



**AGENDA
TOWN CENTER CRA ADVISORY COMMITTEE
MEETING
WEDNESDAY, JULY 17, 2024
5:30 PM
DESTIN CITY HALL ANNEX CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
- 4. NEW BUSINESS**
 - A) Linear Trail Project Update**
 - B) Draft Article 4 Discussion**
- 5. COMMITTEE MEMBER COMMENTS/QUESTIONS**
 - A) Work Plans**
- 6. PUBLIC COMMENTS**
- 7. NEXT MEETING DATE: August 21, 2024**

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: July 17, 2024

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.A.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Ryan Scott, City Engineer
Krystal Strickland, Finance Director

DATE: July 12, 2024

SUBJECT: Linear Trail Project Update

I. BACKGROUND: DAG Architects is under contract for the design and permitting of the Linear Trail from 98 Palms to Airport Road. The 30% concept plans were presented to City Council on January 22, 2024, and the following motion was made:

“Motion by Councilmember Geile, seconded by Councilmember King, to approve the 30% Concept Design plans with only recommended amendments 2, 3, and 5 from the Joint Committees to be incorporated into the 60% Concept Design plans passed 6-0.”

The approved amendments were as follows:

- 2) Approve that Florida Power & Light (FPL) will install the lighting.
- 3) Addition of vehicular access and turnarounds along the route.
- 5) The sidewalk connection at Mattie Kelly corrected.

The 60% plans were presented to the Parks & Recreation Committee on June 18, 2024, and they made the following motion:

“Motion by Committee member Johnson to recommend to the City Council for a tree study to be performed at Jewel Melvin Park to ensure that a comparable number of trees are planted around the City to replace the trees that are deleted for the new stormwater drainage and to have these revisions included or documented in the 90% construction plans, and to remove the palm trees from the approved plants in the plan. Committee member Weidenhamer provided the second, the motion passed 5-0.”

The 60% plans were presented to the City Council on July 8, 2024, and they made the following motion:

“I move that City Council approve the 60% Construction Documents with the revisions requested from the Parks & Recreation Committee and to have the plans moved forward to 90% Construction Documents.”

The 60% plans were presented to the Public Works/Public Safety on July 9, 2024.

II. DISCUSSION: Staff and DAG Architects were planning to have all easements in hand that are necessary with the 60% plans. We did not reach that goal but are actively working behind the scenes to secure it. Within the accompanying package is a sample easement packet that we are mailing to the appropriate property owners, upon your review. Staff, DAG Architects, and the Mayor have been working together to communicate with the appropriate property owners and have received positive feedback from all property owners that the City is requesting easements from. We are confident, moving forward, that we can get all the agreements in place within the next couple of months.

Staff is recommending a deeper dive into the Parks & Recreation Committee’s recommendation to replace the trees being removed from Jewel Melvin Park. Once the tree survey results are received, we will review it from what the Land Development Code requires and what a tree for tree replacement would look like and bring the results back at 90% plans to discuss further.

- A. Link to Strategic Goals / Objectives:** II. Enhance quality of life and safety for families
- IV. Effective, efficient, and aesthetically pleasing infrastructure
- V. Improve mobility and connectivity
- B. Effect on Budget (EOB):**
- C. Level of Service (LOS):** Improved mobility and connectivity.
- D. Legislative Sponsor:**

III. CONCLUSION: The team is actively working towards 90% plans and will bring that to the Committees and City Council once completed for a status update.

IV. RECOMMENDED MOTION: Informational

Attachments:

1. Destin Linear Trail (Park) - Civil Set 60% - 7.1.24
2. Destin Linear Trail (Park) - Electrical 60% Submission
3. Destin Linear Trail (Park)- Landscape Architectural 60% CD Set_6.28.24
4. Easement-Sample Form
5. Easement-Sample Letter

6. Easement-Sample Overall Sketches

CIVIL CONSTRUCTION PLANS FOR:

DESTIN LINEAR PARK

TOWNSHIP 2 SOUTH, RANGE 22 WEST

DESTIN, FLORIDA

OKALOOSA COUNTY

APRIL 2023

OWNER AND CONSULTANTS

OWNER(S):	CITY OF DESTIN 4200 INDIAN BAYOU TRAIL DESTIN, FL 32541
ARCHITECT:	DAG ARCHITECTS 1223 AIRPORT ROAD DESTIN, FL 32451 PH: (850)-837-8152
CIVIL ENGINEER:	O'CONNELL & ASSOCIATES CONSULTING ENGINEERS, LLC 1394 COUNTY HIGHWAY 283 SOUTH, BUILDING #3 SANTA ROSA BEACH, FL 32459 CONTACT: JON NASH, P.E. PH: 850-403-4555
STRUCTURAL ENGINEER:	
GEOTECHNICAL ENGINEER	NOVA ENGINEERING 140 LURTON ST., SUITE A PENSACOLA, FL 32505 PH: (850)-607-7782
LAND SURVEYOR:	GEOPPOINT SURVEYING 67 JOE CAMPBELL ROAD FREEPORT, FL 32439 PH: (850)-740-0650

UTILITY PROVIDERS

WATER, SEWER & RECLAIMED PROVIDER:	DESTIN WATER USERS (DWU) 218 MAIN STREET DESTIN, FL 32541 (850)-837-6146
TELEPHONE PROVIDER:	AT&T P.O. BOX 5014 CAROL STREAM, IL 60197 (800)-288-2020
POWER PROVIDER:	FLORIDA POWER & LIGHTS 140 HOLLYWOOD BLVD. NW FORT WALTON BEACH, FL 32548 (800)-225-5797



VICINITY MAP
SCALE 1" = 500'

DESCRIPTION (AS SURVEYED AND WRITTEN)

A parcel of Land in Un-Sectionalized Township 2 South, Range 22 West, Okaloosa County Florida, being more explicitly described as follows:

The nominally 100' wide Gulf Power Easement bounded on the East by Airport Road and on the West by 98 Palms Blvd., And as further depicted on the following recorded subdivision Plats: Plat Book 21 Page 83, Plat Book 11 page 28, Plat Book 6 page 44, Plat Book 21 Page 49, Plat Book 29 page 41, Plat Book 18 Page 98, Plat Book 20 Page 33, Plat Book 29 Page 10, and Plat Book 1 page 19A, All of the Public Records, Okaloosa County, Florida.



PROJECT AERIAL
SCALE 1" = 1,000'

SHEET INDEX

SHEET	SHEET TITLE
C100	COVER SHEET
C101	GENERAL NOTES
C200	OVERALL EXISTING CONDITIONS PLAN & KEY SHEET
C201	EXISTING CONDITIONS PLAN
C202	EXISTING CONDITIONS PLAN
C203	EXISTING CONDITIONS PLAN
C204	EXISTING CONDITIONS PLAN
C205	EXISTING CONDITIONS PLAN
C206	EXISTING CONDITIONS PLAN
C300	OVERALL DEMO EROSION CONTROL & DEMOLITION PLAN AND KEY SHEET
C301	EROSION CONTROL AND DEMOLITION PLAN
C302	EROSION CONTROL AND DEMOLITION PLAN
C303	EROSION CONTROL AND DEMOLITION PLAN
C304	EROSION CONTROL AND DEMOLITION PLAN
C305	EROSION CONTROL AND DEMOLITION PLAN
C306	EROSION CONTROL AND DEMOLITION PLAN
C400	OVERALL SITE PLAN & KEY SHEET
C401.1	SITE PLAN
C401.2	SITE PLAN
C401	SITE PLAN
C402	SITE PLAN
C403	SITE PLAN
C404	SITE PLAN
C405	SITE PLAN
C406	SITE PLAN
C500	OVERALL GRADING DRAINAGE PLAN & KEY SHEET
C501	GRADING AND DRAINAGE PLAN
C501.1	GRADING AND DRAINAGE PLAN
C501.2	GRADING AND DRAINAGE PLAN
C502	GRADING AND DRAINAGE PLAN
C503	GRADING AND DRAINAGE PLAN
C504	GRADING AND DRAINAGE PLAN
C505	GRADING AND DRAINAGE PLAN
C506	GRADING AND DRAINAGE PLAN
C601	PLAN AND PROFILES
C602	PLAN AND PROFILES
C603	PLAN AND PROFILES
C604	PLAN AND PROFILES
C605	PLAN AND PROFILES
C606	PLAN AND PROFILES
C607	PLAN AND PROFILES
C608	PLAN AND PROFILES
C609	PLAN AND PROFILES
C610	PLAN AND PROFILES
C800	TYPICAL ROADWAY SECTIONS
C901	EROSION CONTROL DETAILS



L.A. SEAL:
PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:		
No.	Description	Date

COVER SHEET

PROJECT NUMBER **23085**
DATED **04/22/2024**

C100

GENERAL NOTES:

- D
1.

THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING A BID. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

2.

WORK AREAS: THE CONTRACTOR SHALL RESTRICT HIS OPERATIONS TO OWNER'S PROPERTY UNLESS SPECIFIC AUTHORIZATION HAS BEEN OBTAINED BY THE CONTRACTOR, IN WRITING, FROM PROPERTY OWNERS FOR THE USE OF PRIVATE LAND.

3.

PROTECTION OF PUBLIC WATER SUPPLY: THE WORK REQUIRES CONTRACTOR OPERATIONS UPON AN OPERATING PUBLIC WATER SYSTEM. TAKE EXTREME CARE TO AVOID UNNECESSARY INTERFERENCE WITH THESE FACILITIES OR CONTAMINATION OF THE WATER SYSTEM. COORDINATE ACTIVITIES WITH OWNER'S PERSONNEL TO AVOID SERVICE INTERRUPTION. SHOULD INTERFERENCE WITH THE UTILITIES OCCUR AS A RESULT OF THE CONTRACTOR'S OPERATIONS, DEVOTE FULL EFFORTS TO CORRECTING THE PROBLEM WITHOUT DELAY.

4.

OWNER OCCUPANCY: THE OWNER RESERVES THE RIGHT TO OCCUPY PARTIALLY COMPLETED PARTS OF THE WORK PRIOR TO SUBSTANTIAL COMPLETION. PROVIDED THAT SUCH OCCUPANCY DOES NOT INTERFERE WITH COMPLETION OF WORK. SUCH PARTIAL OCCUPANCY SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK OR ANY PART OF THE WORK.

5.

COORDINATION: THE WORK OF THIS CONTRACT INCLUDES COORDINATION OF THE WORK WITH THE WORK OF OTHER CONTRACTORS, PUBLIC UTILITIES, AND THE OWNER, FROM BEGINNING OF CONSTRUCTION ACTIVITY THROUGH PROJECT CLOSE-OUT AND WARRANTY PERIODS.

6.

CHANGES IN THE WORK: THE OWNER RESERVES THE RIGHT TO CHANGE PLANNED LOCATIONS OF THE WORK DURING CONSTRUCTION TO AVOID INTERFERENCES OR OBSTRUCTIONS. FIELD CHANGES OF PLANNED LOCATIONS SHALL BE MADE ONLY WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.

7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY SERVICE PROVIDER(S) OF ALL UTILITY CONFLICTS AND REQUEST DIRECTION AS TO HOW THE CONFLICTS WILL BE RESOLVED.

8.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

9.

CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS ALONG ALL PUBLIC RIGHT-OF-WAYS.

10.

NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.

11.

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.

12.

CONTRACTOR SHALL RESTORE ALL DISTURBED RIGHTS-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE. DITCH/SWALE SIDE SLOPES STEEPER THAN 1 UNIT VERTICAL TO 3 UNITS HORIZONTAL ARE TO BE SODDED AND THE SOD IS TO BE PINNED. STABILIZATION IS TO BE PERFORMED IMMEDIATELY FOLLOWING FORCE MAIN CONSTRUCTION. RIGHT-OF-WAY RESTORATION MUST NOT LAG CONSTRUCTION BY MORE THAN 14 DAYS.

13.

THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS AND GUARDS PER F.D.O.T. INDEX NUMBERS 611 AND 612 DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.

14.

THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER F.D.O.T. INDEX 102 TO PREVENT EROSION RESULTING FROM INCREASED RUNOFF DURING CONSTRUCTION.

15.

DESIGNATION 'RESTORE' ON PLANS MEANS RECONSTRUCT WITH LIKE MATERIALS EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND INCLUDES SEEDING AND MULCHING OR SODDING.

16.

CONTRACTOR SHALL PROVIDE PRIVATE GARBAGE AND WASTE REMOVAL SERVICE FOR CONSTRUCTION WASTE.

GENERAL TESTING NOTES:

- C
1.

TESTING SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS. SELECTION AND CONTRACTING WITH THE TESTING FIRMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.

2.

COPIES OF THE TEST FOR ASPHALT, BASE, SUBGRADE, FILL, AND BACKFILL UNDER ROADWAYS AND STRUCTURES, AND UTILITY TRENCHES SHALL BE PROVIDED DIRECTLY TO THE ENGINEER FOR APPROVAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE TESTING AND INSURE THAT ALL APPLICABLE TESTS HAVE BEEN PERFORMED. FAILURE TO OBTAIN TEST RESULTS AT ANY POINT OF CONSTRUCTION WILL REQUIRE THE REMOVAL OF THE IMPROVEMENT AND REPLACEMENT BY CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE APPLICABLE LOCAL GOVERNMENT MAY REQUIRE COMPACTION TESTING IN ACCORDANCE WITH THE TESTING SCHEDULE FOR UTILITY TRENCH FILL AND BACKFILL OR ACCORDING TO THE LOCAL GOVERNMENTAL STANDARDS, WHICHEVER IS MORE STRINGENT.

TESTING SCHEDULE:

B

ITEM	TEST	TEST IDENTIFICATION	TEST REQUIREMENT	TEST FREQUENCY
UTILITY TRENCH FILL & BACKFILL	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T-191, T-204 ASTM D-1556, D-2937	95% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST, ALTERNATING LIFTS (12")
	GRADATION	AASHTO M-92	(15% PASSING NO. 200)	ONE PER SOIL TYPE
FILL & BACKFILL UNDER ROADWAYS AND STRUCTURES	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY	AASHTO T-191, T-204, T-238 ASTM D-1556, D-2937, D-2922	98% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST, ALTERNATING LIFTS (12")
	GRADATION	AASHTO M-92	(15% PASSING NO. 200)	ONE PER SOIL TYPE
SUBGRADE	BEARING VALUES	LBR-FDOT	40 (MIN.)	ONE PER SITE OR AT MATERIAL CHANGES
	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	AASHTO T-191, T-204 ASTM D-1556, D-2937	98% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
BASE (SAND-ASPHALT)	MARSHALL STABILITY TESTS	FDOT FM 5-511	500 LBS. (MIN.)	ONE PER SOURCE OR AS MATERIAL CHANGES
	FIELD DENSITY & THICKNESS	ASTM D-1559	95% OF LAB DENSITY AS DETERMINED BY MARSHALL METHOD	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
BASE (SAND-CLAY)	BEARING VALUES	LBR-FDOT	70 (MIN.)	ONE PER SITE OR AT MATERIAL CHANGES
	MAXIMUM DENSITY/ OPTIMUM MOISTURE	AASHTO T-180 ASTM D-1557	N/A	PER SOIL TYPE
	FIELD DENSITY & THICKNESS	AASHTO T-191, T-204 ASTM D-1556, D-2937	98% OF MAXIMUM DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
ASPHALT	MATERIALS QUALITY BITUMEN CONTENT & GRADATION	AASHTO T-164, 5-30 ASTM D-2172	ASTM D-1559	F.D.O.T. SPEC. 330, 331, 916 ONE PER DAY FOR GRADUATION
	FIELD DENSITY & THICKNESS	ASTM D-2950	95% OF LAB DENSITY	ONE PER 500 LF HORIZONTAL OR ONE PER 750 SY WITH A MINIMUM OF 3 TEST
	AGGREGATE CERTIFICATION	N/A	F.D.O.T. SPEC. 901, 902	ONE PER SUPPLIER
	MARSHALL STABILITY TESTS	ASTM D-1559	F.D.O.T. SPEC. 331	ONE PER DAY
CONCRETE (MISC. SITE WORK)	SLUMP TEST	AASHTO T-119 ASTM C-143	2" TO 3"	AS REQUIRED BY SOILS ENGINEER OR ONE PER SET OF CYLINDERS
	COMPRESSIVE STRENGTH	AASHTO T-23 ASTM C-31	3000 PSI	ONE SET OF 3 CYLINDERS PER 50 CY PER DAY
	AIR CONTENT	AASHTO T-199	3% TO 6%	ONE PER SET OF CYLINDERS

NOTE: CONCRETE FOR SITE WORK INCLUDES BUT IS NOT LIMITED TO CURB, CURB & GUTTER, SIDEWALKS, ETC., EXCEPT CONCRETE PAVEMENT.

REFERENCE SOURCES:

AASHTO	AMERICAN ASSOCIATION OF HIGHWAY TRANSPORTATION OFFICIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

STORMWATER SYSTEM MAINTENANCE NOTES:

1.

CONTRACTOR SHALL STAGE AND TIME CONSTRUCTION TO MINIMIZE THE SIZE OF EXPOSED SOIL AREAS AND THE TIME BETWEEN EXPOSING THE SOIL AREA AND FINISHING THE SOIL AREA.
2.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING A TASK TO PROVIDE EROSION CONTROL UNLESS ANOTHER PARTY HAS BEEN PREVIOUSLY SPECIFIED AS RESPONSIBLE FOR THE EROSION CONTROL ASSOCIATED WITH THAT TASK. IN THE EVENT ANOTHER PARTY IS RESPONSIBLE FOR EROSION CONTROL, THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR COORDINATION WITH THE PARTY RESPONSIBLE. IN THE EVENT THAT DAMAGE TO THE CONSTRUCTED ITEM IS A RESULT DUE TO LACK OF EROSION CONTROL, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ITEM AT NO CHARGE TO THE OWNER.
3.

THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/ SEDIMENTATION BARRIER (SILT FENCE, TURBIDITY BARRIER, OR AS SPECIFIED IN THE CONSTRUCTION DRAWINGS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND WETLAND OR JURISDICTIONAL AREAS. IF, IN THE OPINION OF THE ENGINEER, AND/OR REGULATORY AUTHORITIES, EXCESSIVE QUANTITIES OF MATERIAL ARE TRANSPORTED OFF-SITE BY EROSION OR STORMWATER RUNOFF, THE CONTRACTOR SHALL IMPROVE CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES AT NO ADDITIONAL COST TO THE OWNER. IN NO CASE SHALL CONSTRUCTION COMMENCE PRIOR TO INSTALLATION OF EROSION CONTROL/SEDIMENTATION BARRIER.
4.

CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE.
5.

IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AREA USING SPRINKLING IRRIGATION OR OTHER ACCEPTABLE METHODS.

STORMWATER POLLUTION PREVENTION PLAN:

1.

SITE DESCRIPTION:

A.

