Scenic, historic, wildlife or scientific preserves.
 - b. Minor maintenance or emergency repair to existing structures or improved areas.
 - c. Cleared walking trails having no structural components.
 - d. Timber catwalks and docks four feet or less in width.
 - e. Recreational fishing or hunting and creation and maintenance of temporary blinds.
 - f. Cultivating agricultural or horticultural products that occur naturally on the site.
 - g. Constructing fences where no fill activity is required and where navigational access will not be impaired by construction of the fence.
 - h. Developing an area that no longer functions as a wetland, except a former wetland that has been filled or altered in violation of any rule, regulation,

statute or this Code. The developer must demonstrate that the water regime has been permanently altered, either artificially or naturally, in a manner to preclude the area from maintaining surface water or hydroperiodicity necessary to sustain wetland structure and function. If the water regime of a wetland has been artificially altered, but wetland species remain the dominant vegetation of the area, the City shall determine the feasibility of restoring the altered hydrology. If the wetland may be restored at a cost that is reasonable in relation to benefits to be derived from the restored wetland, the developer shall, as a condition of development, restore the wetland and comply with the requirements of this Code.

D. Coastal marsh vegetation protection.

1. The following includes construction guidelines for structures built over coastal marsh vegetation areas:
 - a. The structure should be aligned so as to have the smallest footprint practicable.
 - b. The elevation of the structure should be a minimum of five feet above the coastal marsh vegetation area floor level.
 - c. The width of the structure should be limited to four feet. Any exceptions to the width must be accompanied by an equal increase in height requirement (e.g., a five-foot wide structure should be six feet high).
 - d. The gaps between the boards for the structure should be a minimum of one-inch wide.
 - e. The structures should be aligned in a north-south direction wherever practicable.
2. Prohibited acts in coastal marsh vegetation areas.
 - a. No person shall remove, cut, or alter the natural growth of coastal marsh vegetation.
 - b. No herbicide is to be used on coastal marsh vegetation.
 - c. No placement of riprap on coastal marsh vegetation or within five feet of coastal marsh vegetation. Properties adjacent to areas containing coastal marsh vegetation may not install riprap within five feet of coastal marsh vegetation.
 - d. No placement of seawalls in areas containing coastal marsh vegetation. Walls may be built as upland retaining walls with a minimum distance of five feet upland of the coastal marsh vegetation.
3. Exceptions to prohibited acts in coastal marsh vegetation areas.
 - a. The construction of private seawalls in areas where coastal marsh vegetation exists or other surface waters where such construction is between and adjoins at both ends existing seawalls; follows a continuous and uniform seawall construction line with the existing seawalls; is no more than 150 feet in length; does not violate existing water quality standards, impede navigation, or affect flood control; and otherwise meets the requirements for an exemption from permitting under F.S. § 403.813(1)(o).

E. Prohibited ongoing activities. The following standards apply to post-development activities taking place within any protected environmentally sensitive zone.

1. Point source and non-point source discharges. Absent an amendment to the development order, point source and non-point source discharges shall continue to meet the standards applicable to the original development.

2. Clearing. Absent an amendment to the development order, no person shall clear more vegetation than was permitted for the original development.
3. Handling and storage of fuel, hazardous and toxic substances and wastes.
 - a. Developments where fuel or toxic substances will be stored, transferred or sold shall employ the best available facilities and procedures for the prevention, containment, recovery and mitigation of spillage of fuel and toxic substances. Facilities and procedures shall be designed to prevent substances from entering the water or soil and employ adequate means for prompt and effective cleanup of spills that do occur.
 - b. No toxic or hazardous wastes or substances shall be stored in outdoor containers not specifically designed and intended for storage of hazardous materials.
 - c. Storage or disposal of all types of wastes is prohibited on shorelines.
4. Prohibited uses. The long-term storage of equipment or materials and the disposal of wastes shall be prohibited.
5. Fertilizers, herbicides or pesticides.
 - a. Fertilizers, herbicides or pesticides shall not be applied in a protected environmentally sensitive zone except for projects conducted under the authority of F.S. §§ 373.451—373.4595, the Surface Water Improvement and Management Act, and governmental authorized mosquito control programs.
6. Spray vehicles. Vehicles used for mixing or spraying chemicals are prohibited from withdrawing water directly from open waters.
7. Pump-out, holding and treatment facilities for wastes from mobile sources. Sewage, solid waste and petroleum waste generated by vessels or vehicles on the site shall be collected and disposed of as required by law.