CONSTRUCTION ACTIVITY:

GRADING AND INFRASTRUCTURE WORK FOR 256 MULTI-FAMILY UNITS, APPROXIMATELY 34,500 SF OF COMMERCIAL SPACE AND AMENITY AREAS.

B.

PROJECT LIMITS:

#22.86 ACRES AS SHOWN ON SHEET C300-EROSION CONTROL AND DEMOLITION PLAN.

C.

MAJOR SOIL DISTURBING ACTIVITIES:

GRADING, EXCAVATING POND AND UTILITY/DRAINAGE INSTALLATION.

D.

PROJECT AREA:

PARCEL "1", "2" AND "3" AS SHOWN ON SHEET C200-EXISTING CONDITIONS PLAN

E.

E.1. RUNOFF COEFFICIENTS BEFORE, DURING, AND AFTER CONSTRUCTION:

BEFORE:

DURING:

AFTER:

E.2. DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE:

SITE CONSISTS OF RUTLEGE FINE SANDS (HSG A/D) WHICH EXHIBITS HIGH RUNOFF DURING MAJOR STORM EVENTS.

E.3. ESTIMATES OF SIZE OF DRAINAGE AREA FOR EACH OUTFALL:

XX ACRES (+) TO PROPOSED POND OUTFALL

F.

NAME OF RECEIVING WATERS:

THE MOSQUITO CONTROL DITCH ALONG THE WESTEN BOUNDARY THAT FLOWS NORTH TO CHOCTAWATCHEE BAY.

G.

WETLAND AREA:

1.97 ACRES (+) OF EXISTING JURISDICTIONAL WETLANDS ARE WITHIN THE PROJECT LIMITS, 1.74 ACRES (+) OF JURISDICTIONAL WETLAND IMPACTS ARE PROPOSED.
2.

CONTROLS:

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS THE SOIL DISTURBING ACTIVITIES FOR THIS PROJECT ARE AS FOLLOWS:

A.

EROSION AND SEDIMENT CONTROLS:

A.1. STABILIZATION PRACTICES:

TEMPORARY SODDING

TEMPORARY GRASSING

PERMANENT PLANTING, SODDING, OR SEEDING

TEMPORARY MULCHING

ARTIFICIAL COVERING

PRESERVATION OF NATURAL RESOURCES

A.2. STRUCTURAL PRACTICES:

SAND BAGGING

SILT FENCES

HAY BALES

BERMS

DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES

PIPE SLOPE DRAINS

FLUMES

ROCK BEDDING AT CONSTRUCTION EXIT

TIMBER BEDDING AT CONSTRUCTION EXIT

DITCH LINER

SEDIMENT BASINS

STORM INLET SEDIMENT TRAP (ROCK BAGS)

STONE OUTLET STRUCTURES

CURBS AND GUTTERS

STORM SEWERS

VELOCITY CONTROL DEVICES

TURBIDITY BARRIER

RIP RAP

B.

DESCRIPTION OF STORMWATER MANAGEMENT:

N/A

C.

OTHER CONTROLS:

C.1. WASTE DISPOSAL:

NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE

C.2. OFFSITE VEHICLE TRACKING:

LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
EXCESS DIRT ON ROAD REMOVED DAILY
STABILIZED CONSTRUCTION ENTRANCE
N/A

C.3. SANITARY WASTE:

N/A

C.4. FERTILIZERS AND PESTICIDES:

FERTILIZERS AND/OR PESTICIDES SHALL BE APPLIED BY A LICENSED OR CERTIFIED APPLICATOR ACCORDING TO MANUFACTURERS RECOMMENDATIONS OR AS DIRECTED BY THE PROJECT ENGINEER.
NO NON-STORMWATER DISCHARGES ARE ANTICIPATED.

C.5. NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING):

N/A

3.

APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:

GENERIC PERMIT APPLICATION NO.

4.

MAINTENANCE:

ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN (7) CALENDAR DAYS AFTER THE SURROUNDING EXPOSED AREA HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT.

INSPECTION:

ALL CONTROLS SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AS WELL AS AFTER 0.25" OR MORE OF RAIN. AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER EACH INSPECTION. BASED ON INSPECTION RESULTS THE CONTROLS SHALL BE REVISED PER THE INSPECTION REPORTS.

A.

THE CONTRACTOR SHALL INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTION THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER. TO COMPLY, THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GUAGES AND DAILY RAINFALL RECORDS. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH. THE CONTRACTOR SHALL ALSO INSPECT AND CERTIFY THAT CONTROLS INSTALLED IN THE FIELD AGREE WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN.

B.

IF INSPECTIONS INDICATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTANTS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES, AS NEEDED.

C.

RECORDS OF THE INSPECTION AND THE CONSTRUCTION PERMIT MUST BE MAINTAINED AT THE CONSTRUCTION SITE AND BE READILY AVAILABLE FOR INSPECTION.

5.

THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING COVERAGE UNDER THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM THE LARGE AND SMALL CONSTRUCTION OR ANY DISTURBANCE OF LAND GREATER THAN ONE ACRE. THE DEVELOPER/CONTRACTOR WILL FORWARD A COPY OF THE PERMIT TO REGIONAL UTILITIES AT (850) 231-5114 PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED ELEMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO COMPLY COULD RESULT IN CODE ENFORCEMENT ACTION AND FINES.

HATCH LEGEND

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

LINETYPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SECTION LINE		
SETBACK LINE		
EASEMENT LINE		
FLOOD LINE		
CCCL LINE		
MAJOR CONTOUR LINE		
MINOR CONTOUR LINE		
LIMITS OF CONSTRUCTION		
SILT FENCE		
WATER LINE		
FORCE MAIN		
GAS		
OVERHEAD POWER		
FIBER OPTIC		
CHAIN LINK FENCE		
WOODEN FENCE		
HYDROLOGIC SOIL GROUP LINE		
STORM PIPE		

SYMBOL LEGEND

	EXISTING	PROPOSED
CONCRETE MONUMENT		
CAPPED IRON ROD		
PERMANENT CONTROL POINT		
TEMPORARY BENCHMARK		
ELECTRICAL PEDESTAL		
CABLE PEDESTAL		
TELEPHONE PEDESTAL		
AIR CONDITIONING UNIT		
POWER POLE		
SERVICE POLE		
LIGHT POLE		
GUY WIRE		
WHEEL STOP		
HANDICAP SYMBOL		
PAVEMENT ARROW		
PAVEMENT ARROW		
SIGN		
FLOW ARROW		
STORM INLET		
STORM INLET W/ ROUND BOTTOM		
STORM MANHOLE		
STORM MANHOLE		
STORM MITERED END SECTION		
STORM YARD INLET		
GAS METER		
WATER METER		
VALVE		
BACK FLOW PREVENTER		
FIRE HYDRANT		
WATER SPIGOT		
AIR RELEASE VALVE		
SANITARY SEWER MANHOLE		
CLEANOUT		
CLEANOUT		
FLUSHING SERVICE		
FORCE MAIN SERVICE LATERAL BOX		
LIFT STATION		
GREASE TRAP MANHOLE		

GENERAL NOTES

PROJECT NUMBER	AR0009694
DATED	04/22/2024

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DESTIN LINEAR TRAIL

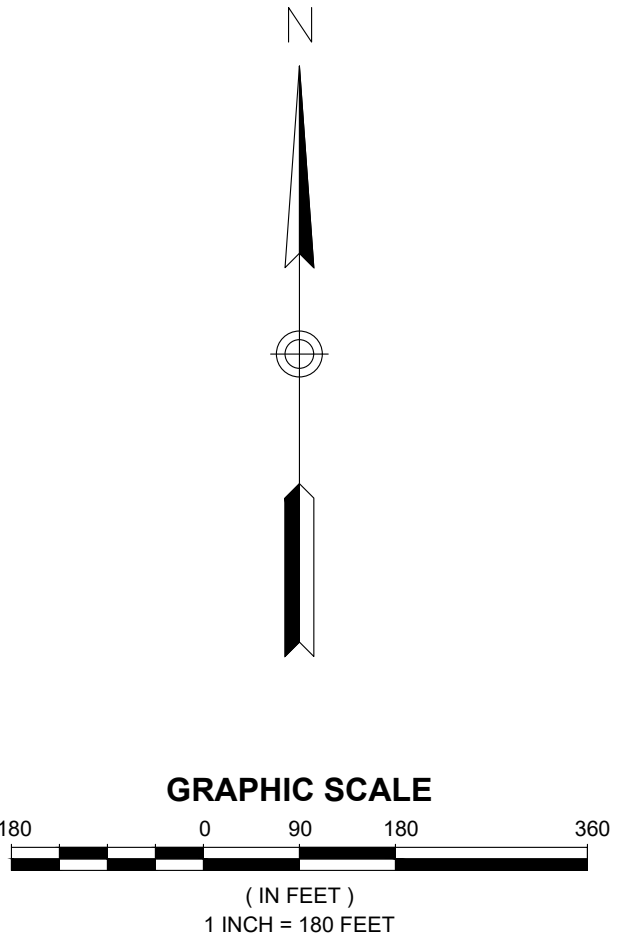
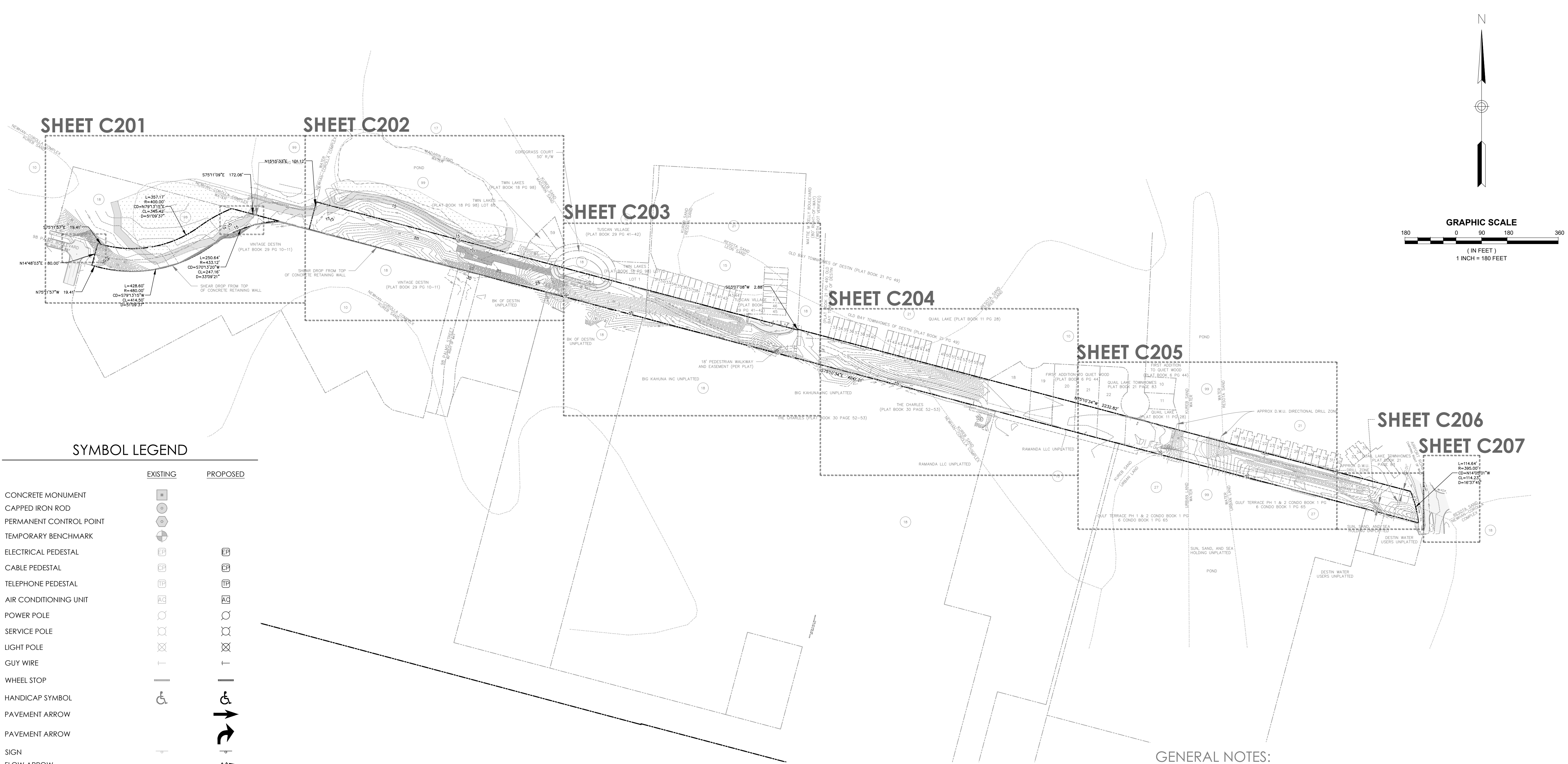
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No.	Description	Date

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(1 OF 2)
23085

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SYMBOL LEGEND

EXISTING	PROPOSED

LINETYPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SECTION LINE		
SETBACK LINE		
EASEMENT LINE		
FLOOD LINE		
CCCL LINE		
MAJOR CONTOUR LINE		
MINOR CONTOUR LINE		
LIMITS OF CONSTRUCTION		
SILT FENCE		
WATER LINE		
FORCE MAIN		
GAS		
OVERHEAD POWER		
FIBER OPTIC		
CHAIN LINK FENCE		
WOODEN FENCE		
HYDROLOGIC SOIL GROUP LINE		
STORM PIPE		

HATCH LEGEND

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

EXISTING CONDITIONS NOTES:

- THE PLAN SHOWN HEREIN IS BASED ON THE FOLLOWING:
A. SURVEY BY GEOPPOINT SURVEYING, INC., DATED SEPTEMBER 29, 2023
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF A 100' GULF POWER EASEMENT, OKALOOSA COUNTY, FLORIDA, HAVING A GRID BEARING OF N.75°10'34"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE NORTH ZONE OF FLORIDA.

ONSITE SOILS LEGEND:

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
10	KUREB SAND, 0 TO 8 PERCENT SLOPES	A
18	NEWHAN-COROLLA COMPLEX, 2-30 PERCENT SLOPES	A
21	RESOTA SAND, 0 TO 5 PERCENT SLOPES	A
27	URBAN LAND	UNRATED
99	WATER	UNRATED

GENERAL NOTES:

- THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND COMPLETELY FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING A BID. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- WORK AREAS: THE CONTRACTOR SHALL RESTRICT HIS OPERATIONS TO OWNER'S PROPERTY UNLESS SPECIFIC AUTHORIZATION HAS BEEN OBTAINED BY THE CONTRACTOR, IN WRITING, FROM PROPERTY OWNERS FOR THE USE OF PRIVATE LAND.
- PROTECTION OF PUBLIC WATER SUPPLY: THE WORK REQUIRES CONTRACTOR OPERATIONS UPON AN OPERATING PUBLIC WATER SYSTEM. TAKE EXTREME CARE TO AVOID UNNECESSARY INTERFERENCE WITH THESE FACILITIES OR CONTAMINATION OF THE WATER SYSTEM. COORDINATE ACTIVITIES WITH OWNER'S PERSONNEL TO AVOID SERVICE INTERRUPTION. SHOULD INTERFERENCE WITH THE UTILITIES OCCUR AS A RESULT OF THE CONTRACTOR'S OPERATIONS, DEVOTE FULL EFFORTS TO CORRECTING THE PROBLEM WITHOUT DELAY.
- OWNER OCCUPANCY: THE OWNER RESERVES THE RIGHT TO OCCUPY PARTIALLY COMPLETED PARTS OF THE WORK PRIOR TO SUBSTANTIAL COMPLETION, PROVIDED THAT SUCH OCCUPANCY DOES NOT INTERFERE WITH COMPLETION OF WORK. SUCH PARTIAL OCCUPANCY SHALL NOT CONSTITUTE ACCEPTANCE OF THE WORK OR ANY PART OF THE WORK.
- COORDINATION: THE WORK OF THIS CONTRACT INCLUDES COORDINATION OF THE WORK WITH THE WORK OF OTHER CONTRACTORS, PUBLIC UTILITIES, AND THE OWNER, FROM BEGINNING OF CONSTRUCTION ACTIVITY THROUGH PROJECT CLOSE-OUT AND WARRANTY PERIODS.
- CHANGES IN THE WORK: THE OWNER RESERVES THE RIGHT TO CHANGE PLANNED LOCATIONS OF THE WORK DURING CONSTRUCTION TO AVOID INTERFERENCES OR OBSTRUCTIONS. FIELD CHANGES OF PLANNED LOCATIONS SHALL BE MADE ONLY WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY SERVICE PROVIDER(S) OF ALL UTILITY CONFLICTS AND REQUEST DIRECTION AS TO HOW THE CONFLICTS WILL BE RESOLVED.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS ALONG ALL PUBLIC RIGHT-OF-WAYS.
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
- 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.
- CONTRACTOR SHALL RESTORE ALL DISTURBED RIGHTS-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE. DITCH/SWALE SIDE SLOPES STEEPER THAN 1 UNIT VERTICAL TO 3 UNITS HORIZONTAL ARE TO BE SODDED AND THE SOD IS TO BE PINNED. STABILIZATION IS TO BE PERFORMED IMMEDIATELY FOLLOWING FORCE MAIN CONSTRUCTION. RIGHT-OF-WAY RESTORATION MUST NOT LAG CONSTRUCTION BY MORE THAN 14 DAYS.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS AND GUARDS PER F.D.O.T. INDEX NUMBERS 611 AND 612 DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER F.D.O.T. INDEX 102 TO PREVENT EROSION RESULTING FROM INCREASED RUNOFF DURING CONSTRUCTION.
- DESIGNATION "RESTORE" ON PLANS MEANS RECONSTRUCT WITH LIKE MATERIALS EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND INCLUDES SEEDING AND MULCHING OR SODDING.
- CONTRACTOR SHALL PROVIDE PRIVATE GARBAGE AND WASTE REMOVAL SERVICE FOR CONSTRUCTION WASTE.

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OVERALL EXISTING
CONDITIONS PLAN
AND KEY SHEET

PROJECT NUMBER 23085
DATED 04/22/2024

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300 0 150 300

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PLAN

PROJECT NUMBER 23085

DATE 04/22/2024

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CONDITIONS
PLAN

PROJECT NUMBER	23085
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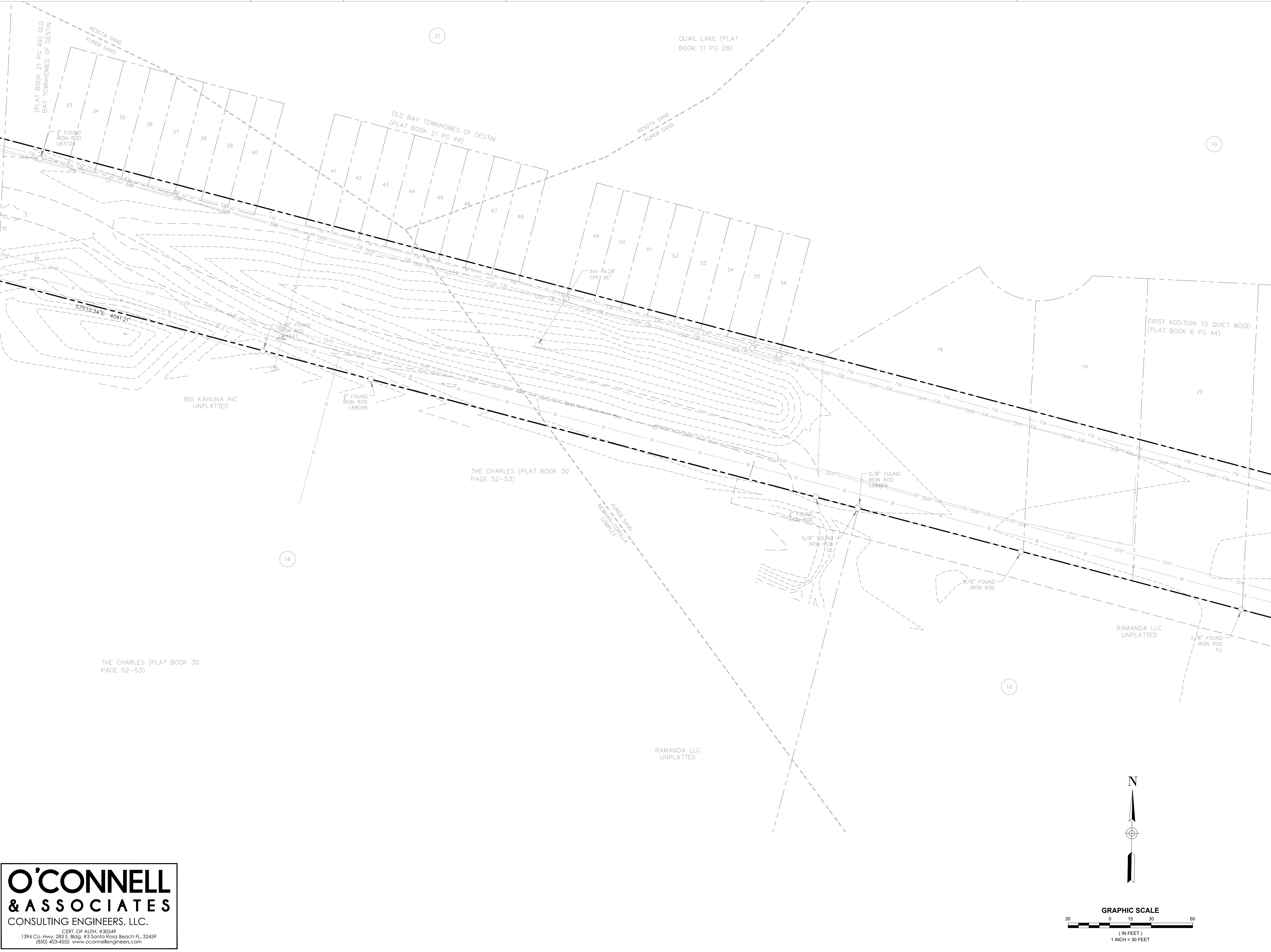
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CONDITIONS
PLAN

PROJECT NUMBER 23085
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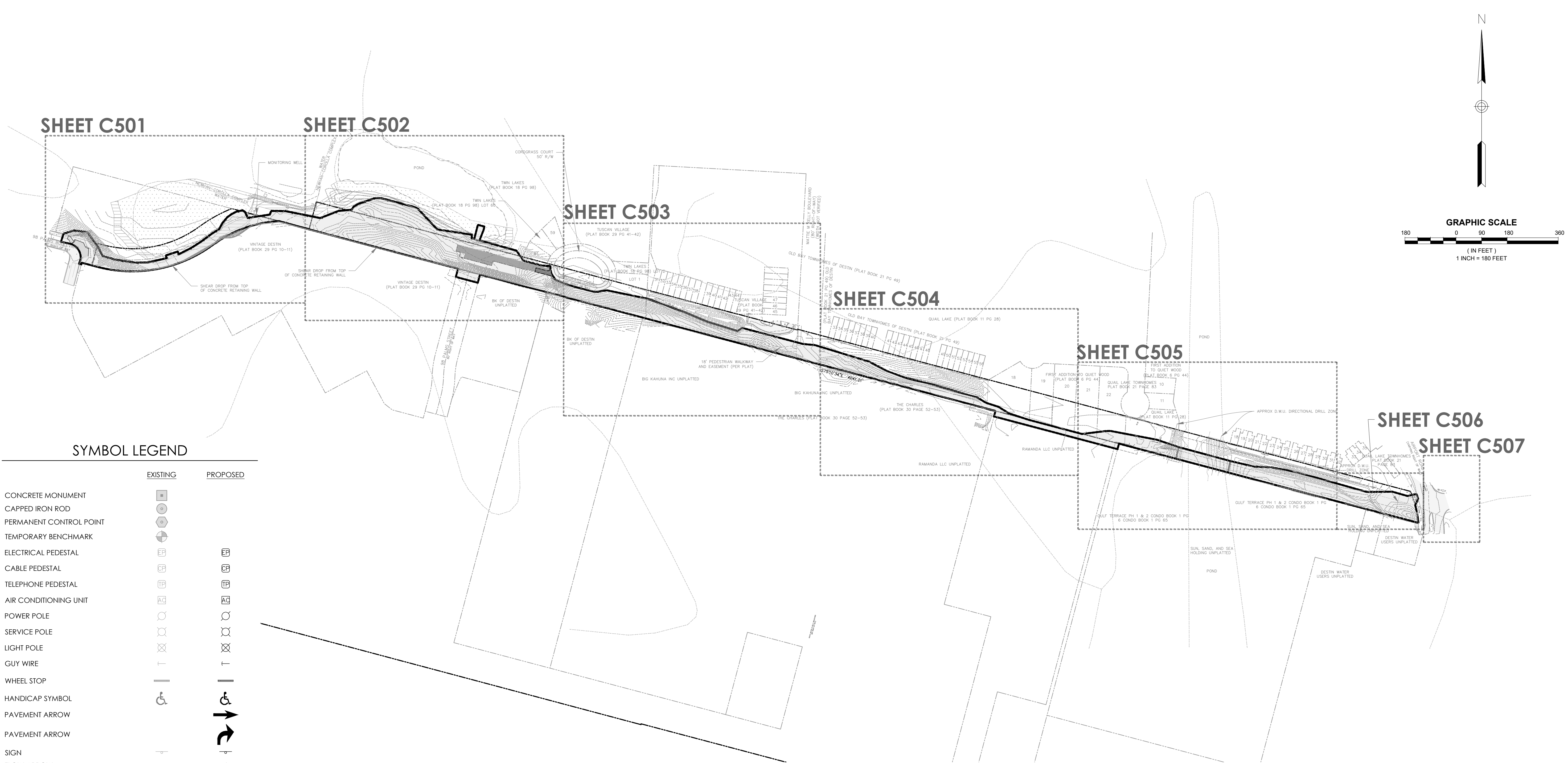
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CONDITIONS
PLAN

PROJECT NUMBER 23085
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SYMBOL LEGEND

EXISTING	PROPOSED
CONCRETE MONUMENT	
CAPPED IRON ROD	
PERMANENT CONTROL POINT	
TEMPORARY BENCHMARK	
ELECTRICAL PEDESTAL	
CABLE PEDESTAL	
TELEPHONE PEDESTAL	
AIR CONDITIONING UNIT	
POWER POLE	
SERVICE POLE	
LIGHT POLE	
GUY WIRE	
WHEEL STOP	
HANDICAP SYMBOL	
PAVEMENT ARROW	
PAVEMENT ARROW	
SIGN	
FLOW ARROW	
STORM INLET	
STORM INLET W/ ROUND BOTTOM	
STORM MANHOLE	
STORM MANHOLE	
STORM MITERED END SECTION	
STORM YARD INLET	
GAS METER	
WATER METER	
VALVE	
BACK FLOW PREVENTER	
FIRE HYDRANT	
WATER SPIGOT	
AIR RELEASE VALVE	
SANITARY SEWER MANHOLE	
CLEANOUT	
CLEANOUT	
FLUSHING SERVICE	
FORCE MAIN SERVICE LATERAL BOX	
LIFT STATION	
GREASE TRAP MANHOLE	

LINETYPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SECTION LINE	---	---
SETBACK LINE	---	---
EASEMENT LINE	---	---
FLOOD LINE	---	---
CCCL LINE	---	---
MAJOR CONTOUR LINE	10	10
MINOR CONTOUR LINE	9	9
LIMITS OF CONSTRUCTION	---	---
SILT FENCE	---	---
WATER LINE	W	W
FORCE MAIN	FM	FM
GAS	G	G
OVERHEAD POWER	OHP	OHP
FIBER OPTIC	FO	FO
CHAIN LINK FENCE	X	X
WOODEN FENCE	---	---
HYDROLOGIC SOIL GROUP LINE	---	---
STORM PIPE	---	---

HATCH LEGEND

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

DEMOLITION & EROSION CONTROL NOTES:

- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION OR GRADING ACTIVITIES ON SITE. SEE EROSION CONTROL DETAIL SHEET FOR DETAILS.
- CONTRACTOR SHALL PLACE STRUCTURAL BMP'S ANYWHERE THAT WATER IS LIKELY TO ESCAPE THE CONSTRUCTION LIMITS. HAY BALES OR MULCH BERMS SHALL BE PLACED IN CONCENTRATED FLOW AREAS LESS THAN 1.0 ACRE DRAINAGE AREA, AND #4 STONE FILTER BARRIERS SHOULD BE PLACED WHERE DRAINAGE AREA EXCEEDS 1 ACRE.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION. REPAIR AND / OR REPLACE AS NECESSARY.
- ALL EXISTING BUILDING MATERIALS, CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL AS INDICATED ON THE PLANS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
- THE CONTRACTOR SHALL CLEAR ALL AREAS WITHIN THE CONSTRUCTION LIMITS INCLUDING UNDERGROUND UTILITIES WHETHER DEPICTED HEREON OR NOT. ALL UTILITIES AND OTHER INFRASTRUCTURE TO BE DEMOLISHED SHALL BE REVIEWED AND AGREED TO BY THE OWNER, THE ENGINEER OF RECORD, AND THE RESPECTIVE UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND ACCOUNT FOR IN BID ALL REQUIRED CLEARING & DEMOLITION NECESSARY TO ACCOMPLISH THIS TASK.
- EROSION CONTROL MEASURES WILL HAVE TO BE RELOCATED AFTER DEMOLITION AND PRIOR TO NEW CONSTRUCTION IN AREAS THAT REQUIRE NEW CONSTRUCTION ON EXISTING AREAS TO BE DEMOLISHED.
- ALL DEMOLISHED ASPHALT, CONCRETE, PIPE, STRUCTURES AND OTHER DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.

LIMITS OF CLEARING & CONSTRUCTION

THE LIMITS OF CLEARING & CONSTRUCTION, AS SHOWN ON THIS SHEET, ARE APPROXIMATELY XXX,XXX SQUARE FEET (XX.XX ACRES).

STAGING & PARKING NOTE:

ALL CONSTRUCTION EQUIPMENT, PARKING AND MATERIALS MUST BE LOCATED ONSITE WITHIN THE LIMITS OF CONSTRUCTION. NO AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE USED, FOR ANY REASON, WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.

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No.	Description	Date

OVERALL DEMO & EROSION CONTROL PLAN & KEY SHEET

PROJECT NUMBER	23085
DATE	04/22/2024

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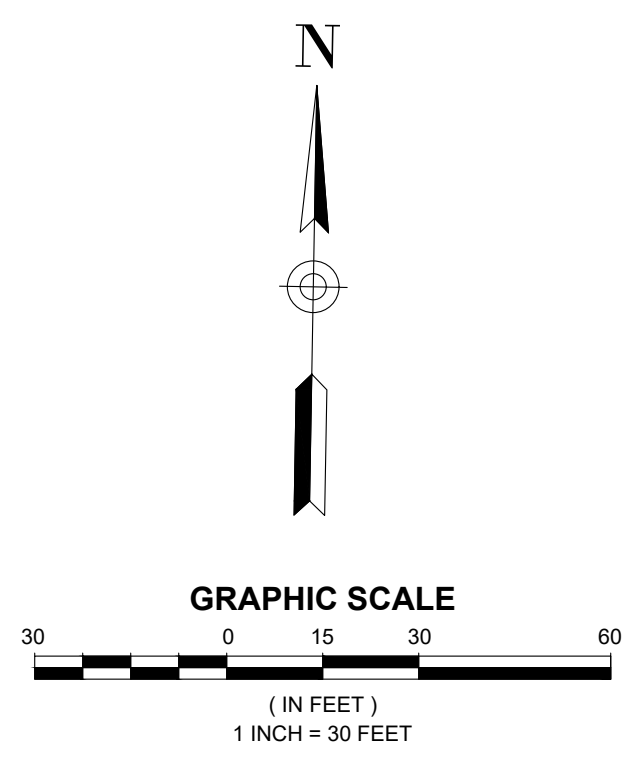
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No.	Description	Date

EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085

DATED 04/22/2024

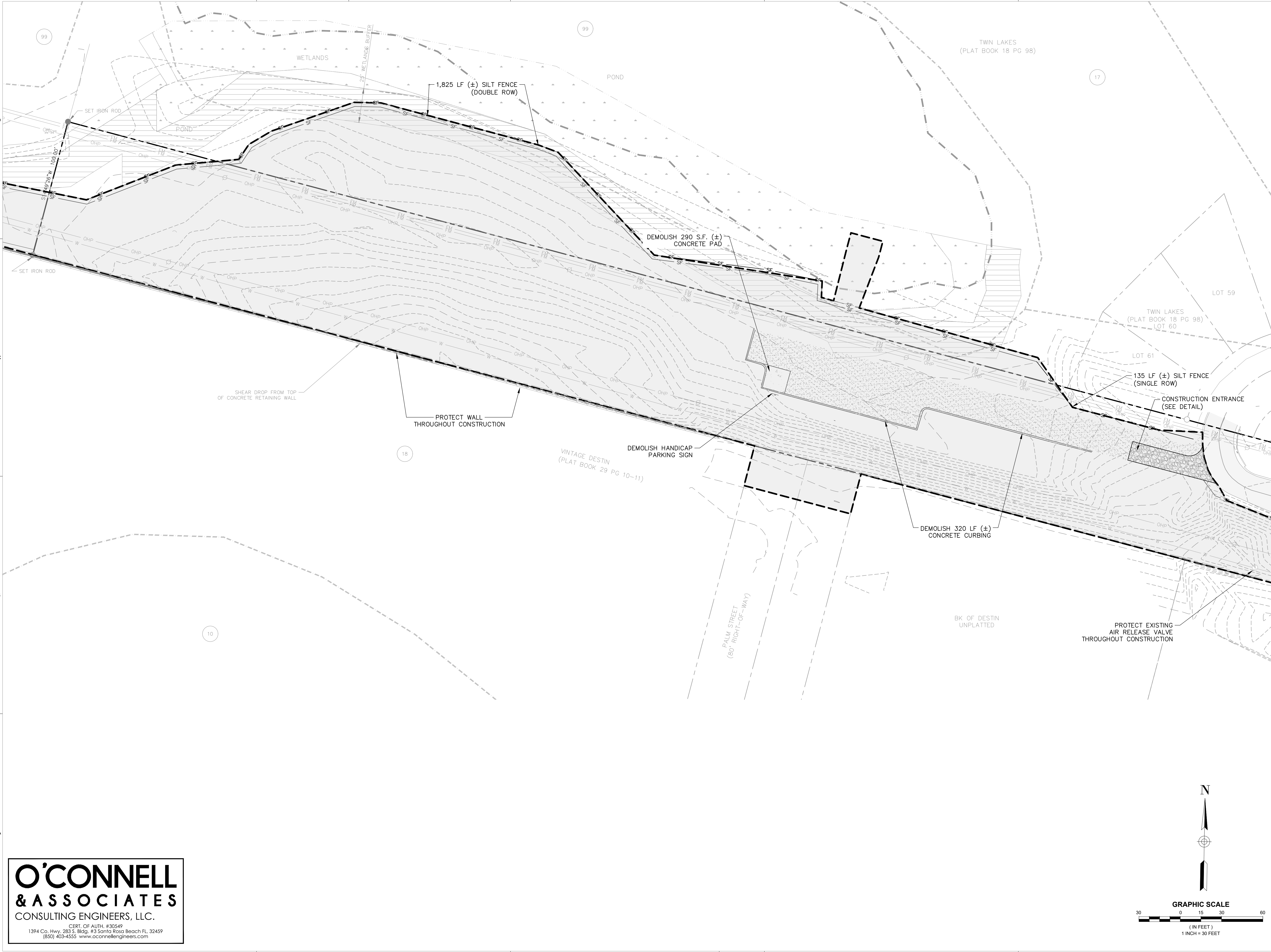
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EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085
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EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085
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DESTIN LINEAR TRAIL

PERMIT DOCS

REVISIONS:

No.	Description	Date

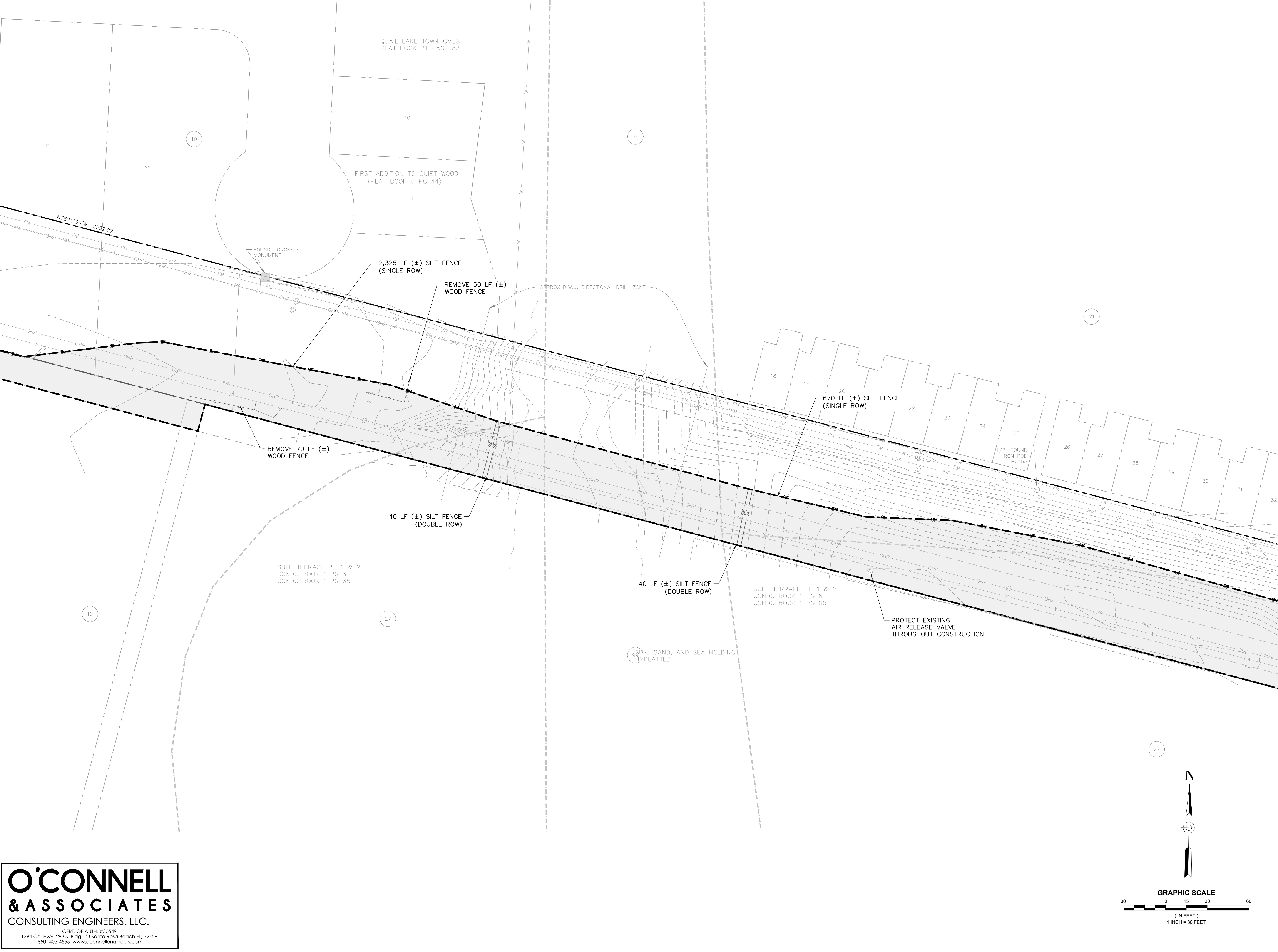
EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

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2024
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Issue Date



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CONSULTING ENGINEERS, LLC.