Recommendation: Move this section to the COO, as it regulates activities post-development.

- F. Development plans submitted to the City shall comply with applicable federal, state and water management district regulations relating to environmentally sensitive lands. In all cases the strictest of the applicable standards shall apply.
 1. Development plans submitted shall include soil tests conducted by testing agencies licensed by the State of Florida to establish soil compatibility specifically in the site of proposed development in environmentally sensitive areas.

Recommendation: Include item 1 in the City's Development checklist and remove from LDC.
- G. Design standards. The following special design standards apply to wetlands protection zones:
 1. Wherever possible, natural buffers shall be retained between all development and all protected environmentally sensitive zones. If a natural buffer does not exist, an equivalent buffer shall be created. The size of the buffer shall be the minimum necessary to prevent significant adverse effects on the protected environmentally sensitive zone. The factual basis of the decision as to the size of the buffer shall be stated as a finding in the written record.

Recommendation: Include the information regarding "upland buffers to wetlands" as described in Policy 5-1.6.6, which specifies a minimum buffer adjacent to wetlands of 15 to 25 feet.
 2. The developer shall completely restore any portion of a protected environmentally sensitive zone damaged during construction. Complete restoration means that the

damaged area shall, within five years, be operating as effectively as the natural system did prior to being destroyed.

3. Other reasonable protective measures necessary to prevent significant adverse effects on a protected environmentally sensitive zone may be required. The factual basis of the decision to require the measure [shall] be stated as a finding in the written record. Protective measures may include, but are not limited to:
 - a. Maintain natural drainage patterns.
 - b. Limiting the normal removal of vegetation to the minimum necessary to carry out the development activity.
 - c. Expeditiously replanting denuded areas.
 - d. Stabilizing banks and other unvegetated areas by siltation and erosion control measures.
 - e. Minimizing the amount of fill used in the development activity.
 - f. Disposing of dredged spoil at specified locations in a manner causing minimal environmental damage.
 - g. Constructing channels at the minimum depth and width necessary to achieve their intended purposes and designing them to prevent slumping and erosion and allow revegetation of banks.
 - h. Dredging wetlands at times of minimum biological activity to avoid periods of fish migration and spawning and other cycles and activities of wildlife.
 - i. Designing, locating, constructing and maintaining all development in a manner that minimizes environmental damage.
 - j. Prohibiting septic tanks or locating them away from high groundwater areas and peaty soils.
 - k. Requiring the developer and successor to record deed restrictions and other legal mechanisms to protect the environmentally sensitive areas and maintain the development.

Section 4.12.05 White Sand Protection Zones

- A. Purpose. The purpose of this section is to prohibit and/or regulate the use of clays, sand-clay mixtures or any other material subject to wind and water transport that can be potentially discoloring to the natural white sands and to the waters of the City, and to regulate and require permitting for use of these materials in other areas of the City. Although specific types of construction are referenced in this section, the provisions of this document apply to all types of construction.
- B. Protected Areas. It shall be unlawful, under this section, to use any material for fill that is not approved as described in Section 11.07.02, or permitted in Section 11.07.05 of this article.
 1. Zone 1: Beginning at a point at the intersection of the east side of Marler Bridge and the north right-of-way line of U.S. Highway 98; thence east to the intersection of Highway 98 and Scenic Highway 98; thence east along the north right-of-way line of Scenic Highway 98 to the intersection of Restaurant Row; thence continue along a line S 88°53'46" E (through Henderson Beach State Park) to the intersection of Matthew Boulevard and the north right-of-way line of Scenic Highway 98; thence east along the north right-of-way line of Scenic Highway 98 to the intersection of Ocean Boulevard; thence east along the north right-of-way line of Ocean Boulevard to the southeast corner of lot 26 Destiny by the Sea; thence N 81°30'09" E a distance of 215

feet (to the north right-of-way of Scenic Highway 98; thence east along said right-of-way to the Okaloosa/Walton County line; thence south along said county line to the mean high water line of the Gulf of Mexico; thence meandering west along the mean high water line of the Gulf of Mexico to the northwesterly tip of Norriego Point; thence northerly across the entrance to Destin Harbor to the point of beginning.