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CITY OF DESTIN
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EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C305

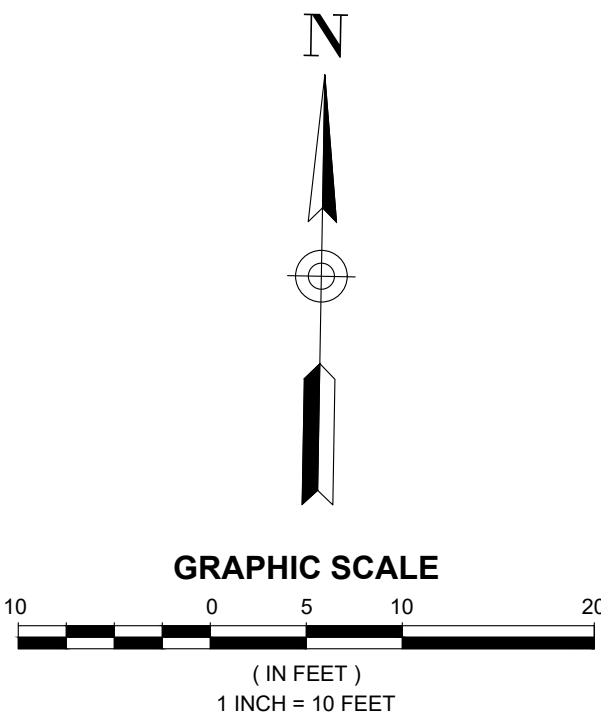
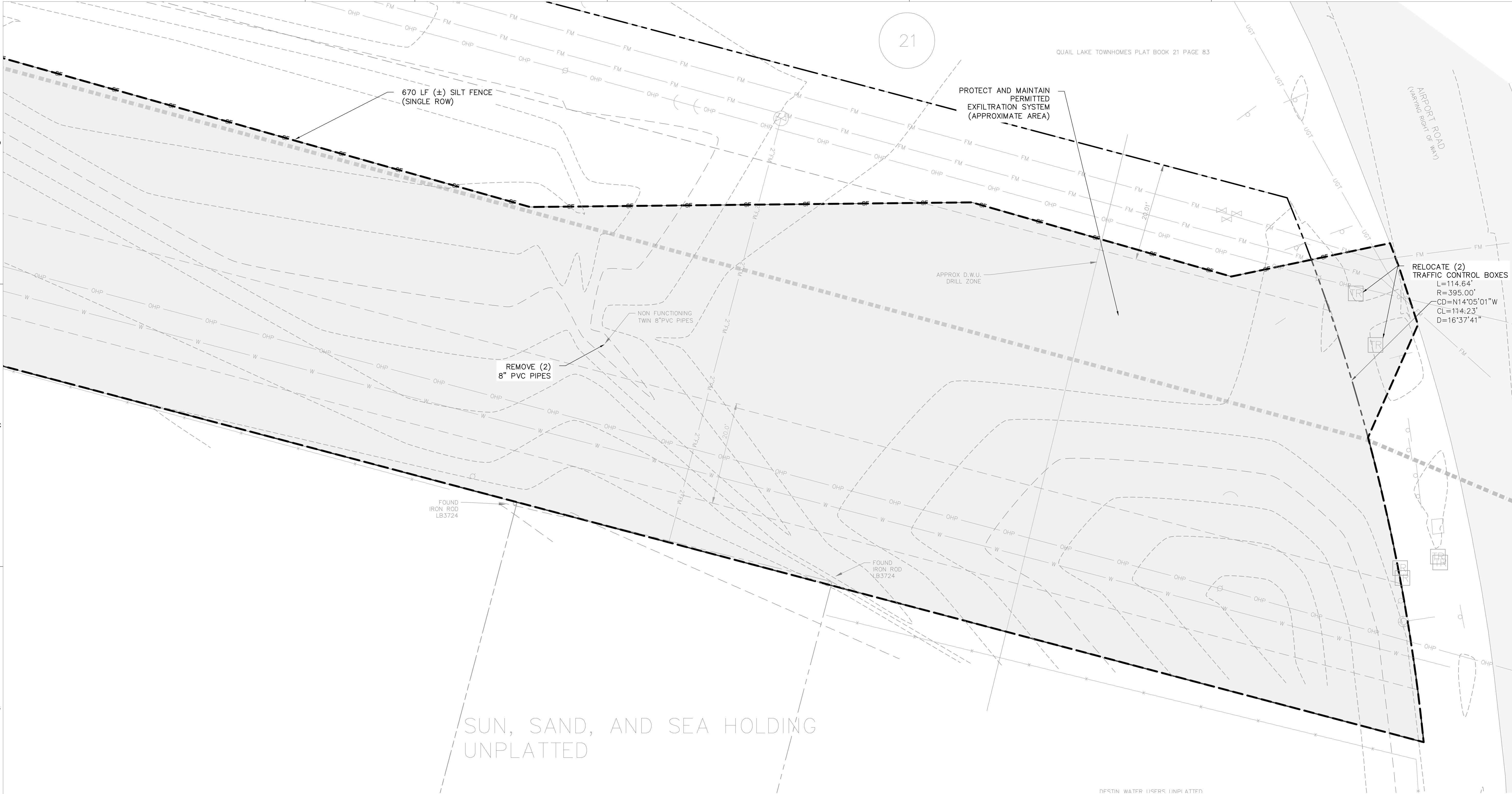
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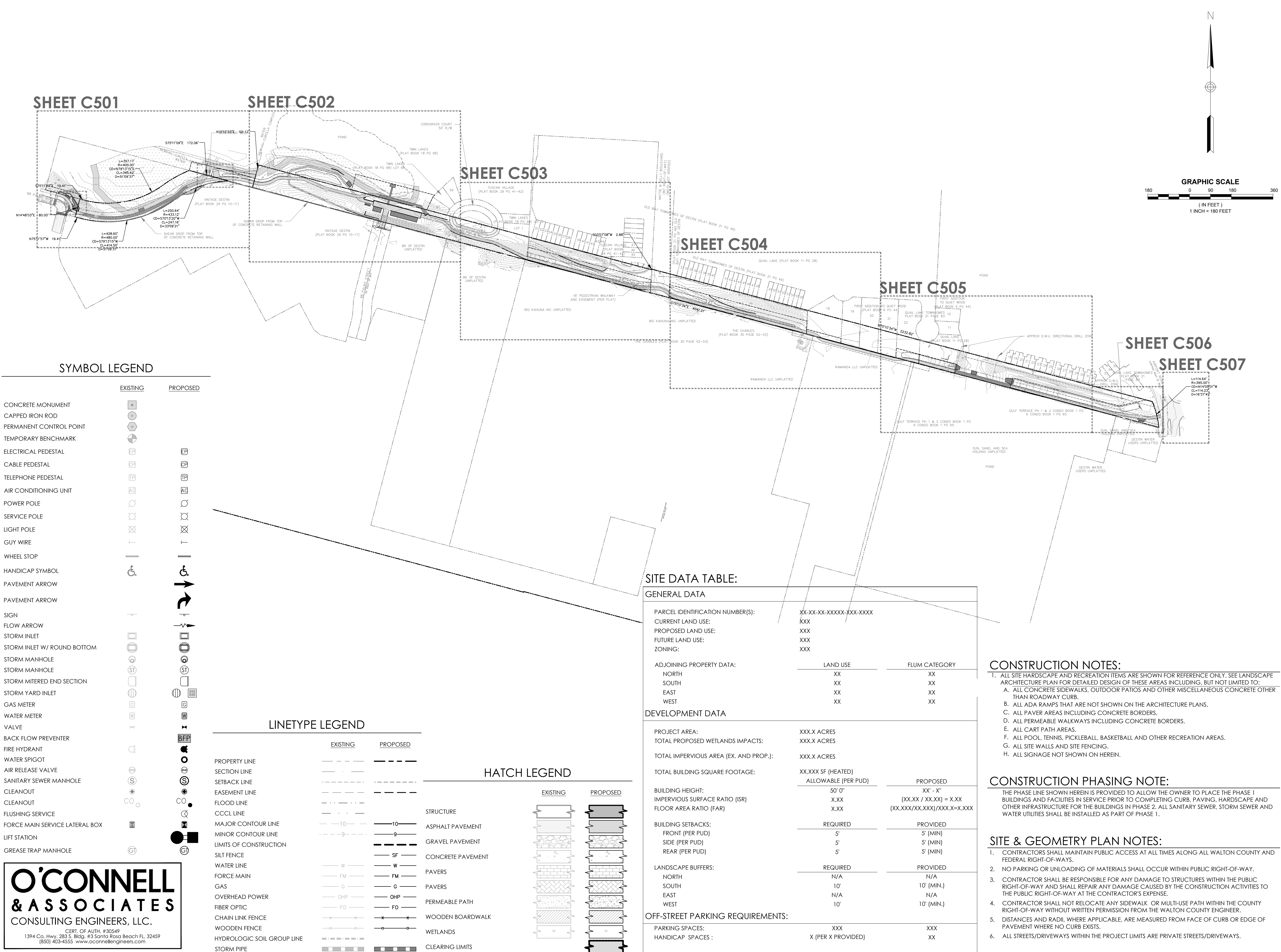
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EROSION
CONTROL &
DEMOLITION PLAN

PROJECT NUMBER
23085

DATED
04/22/2024

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REVISIONS:

No.	Description	Date

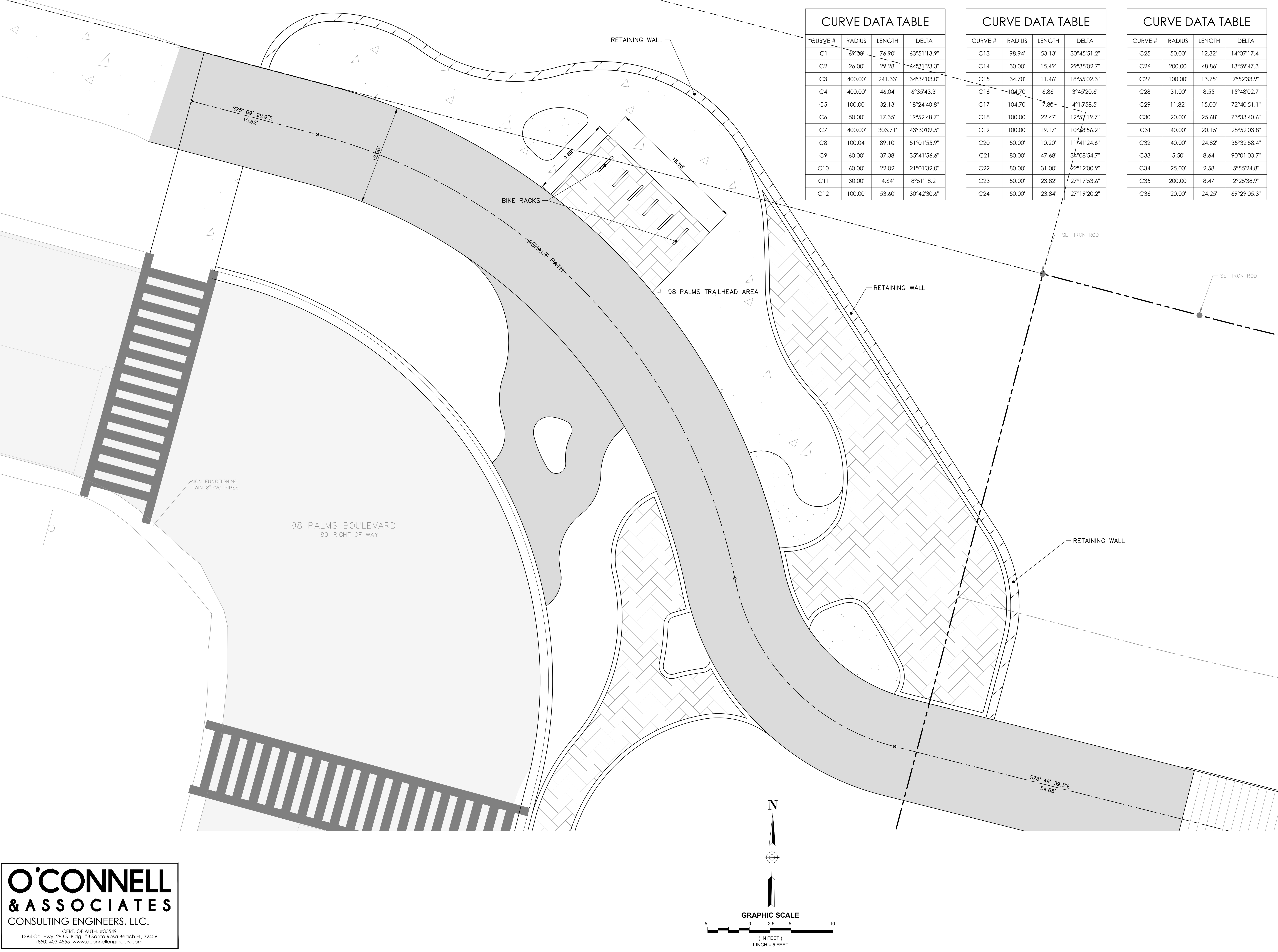
OVERALL
SITE PLAN &
KEY SHEET

PROJECT NUMBER 23085
DATED 04/22/2024

C400

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2024
PROJECT STATUS
Issue Date



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.06'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C13	98.94'	53.13'	30°45'51.2"
C14	30.00'	15.49'	29°35'02.7"
C15	34.70'	11.46'	18°55'02.3"
C16	104.70'	6.86'	3°45'20.6"
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C25	50.00'	12.32'	14°07'17.4"
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REVISIONS:		
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SITE PLAN

PROJECT NUMBER **23085**
DATED **04/22/2024**

C401.1

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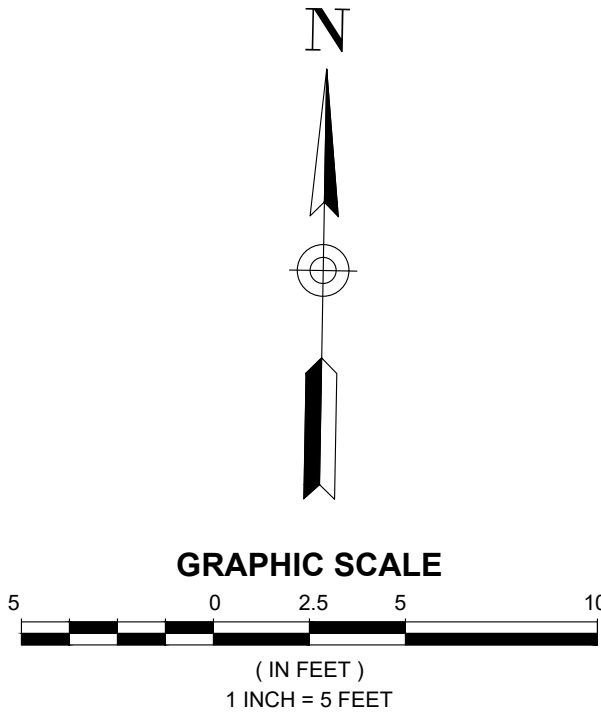
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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER

23085

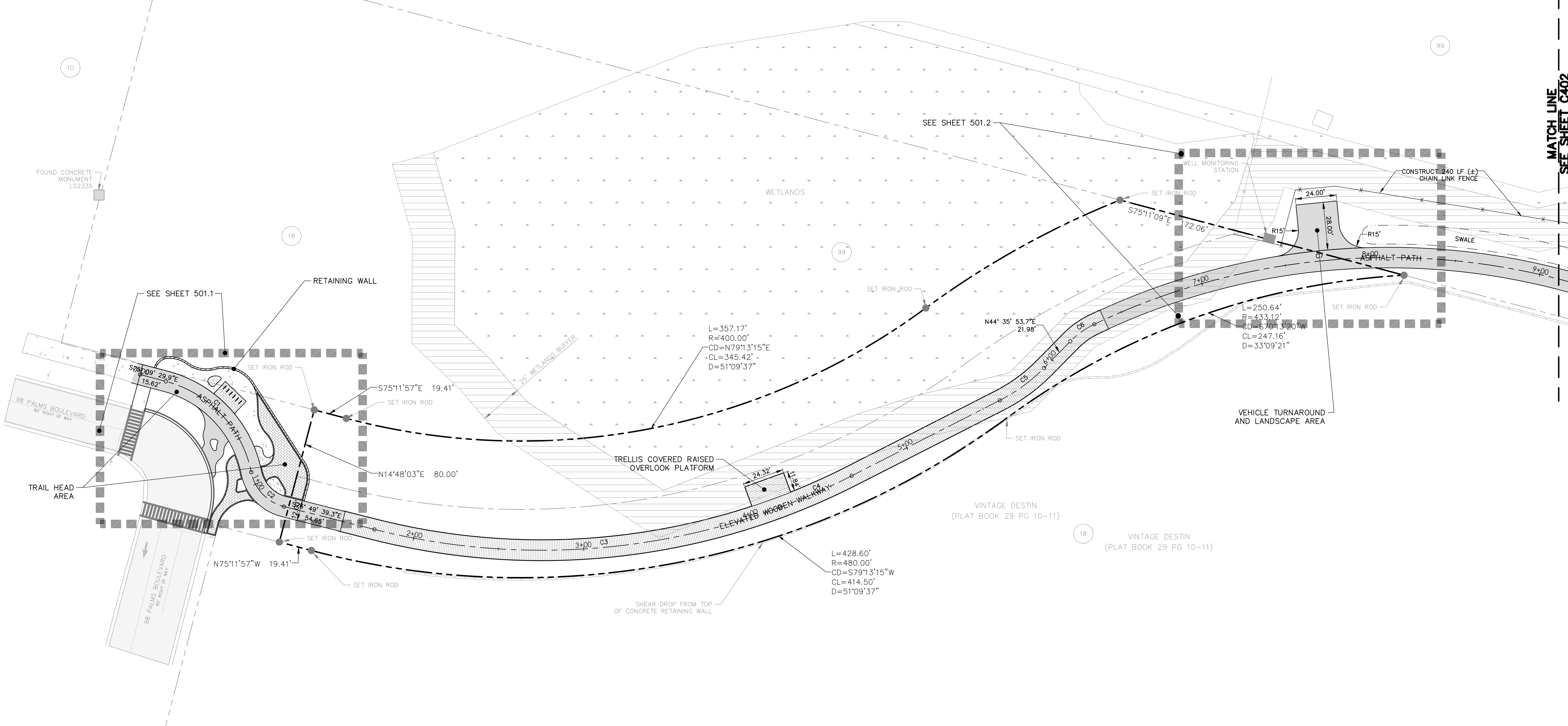
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2024
PROJECT STATUS
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N

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET

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SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

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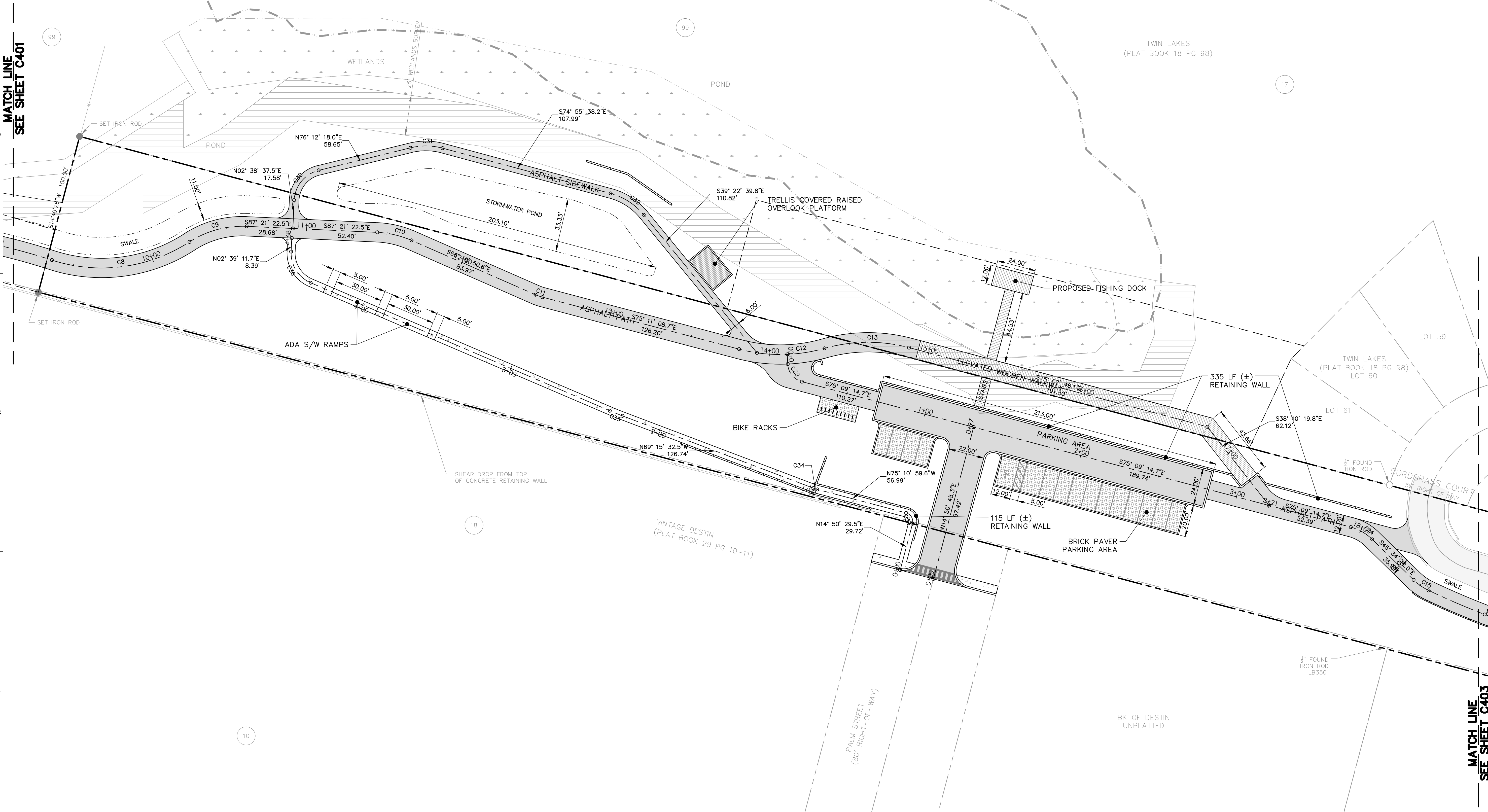
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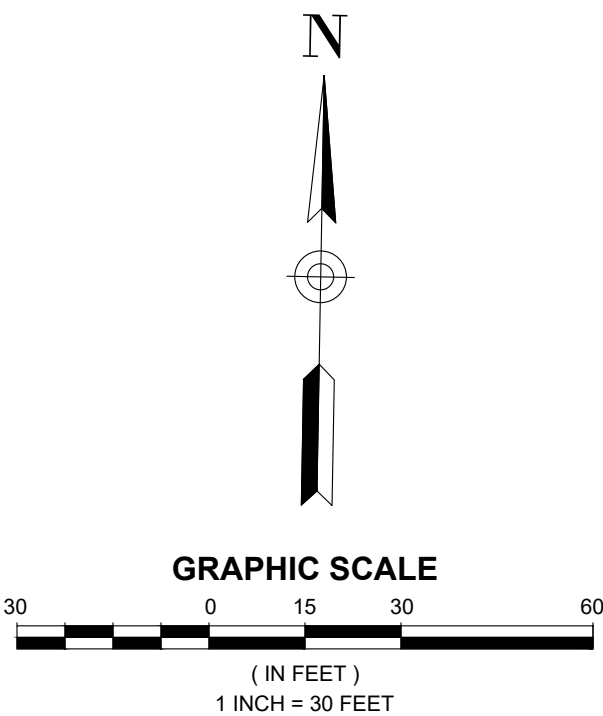
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REVISIONS:		
No.	Description	Date

SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

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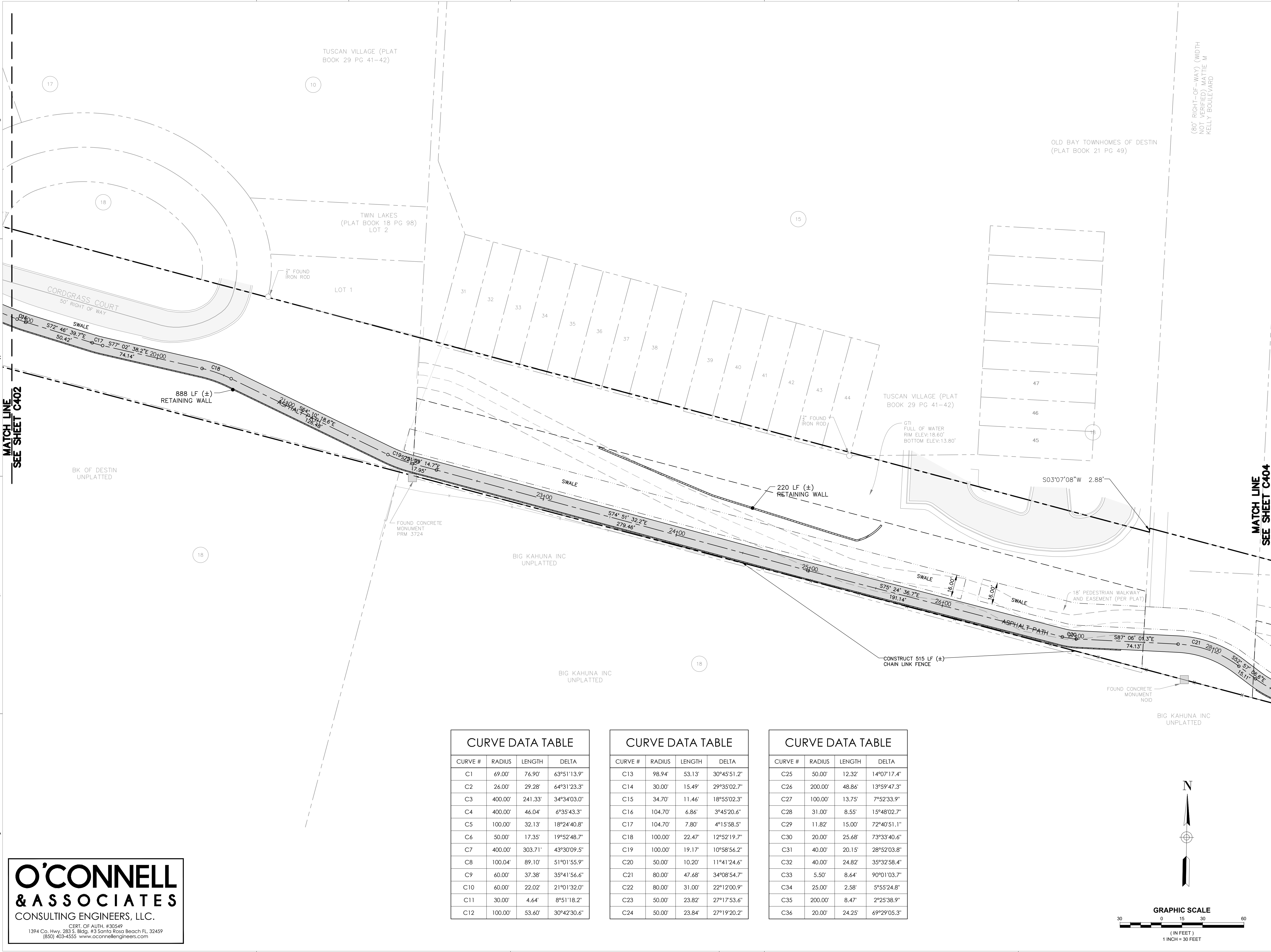
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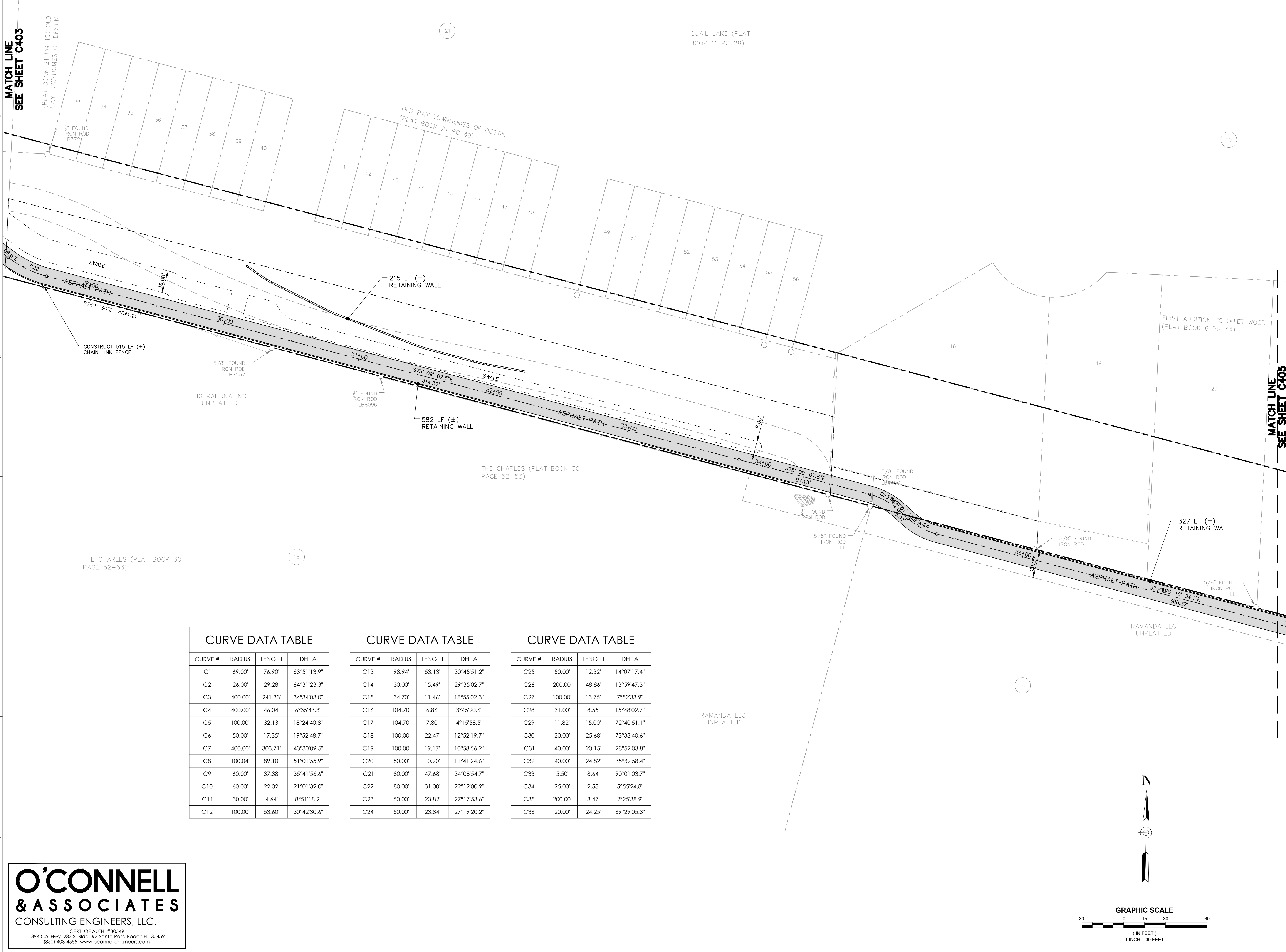
SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

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2024
PROJECT STATUS
Issue Date



CURVE DATA TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	69.00'	76.90'	63°51'13.9"
C2	26.00'	29.28'	64°31'23.3"
C3	400.00'	241.33'	34°34'03.0"
C4	400.00'	46.04'	6°35'43.3"
C5	100.00'	32.13'	18°24'40.8"
C6	50.00'	17.35'	19°52'48.7"
C7	400.00'	303.71'	43°30'09.5"
C8	100.04'	89.10'	51°01'55.9"
C9	60.00'	37.38'	35°41'56.6"
C10	60.00'	22.02'	21°01'32.0"
C11	30.00'	4.64'	8°51'18.2"
C12	100.00'	53.60'	30°42'30.6"

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C31	40.00'	20.15'	28°52'03.8"
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O'CONNELL
& ASSOCIATES
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CITY OF DESTIN
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REVISIONS:

No.	Description	Date

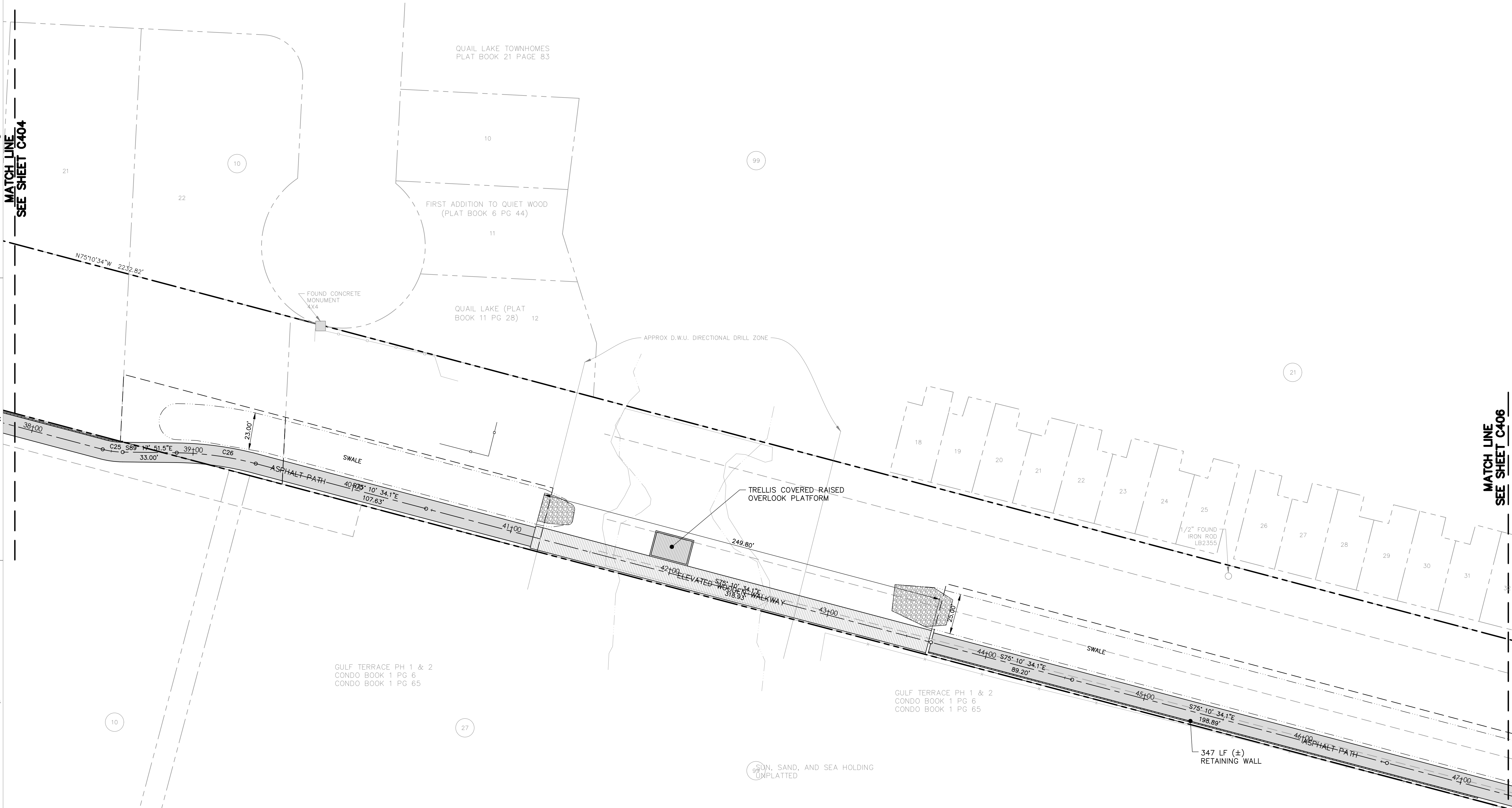
SITE PLAN

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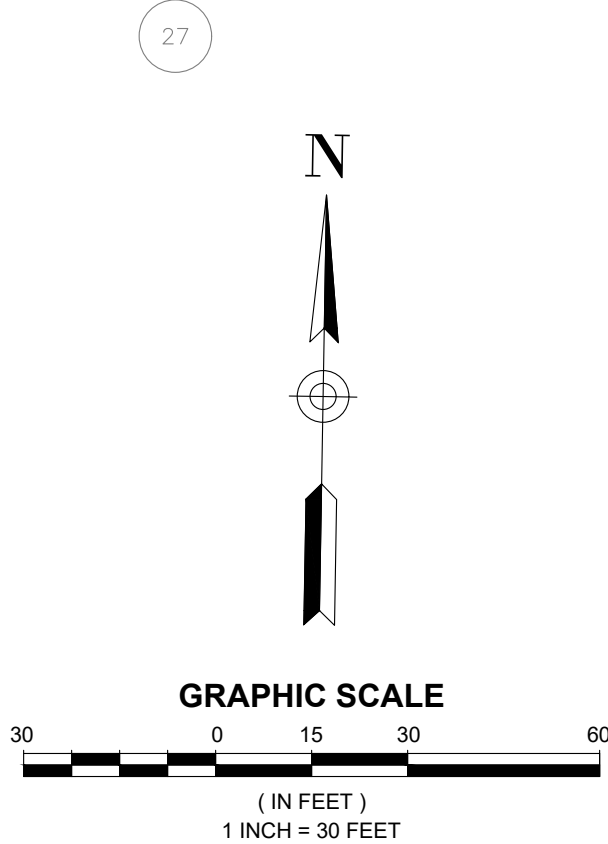
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SITE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