- a. Approved Material. White sand must be used as fill material which is to remain uncovered in Zone 1. Other materials may be used under special conditions stipulated by Section 11.07.05.
2. Zone 2: Beginning at a point at the intersection of the east side of Marler Bridge and the north right-of-way of U.S. Highway 98; thence east along the north right-of-way line to the centerline of Calhoun Avenue; thence northeast along the center line of Calhoun Avenue; to the intersection of the centerlines of Cross Street and Sibert Avenue; thence northeast along the centerline of Sibert Avenue to the centerline of First Street; thence northeast along the centerline of First Street to the centerline of Beach Drive; thence generally southward along the centerline of Beach Drive to the centerline of Spring Lake Drive; thence along the centerline of Spring Lake Drive to the centerline of Bayview Street; thence southeasterly along the centerline of Bayview Street to the centerline of Main Street; thence south along the centerline of Main Street to the centerline of Kell-Aire; thence along the centerline of Kell-Aire Drive to the southwest corner of Lot 32; thence N 43°34'03" W along the common property lines of Lots 32 and 33 Block A Kell-Aire Gardens to the common property line of Lot 33 Block A Kell-Aire Gardens and Lot 57 Harbor Breeze Third Addition; thence S 29°29'28" E to the southwest corner of lot 56 Harbor Breeze Third Addition; thence N 63°28'14" E along the common property line of Lots 56 and 57 Harbor Breeze Third Addition to the intersection of the center line of Misty Way; thence meandering northeasterly along the centerline of Misty Way to the intersection of the centerline of North Lakeside Drive; thence northwest along the center line of North Lakeside Drive to the intersection of the centerline of Main Street; thence northwest along the centerline of Main Street to the intersection of Bayou Drive; thence northwesterly along the centerline of Bayou Drive to the intersection of Indian Trail; thence easterly along the centerline of Indian Trail; to the intersection of the centerline of Indian Bayou North; thence southwesterly along the centerline of Indian Bayou North to the intersection of the east property line of Lot 34 Eagles Landing; thence along a line S 07°01'20" W to the intersection of Lot 16 Block J Indian Bayou IV; thence along the property line S 73°59'30" W to the common property line of Lots 16 and 17 Block J Indian Bayou IV; thence S 16°00'30" W along the common property line to the intersection of the centerline of Country Club Drive West; thence easterly along the centerline of Country Club Drive West to the intersection of the centerline of Indian Bayou Drive; thence meandering north and southeasterly along the centerline of Indian Bayou Drive to a point 400 feet south of the southeast point of Indian Bayou; thence east to the City limits; thence north along the northeast City limits along the east mean high water line of Indian Bayou to the mean high water line of Choctawatchee Bay; thence meandering west along the mean high water line to the Marler Bridge and the point of beginning.

Also including the following area: Begin at a point at the intersection of the east side of Marler Bridge and the north right-of-way line of U.S. Highway 98 (S.R. 30); thence easterly along the north right-of-way line of U.S. Highway 98 (S.R. 30) to the center line of Calhoun Avenue and the point of beginning; thence northerly along the centerline of Calhoun Avenue a distance of 823.32 feet ; thence proceed easterly on a line parallel to the north right-of-way line of U.S. Highway 98 (S.R. 30) to the center line of Stahlman Avenue; thence proceed westerly along Stahlman a distance of 911.33 feet (to the north right-of-way line of U.S. Highway 98 (S.R. 30); thence westerly along the north right-of-way line of U.S. Highway 98 (S.R. 30) to the centerline of Calhoun Avenue and the point of beginning.

Also including the following area: Commencing at the intersection of the centerline of Stahlman Avenue and the north right-of-way of U.S. Highway 98 (S.R. 30); thence proceed northeasterly along Stahlman Avenue a distance of 911.33 feet ; thence proceed easterly in a line running parallel with U.S. Highway 98 (S.R. 30) to the intersection of the north right-of-way line of Emerald Coast Parkway (U.S. Highway 98 - S.R. 30); thence running parallel with the northern boundary of Zone 1 continuing easterly to the Okaloosa/Walton County Line; thence continue southerly along a line being the Okaloosa/Walton County Line a distance of 721.27 feet to the north right-of-way line of Scenic Highway 98; thence continue westerly along the north boundary of Zone 1 to the point of beginning.

- a. Approved Material. White sand, sandy soil which is indigenous to Zone 2, or other sandy soil which is as light or lighter than the undisturbed indigenous soil on site may be used in Zone 2. Other materials may be used under special conditions stipulated by Section 11.07.05.