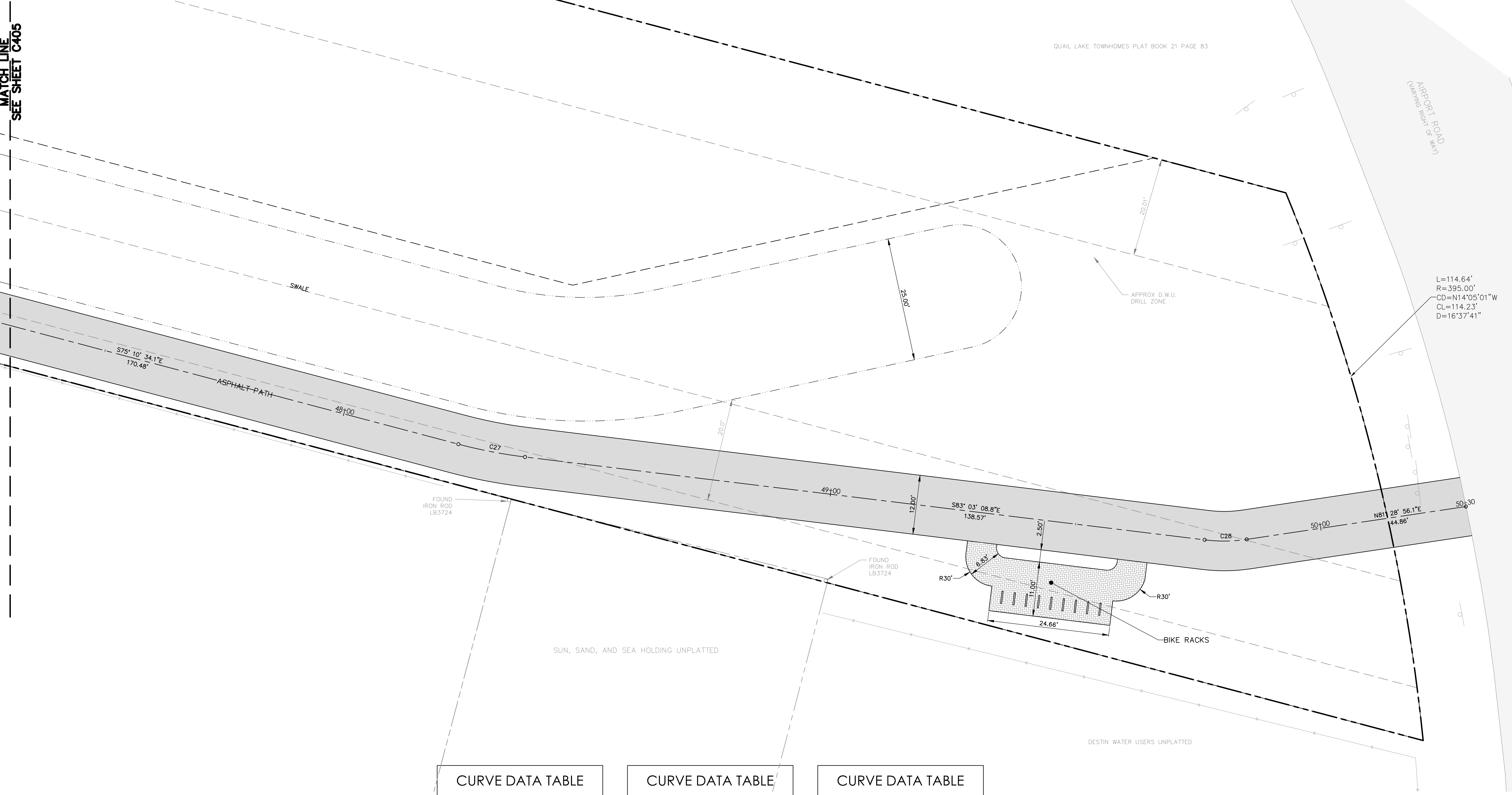
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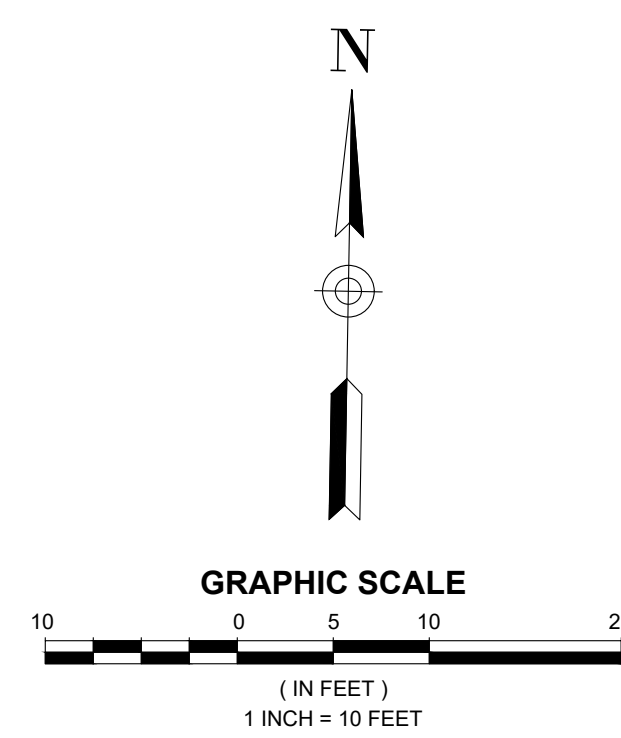
MATCH LINE
SEE SHEET C405



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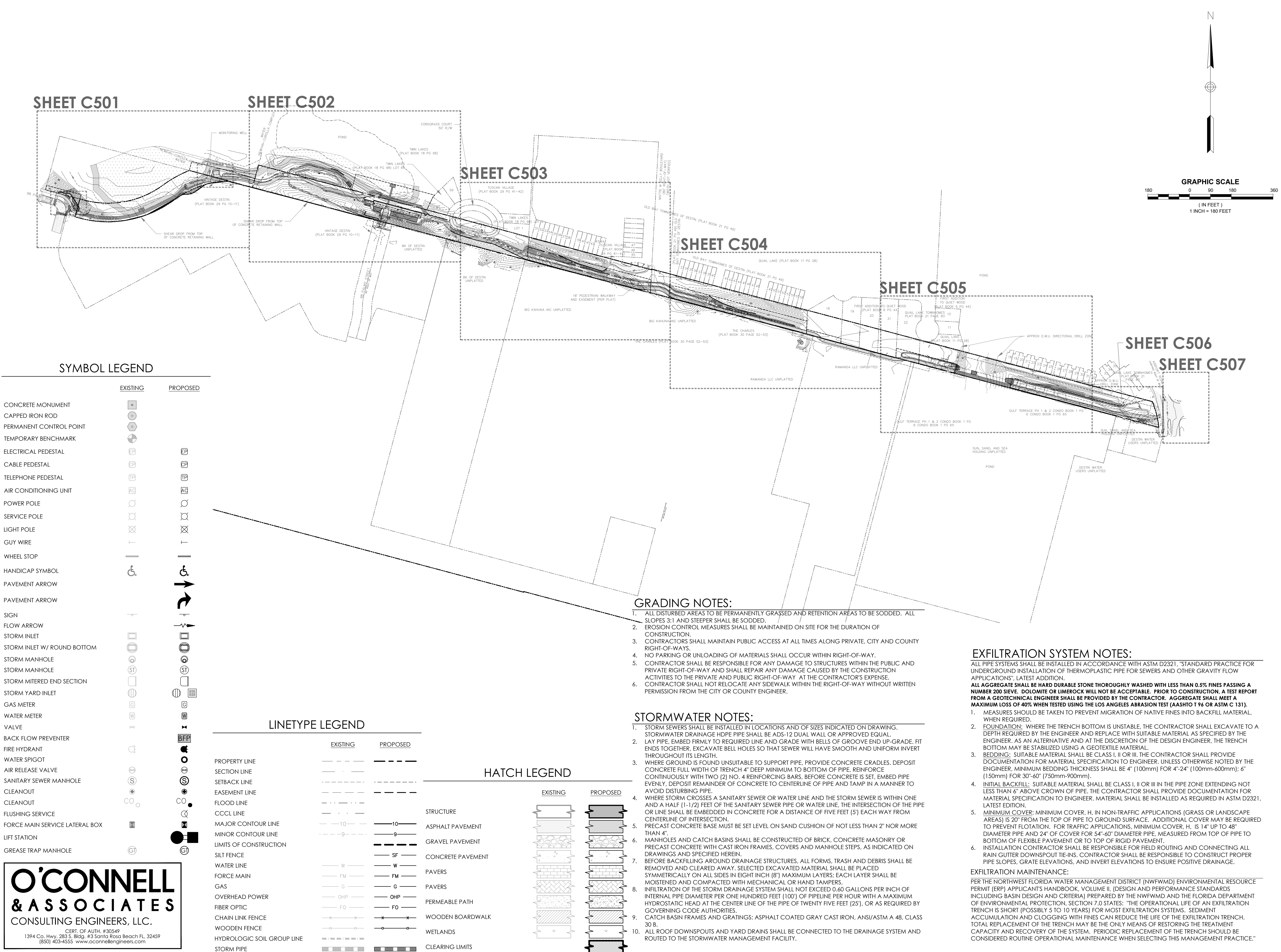
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SITE PLAN
PROJECT NUMBER **23085**
DATED **04/22/2024**
C406



SYMBOL LEGEND

	EXISTING	PROPOSED
CONCRETE MONUMENT		
CAPPED IRON ROD		
PERMANENT CONTROL POINT		
TEMPORARY BENCHMARK		
ELECTRICAL PEDESTAL		
CABLE PEDESTAL		
TELEPHONE PEDESTAL		
AIR CONDITIONING UNIT		
POWER POLE		
SERVICE POLE		
LIGHT POLE		
GUY WIRE		
WHEEL STOP		
HANDICAP SYMBOL		
PAVEMENT ARROW		
PAVEMENT ARROW		
SIGN		
FLOW ARROW		
STORM INLET		
STORM INLET W/ ROUND BOTTOM		
STORM MANHOLE		
STORM MANHOLE		
STORM MITERED END SECTION		
STORM YARD INLET		
GAS METER		
WATER METER		
VALVE		
BACK FLOW PREVENTER		
FIRE HYDRANT		
WATER SPIGOT		
AIR RELEASE VALVE		
SANITARY SEWER MANHOLE		
CLEANOUT		
CLEANOUT		
FLUSHING SERVICE		
FORCE MAIN SERVICE LATERAL BOX		
LIFT STATION		
GREASE TRAP MANHOLE		

LINETYPE LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SECTION LINE		
SETBACK LINE		
EASEMENT LINE		
FLOOD LINE		
CCCL LINE		
MAJOR CONTOUR LINE		
MINOR CONTOUR LINE		
LIMITS OF CONSTRUCTION		
SILT FENCE		
WATER LINE		
FORCE MAIN		
GAS		
OVERHEAD POWER		
FIBER OPTIC		
CHAIN LINK FENCE		
WOODEN FENCE		
HYDROLOGIC SOIL GROUP LINE		
STORM PIPE		

HATCH LEGEND

	EXISTING	PROPOSED
STRUCTURE		
ASPHALT PAVEMENT		
GRAVEL PAVEMENT		
CONCRETE PAVEMENT		
PAVERS		
PAVERS		
PERMEABLE PATH		
WOODEN BOARDWALK		
WETLANDS		
CLEARING LIMITS		

GRADING NOTES:

- ALL DISTURBED AREAS TO BE PERMANENTLY GRASSED AND RETENTION AREAS TO BE SODDED. ALL SLOPES 3:1 AND STEEPER SHALL BE SODDED.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG PRIVATE, CITY AND COUNTY RIGHT-OF-WAYS.
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN RIGHT-OF-WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PRIVATE AND PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK WITHIN THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE CITY OR COUNTY ENGINEER.

STORMWATER NOTES:

- STORM SEWERS SHALL BE INSTALLED IN LOCATIONS AND OF SIZES INDICATED ON DRAWING. STORMWATER DRAINAGE HDPE PIPE SHALL BE ADS-12 DUAL WALL OR APPROVED EQUAL.
- LAY PIPE, EMBED FIRMLY TO REQUIRED LINE AND GRADE WITH BELLS OF GROOVE END UP-GRADE. FIT ENDS TOGETHER, EXCAVATE BELL HOLES SO THAT SEWER WILL HAVE SMOOTH AND UNIFORM INVERT THROUGHOUT ITS LENGTH.
- WHERE GROUND IS FOUND UNSUITABLE TO SUPPORT PIPE, PROVIDE CONCRETE CRADLES. DEPOSIT CONCRETE FULL WIDTH OF TRENCH 4" DEEP MINIMUM TO BOTTOM OF PIPE, REINFORCE CONTINUOUSLY WITH TWO (2) NO. 4 REINFORCING BARS, BEFORE CONCRETE IS SET, EMBED PIPE EVENLY, DEPOSIT REMAINDER OF CONCRETE TO CENTERLINE OF PIPE AND TAMP IN A MANNER TO AVOID DISTURBING PIPE.
- WHERE STORM CROSSES A SANITARY SEWER OR WATER LINE AND THE STORM SEWER IS WITHIN ONE AND A HALF (1-1/2) FEET OF THE SANITARY SEWER PIPE OR WATER LINE, THE INTERSECTION OF THE PIPE OR LINE SHALL BE EMBEDDED IN CONCRETE FOR A DISTANCE OF FIVE FEET (5') EACH WAY FROM CENTERLINE OF INTERSECTION.
- PRECAST CONCRETE BASE MUST BE SET LEVEL ON SAND CUSHION OF NOT LESS THAN 2" NOR MORE THAN 4".
- MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED OF BRICK, CONCRETE MASONRY OR PRECAST CONCRETE WITH CAST IRON FRAMES, COVERS AND MANHOLE STEPS, AS INDICATED ON DRAWINGS AND SPECIFIED HEREIN.
- BEFORE BACKFILLING AROUND DRAINAGE STRUCTURES, ALL FORMS, TRASH AND DEBRIS SHALL BE REMOVED AND CLEARED AWAY. SELECTED EXCAVATED MATERIAL SHALL BE PLACED SYMMETRICALLY ON ALL SIDES IN EIGHT INCH (8") MAXIMUM LAYERS; EACH LAYER SHALL BE MOISTENED AND COMPACTED WITH MECHANICAL OR HAND TAMPERS.
- INFILTRATION OF THE STORM DRAINAGE SYSTEM SHALL NOT EXCEED 0.60 GALLONS PER INCH OF INTERNAL PIPE DIAMETER PER ONE HUNDRED FEET (100') OF PIPELINE PER HOUR WITH A MAXIMUM HYDROSTATIC HEAD AT THE CENTER LINE OF THE PIPE OF TWENTY FIVE FEET (25'), OR AS REQUIRED BY GOVERNING CODE AUTHORITIES.
- CATCH BASIN FRAMES AND GRATINGS: ASPHALT COATED GRAY CAST IRON, ANSI/ASTM A 48, CLASS 30 B.
- ALL ROOF DOWNSPOUTS AND YARD DRAINS SHALL BE CONNECTED TO THE DRAINAGE SYSTEM AND ROUTED TO THE STORMWATER MANAGEMENT FACILITY.

EXFILTRATION SYSTEM NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
- ALL AGGREGATE SHALL BE HARD DURABLE STONE THOROUGHLY WASHED WITH LESS THAN 0.5% FINES PASSING A NUMBER 200 SIEVE. DOLOMITE OR LIMESTONE WILL NOT BE ACCEPTABLE. PRIOR TO CONSTRUCTION, A TEST REPORT FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR. AGGREGATE SHALL MEET A MAXIMUM LOSS OF 40% WHEN TESTED USING THE LOS ANGELES ABRASION TEST (AASHTO T 96 OR ASTM C 131), LATEST EDITION.**
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 20" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 14" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
 - INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD ROUTING AND CONNECTING ALL RAIN GUTTER DOWNSPOUT TIE-INS. CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT PROPER PIPE SLOPES, GRATE ELEVATIONS, AND INVERT ELEVATIONS TO ENSURE POSITIVE DRAINAGE.
- EXFILTRATION MAINTENANCE:**
- PER THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT (NWFWM) ENVIRONMENTAL RESOURCE PERMIT (ERP) APPLICANT'S HANDBOOK, VOLUME II, (DESIGN AND PERFORMANCE STANDARDS INCLUDING BASIN DESIGN AND CRITERIA) PREPARED BY THE NWFWM AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, SECTION 7.0 STATES: "THE OPERATIONAL LIFE OF AN EXFILTRATION TRENCH IS SHORT (POSSIBLY 5 TO 10 YEARS) FOR MOST EXFILTRATION SYSTEMS. SEDIMENT ACCUMULATION AND CLOGGING WITH FINES CAN REDUCE THE LIFE OF THE EXFILTRATION TRENCH. TOTAL REPLACEMENT OF THE TRENCH MAY BE THE ONLY MEANS OF RESTORING THE TREATMENT CAPACITY AND RECOVERY OF THE SYSTEM. PERIODIC REPLACEMENT OF THE TRENCH SHOULD BE CONSIDERED ROUTINE OPERATIONAL MAINTENANCE WHEN SELECTING THIS MANAGEMENT PRACTICE."

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OVERALL
GRADING & DRAINAGE
& KEY SHEET

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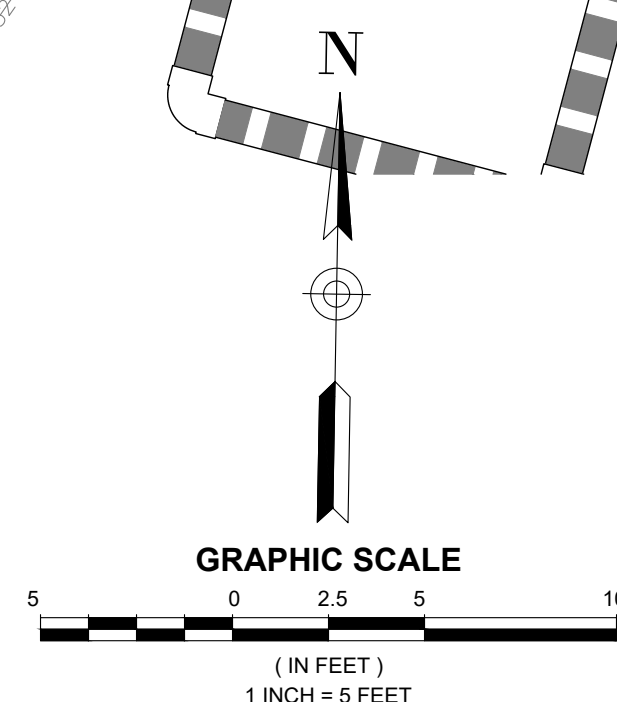
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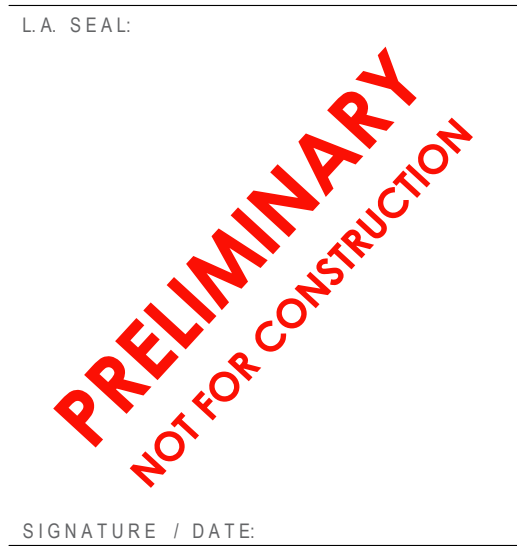
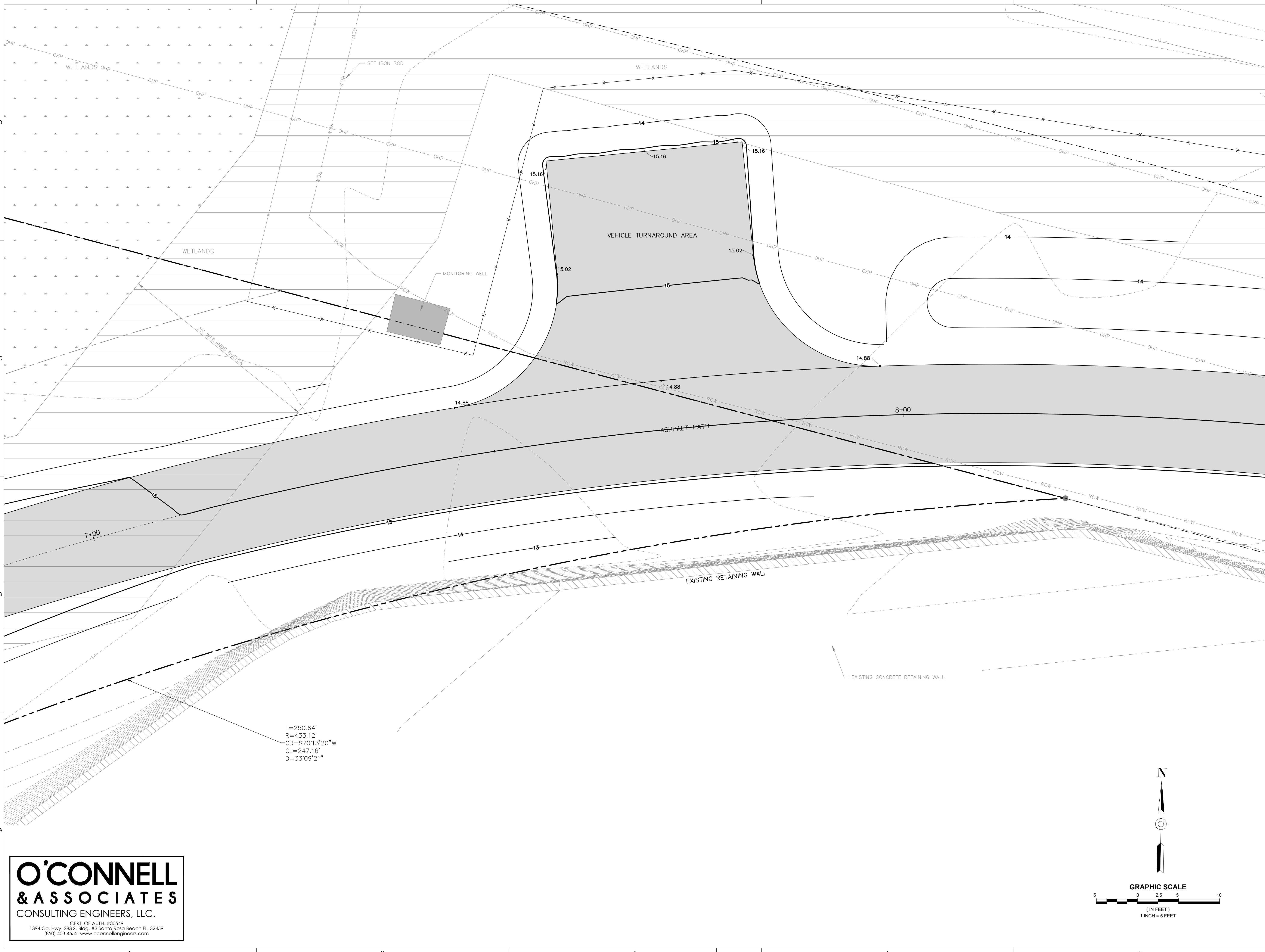
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PROJECT NUMBER 23085

PROJECT NUMBER	20000
DATED	04/22/202

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CITY OF DESTIN
DESTIN LINEAR TRAIL

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GRADING AND DRAINAGE PLAN

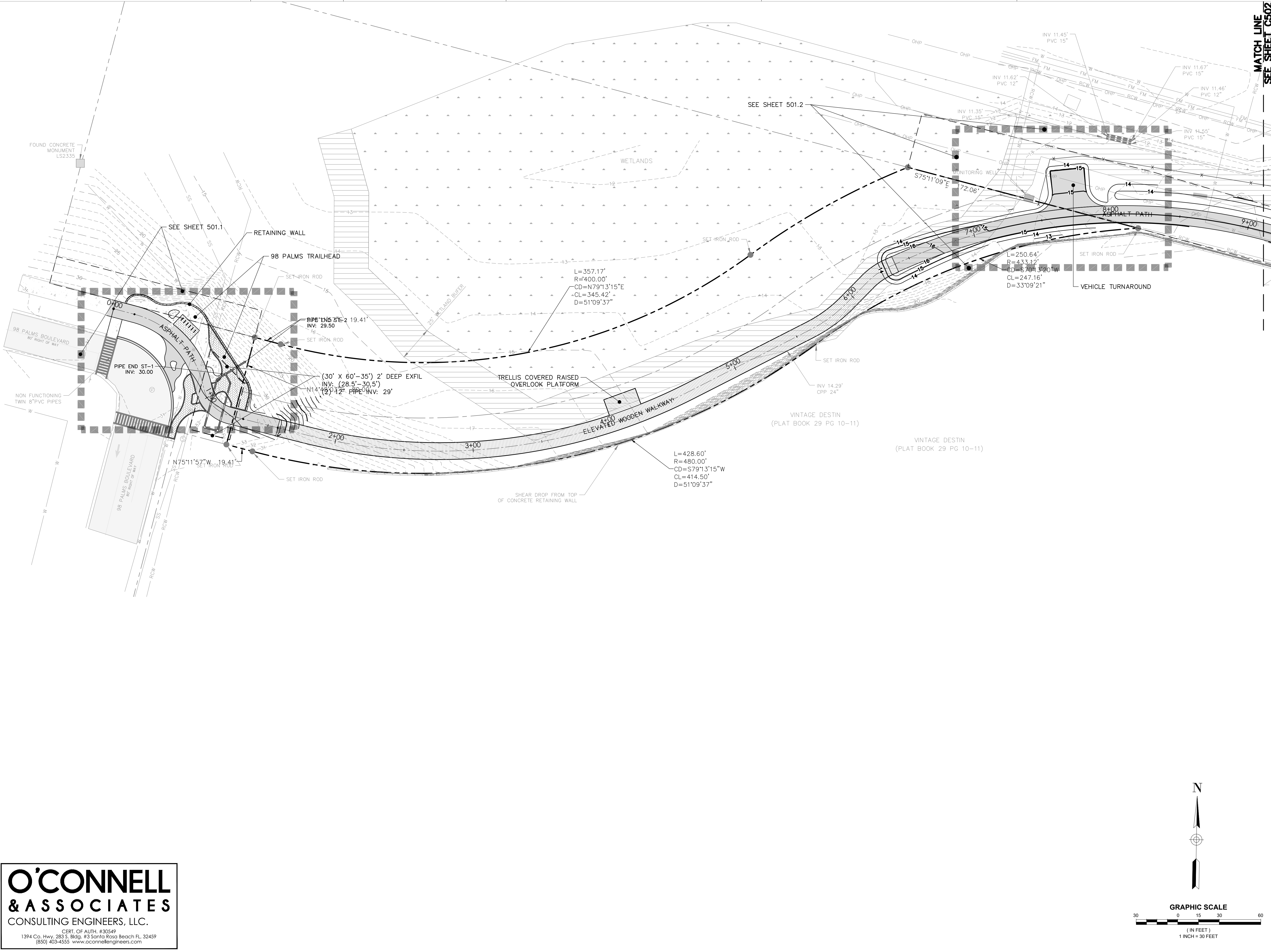
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CITY OF DESTIN
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GRADING AND
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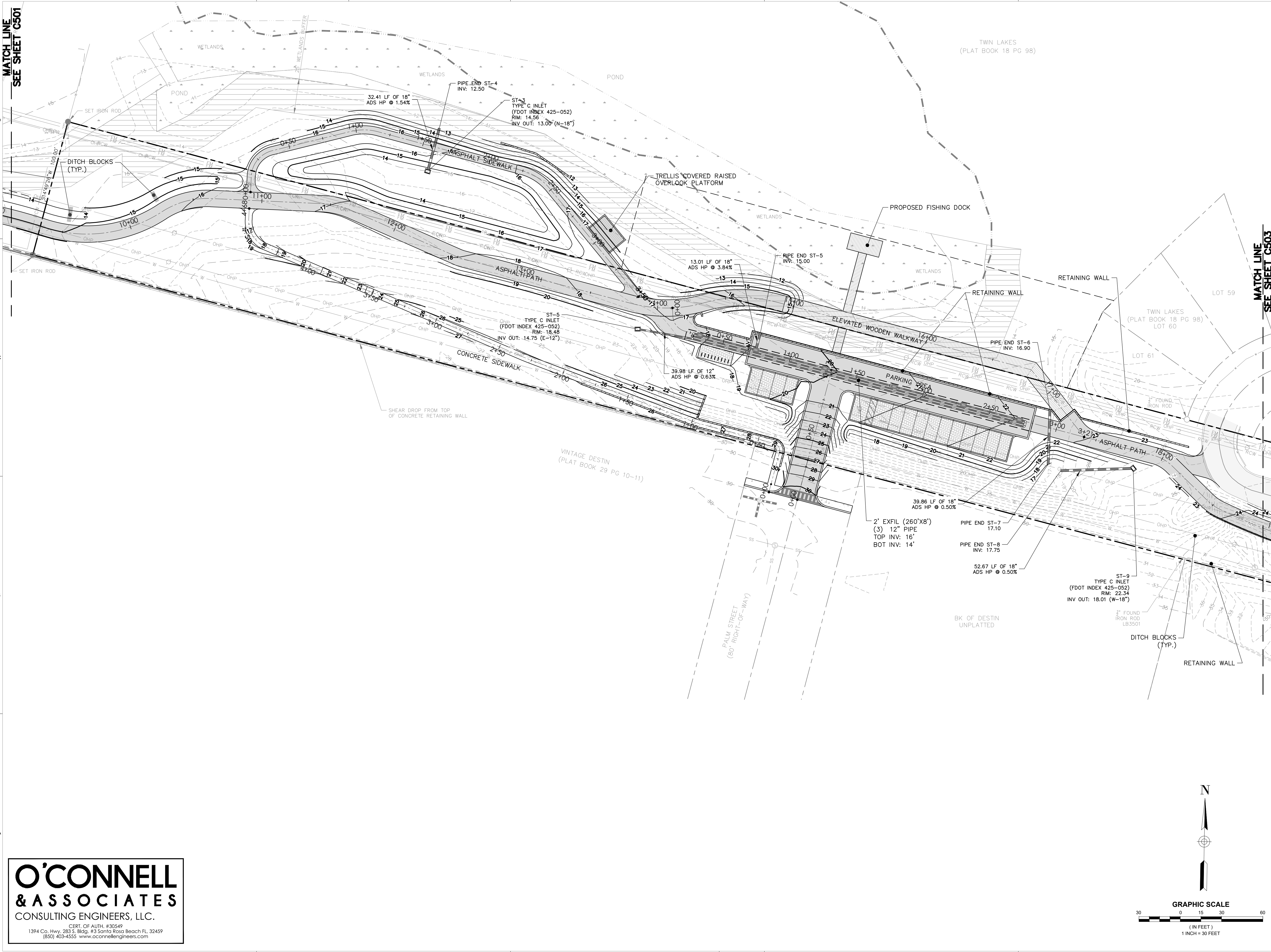
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DATE 04/22/2024

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N

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET

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CITY OF DESTIN
DESTIN LINEAR TRAIL

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REVISIONS:

No.	Description	Date

GRADING AND
DRAINAGE PLAN
PROJECT NUMBER 23085
DATED 04/22/2024
C502

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2024
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Issue Date

MATCH LINE
SEE SHEET C502



(60' RIGHT-OF-WAY) (WIDTH
NOT VERIFIED) MATTIE M
KELLY BOULEVARD

OLD BAY TOWNHOMES OF DESTIN
(PLAT BOOK 21 PG 49)

TUSCAN VILLAGE (PLAT
BOOK 29 PG 41-42)

TWIN LAKES
(PLAT BOOK 18 PG 98)
LOT 2

LOT 1

TUSCAN VILLAGE (PLAT
BOOK 29 PG 41-42)

GT
FULL OF WATER
RIM ELEV: 18.60'
BOTTOM ELEV: 13.80'

TINY- 20.11'
CPP 15"

3" FOUND
IRON ROD

S0.3°07'08"W 2.88'

MATTIE M KELLEY BLVD.
45' RIGHT OF WAY

PEDESTRIAN WALKWAY
(PLAT BOOK 21 PG 49)

DITCH BLOCKS
(TYP.)

BIG KAHUNA INC
UNPLATTED

BIG KAHUNA INC
UNPLATTED

RETAINING WALL

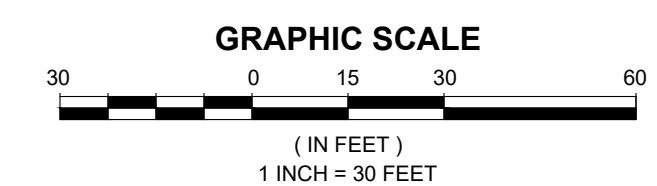
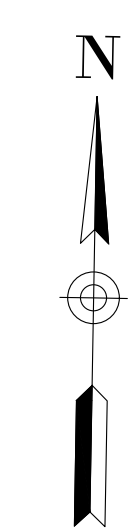
DITCH BLOCKS
(TYP.)