Recommendation: Include maps of White Sand Zones.

- C. Approval required for certain activity. All persons, companies or corporations who have a material for use in Zone 1 or 2 that does not create dust, that is equivalent to materials allowed in Section 11.07.02 or to materials permitted as described in Section 11.07.05, may apply to the City Manager or his or her designee for permission to use the material.
- D. Special purpose materials in protected and permitted areas.
 1. Septic tank pads—Only approved materials as listed in Section 11.07.02 may be used for septic tank pads within the protected area.
 2. Horticulture and landscaping. Discoloring material used for horticulture and landscaping may be used if discoloration is limited to the planted area by containment safeguards. Any discoloration to public or other private property is unlawful. It shall be the responsibility of the permitted property owner to clean and restore any discolored public or other private property affected by the landscaping or horticultural activity.
 3. Masonry sand. Masonry sand and other similar colored construction material shall be contained on all sides and covered in such a way as to prevent scattering by wind or other weather conditions that may discolor public or other private property. It shall be the responsibility of the permitted party to remove, clean and restore any discolored public or private property to its original condition after the use of such construction material. All such unused material in a protected area shall be removed from premises.

4. Beneath building foundations, parking lots, and road beds. Limestone, dolomite, crushed limerock, and other similar stabilizing materials containing no red clay, red sand, tan sand or other adversely deeply tinted material may be used in the underlayment of the building foundation, parking lot or road bed provided that:
 - a. The material is contained by a concrete curb or solid concrete block wall extending not less than one foot below grade and as deep as necessary to provide containment;
 - b. The material must be covered by the permanent cover such as asphalt, concrete or other appropriate material within 92 hours of placement. If it is not practical to permanently cover the material until the completion of construction, the material must be physically sealed by a wind- and water-resistant membrane as soon as possible, in no case more than 92 hours after its placement, and must be permanently covered at the completion of construction prior to the issuance of a Certificate of Occupancy.
 5. Driveways and parking lots in Zone 1. Oyster shell, granite, and washed, coarse aggregate rock meeting DOT Standard Specifications Sections 901-2.1 and 901-2.2 may be used for final parking lot material if contained by concrete curbing extending not less than one foot below grade. These materials may not be otherwise spread on the site as exposed fill material.
 6. Driveways and parking lots in Zone 2. Oyster shell, granite, and washed, coarse aggregate rock meeting DOT Standard Specifications Sections 901-2.1 and 901-2.2 may be used for final driveway or parking lot material, but must be contained to those areas and may not be otherwise spread over the site as fill material.
- E. Reconstruction; redevelopment; use of site previously developed.
1. Zone 1: At such time as reconstruction, redevelopment or use of site where materials and/or soils previously were used which are not indigenous to Zone 1 and are not used for landscaping or horticultural activity are disturbed, the nonconforming materials/soils shall be immediately removed from the site and from the zone using safeguards to prevent discoloring the natural sand at the site and adjacent properties.
 2. Zone 2: Sites with hydrologic connection to the DOT stormwater outfalls leading into Destin Harbor, East Pass, Choctawhatchee Bay, or the bayous, or which slope and drain toward them or toward the beaches:

At such time as reconstruction, redevelopment or use of site where materials and/or soils previously were used which are not indigenous to Zone 2 and are not used for landscaping or horticultural activity are disturbed, the nonconforming materials/soils shall be immediately removed from the site using safeguards to prevent discoloring the natural sand at the site and adjacent properties.
 3. Zone 2: Sites with no hydrologic connection to the DOT stormwater outfalls leading into Destin Harbor, East Pass, Choctawhatchee Bay, or the bayous, which do not slope and drain toward them or toward the beaches:

At such time as reconstruction, redevelopment or use of a site where materials and/or soils previously were used which are not indigenous to Zone 2 and are not used for landscaping or horticultural activity are disturbed, all nonconforming materials/soil which is not contained within concrete curbs at least one (1) foot below grade or solid concrete block wall shall be removed from the site and from the zone, using safeguards to prevent discoloring the natural sand at the site and adjacent properties.

The pre-existing, non-conforming materials may be incorporated as fill for the base/underlayment for a building foundation, roadbed, or parking lot, when contained as described in Section 11.07.05.D. Any unused non-conforming materials must be removed from the site and the zone, using safeguards to prevent discoloring the natural sand at the site and adjacent properties. The provision for allowing re-use of previously existing, non-conforming materials/soil shall not be construed as a basis for allowing the use of additional non-conforming materials.

Section 4.12.06 Natural Resource Mitigation

- A. Mitigation procedures must be followed in any case where development degrades estuaries, wetlands, bayous, harbors or other natural resources. Degradation means any modifications, alterations, or effects on waters, associated wetlands, surface area, species composition, or usefulness for human or natural uses which are or may potentially be harmful or injurious to human health, welfare, safety or property, to biological productivity, diversity, or stability or which unreasonably interfere with the reasonable use of property, including outdoor recreation. Degradation shall also include secondary or cumulative impacts.
- B. General.
 - 1. Compensatory mitigation, by which environmentally sensitive lands are purchased, created, enhanced and/or restored to compensate for the loss of such lands, is required whenever required by the state or federal government in connection with development activity.
 - 2. The purchased, created, enhanced or restored environmentally sensitive land must be of the same type as that destroyed or degraded.
 - 3. Compensatory mitigation shall not be the basis for approving a project that could not otherwise be approved.
 - 4. A developer of a compensatory mitigation plan shall grant a conservation easement under F.S. § 704.06 on the newly purchased, created, enhanced or restored environmentally sensitive lands to protect them from future development.
- C. Determination of adequate mitigation. Development projects reviewed and approved by appropriate state or federal regulatory agencies shall be deemed to comply with the City's mitigation provisions and standards and any permit, authorization or statement by the regulatory agency of no jurisdiction due to the absence of such resource at the project site shall be acceptable to the City. The applicant for development approval shall submit to the City copies of any permit, authorization or statement prior to receiving any development permit from the City if activities conducted pursuant to such City-issued permit would impact any natural resource requiring mitigation under this section. Conditions of the permits of state and federal agencies shall also be binding conditions of the City as part of the development order for a project.
- D. Dune Restoration. Whenever construction is to be undertaken in the area between the coastal construction control line (CCCL) and the landward limit of the shoreline protection zone, and if said construction would alter any portion of the primary dune, the City shall require the implementation of a City Council approved dune restoration program to mitigate any damage which would result from the construction. The dune restoration program shall be forwarded to the department of environmental protection, division of beaches and shores, for review and comment.
- E. Disaster amelioration. To minimize the effects of natural disasters in the coastal area the City shall:

1. Comply with building code requirements of F.S. § 161.055 and Section 11.04.02 of this Code.
 2. Participate in the national flood insurance program in conformance with the Federal Disaster Relief Act of 1974.
 3. Determine the feasibility of eliminating, relocating or structurally modifying public infrastructure which has suffered natural disaster damage and to implement appropriate cost-effective measures to mitigate future damage.
 4. Maintain the same capacity of any public infrastructure that is relocated, modified or replaced unless the capacity is expanded as part of an approved post-disaster hazard mitigation plan in accordance with PL 93-288.
- F. Clustered development and density transfer. To alleviate any hardship caused by development restrictions on the use of environmentally sensitive areas, the clustering of residential or commercial development within the non-sensitive portions of the project site shall be permitted if other provisions imposed by this Code, adopted ordinances or Florida Statutes are otherwise met by the proposed development. Density and intensity of development shall be applied under the provisions of any approved residential, commercial or PUD land use classification.
1. Clustered development. If the site of proposed development encompasses environmentally sensitive areas, the density and intensity of dwellings or commercial units may be authorized to a level that would be permitted for the total square footage of the area including restricted portions.
 - a. Such development must be clustered only on non-sensitive portions of the development site.
 - b. If it is determined during the review of development applications described in article 2 of this Code that the parcel proposed for development reflects unique or unusual circumstances, or that development of the parcel at the maximum density would affect surrounding land uses in a manner contrary to the public health, safety and welfare, or would be inconsistent with the comprehensive plan, the local planning agency may recommend that the density or intensity of development rights be capped at a specific level. An example might be to cap residential or commercial density where the adopted level of service of access roads may be degraded below a level of D. In such case, the City Council shall be provided findings of fact on which the restriction is based and any mitigating recommendations that would make the parcel eligible for maximum density and intensity potential. In making a final decision in such cases, the City Council shall have full latitude to prescribe limited use of the property or density transfer ratios if a one-for-one transfer cannot be accomplished.