FOUND CONCRETE
MONUMENT
PRM 3724

BK OF DESTIN
UNPLATTED

RETAINING WALL

MATCH LINE
SEE SHEET C504



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GRADING AND
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PROJECT NUMBER **23085**
DATED **04/22/2024**

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GRADING AND
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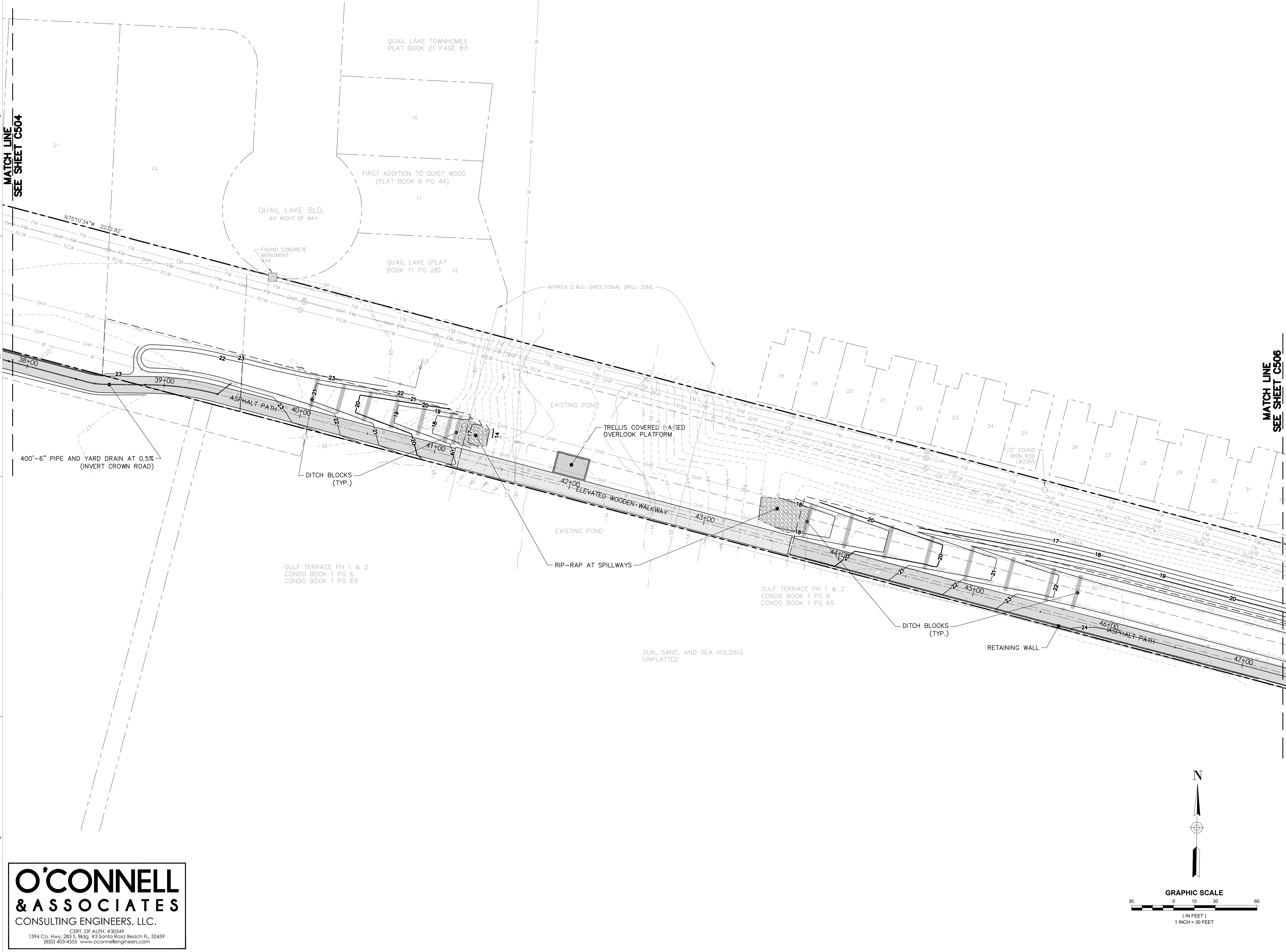
PROJECT NUMBER23085

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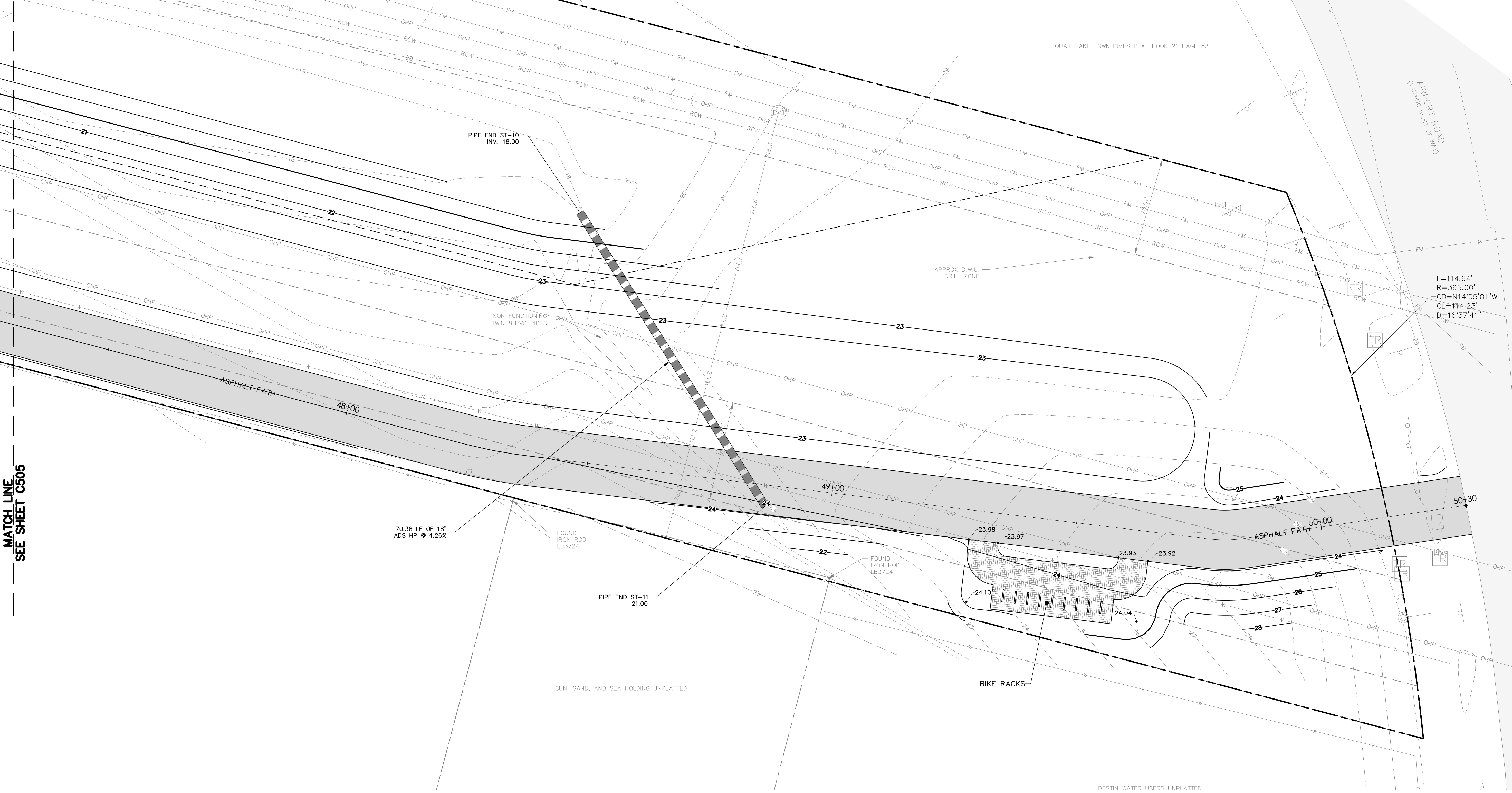
GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

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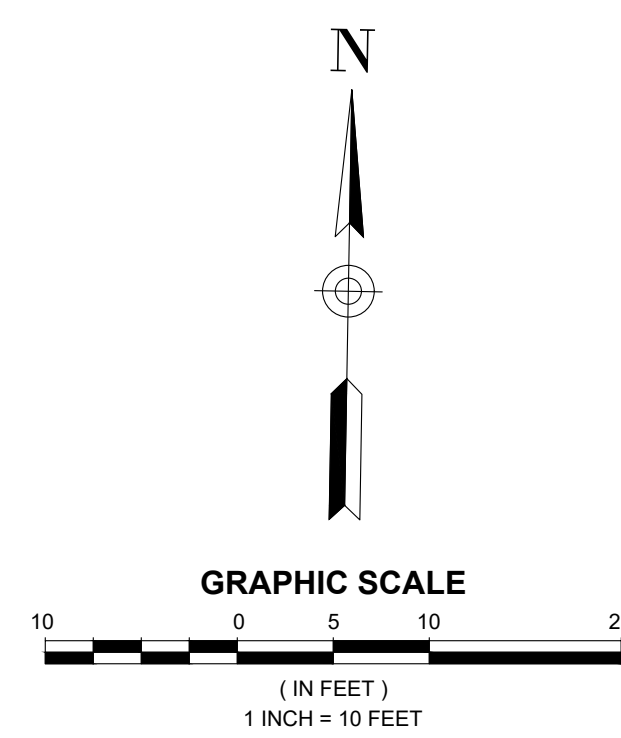
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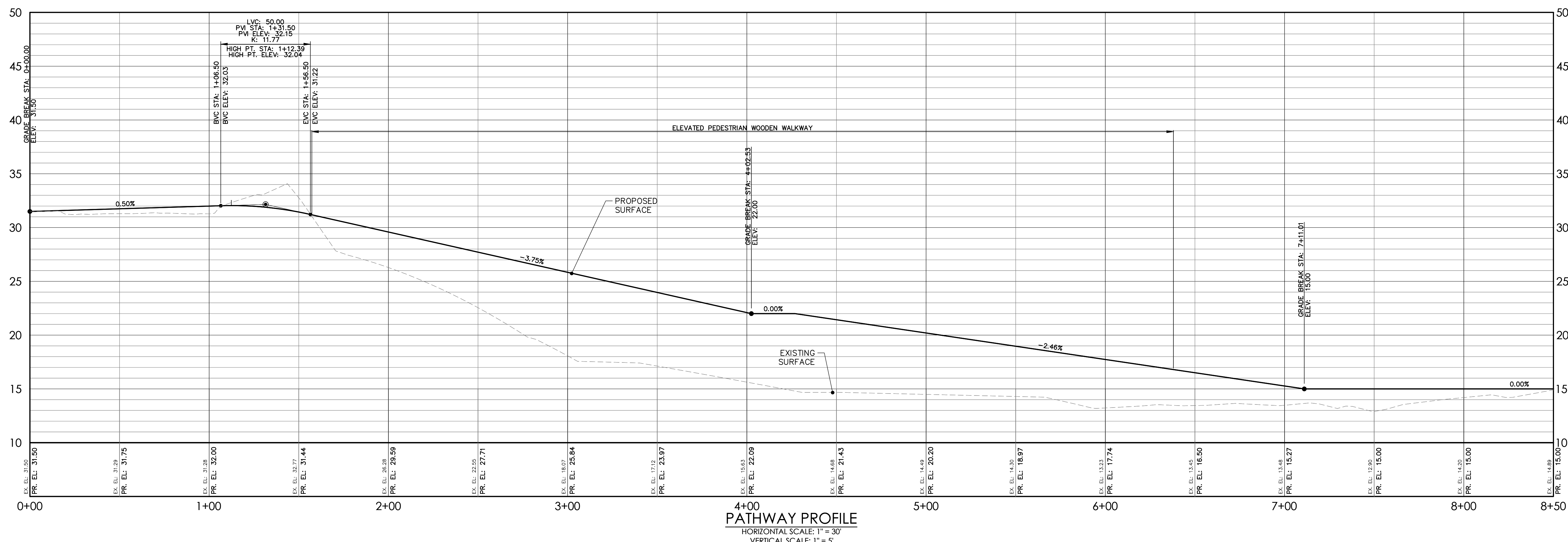
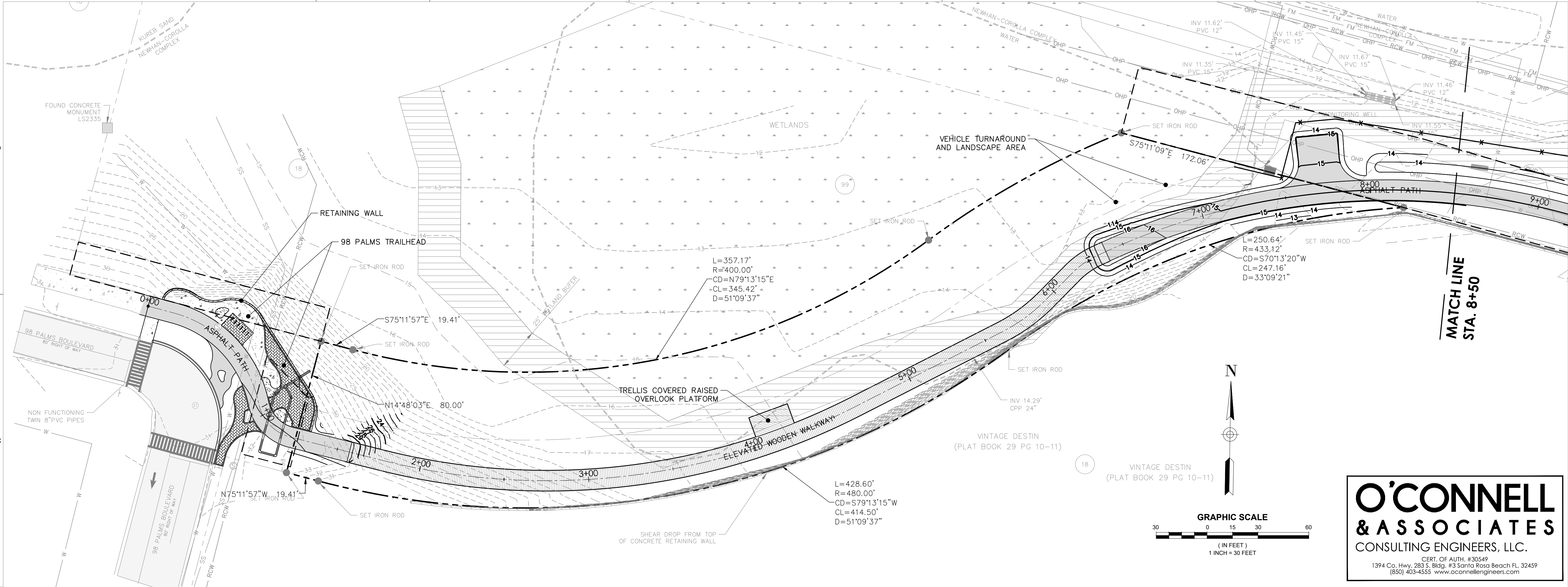
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Issue Date

2024
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PATHWAY PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

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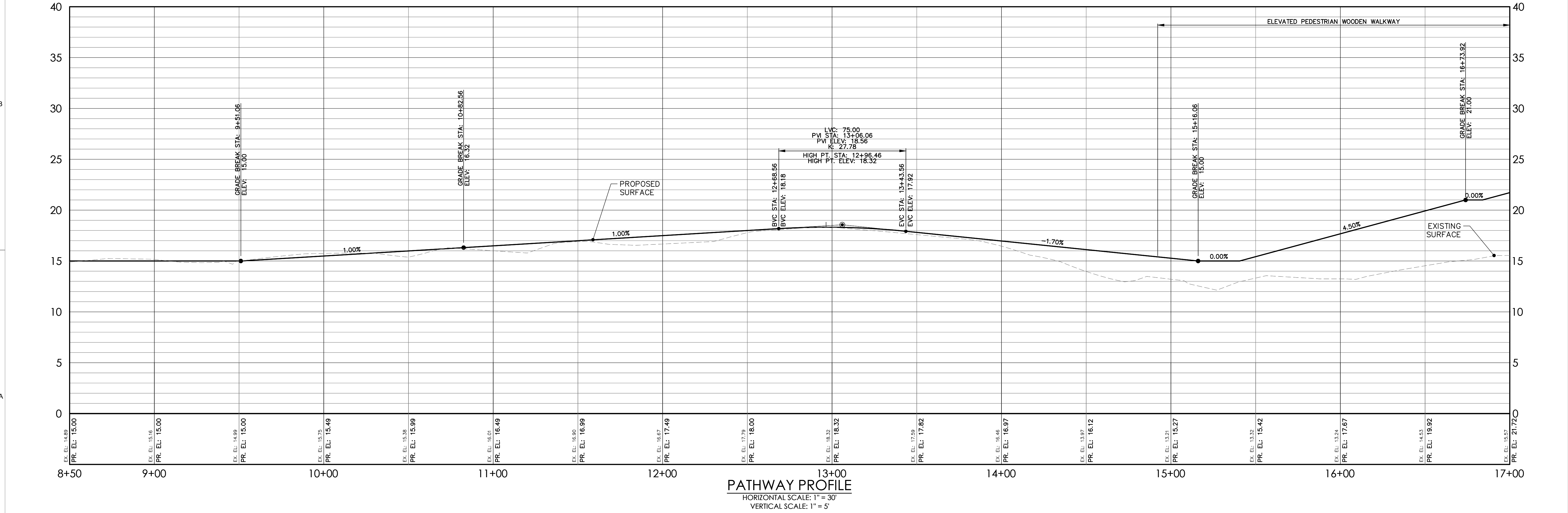
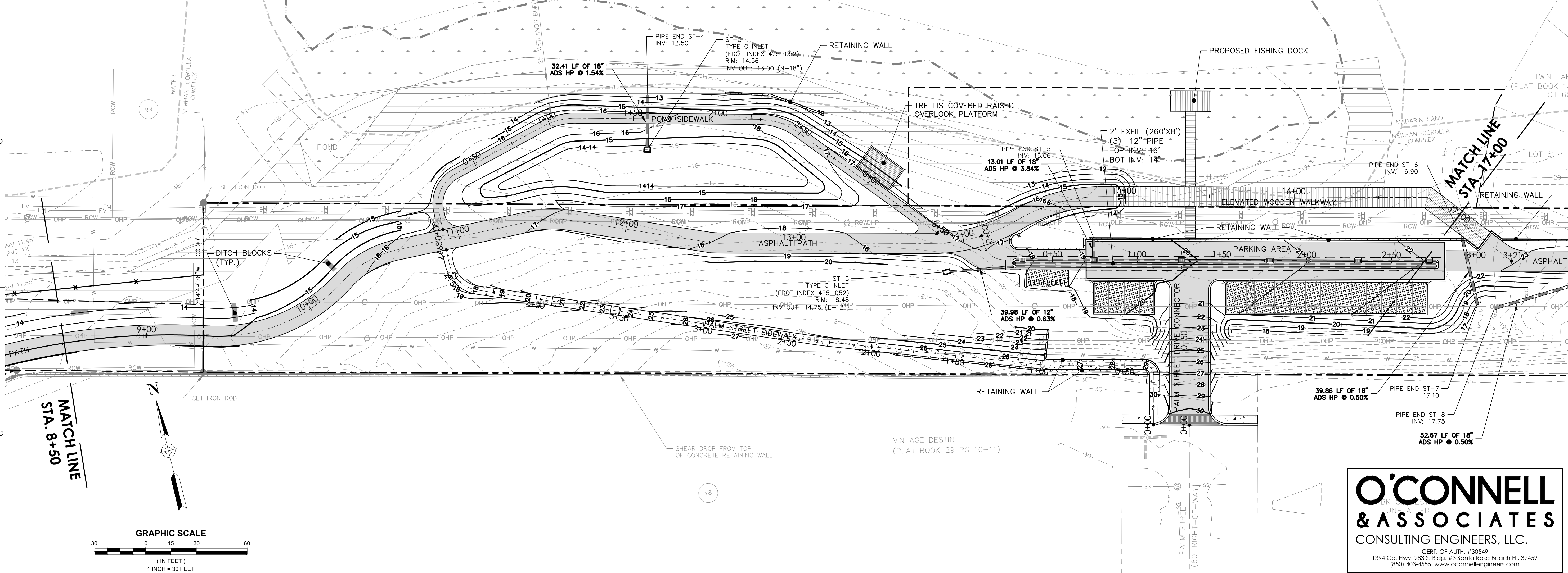
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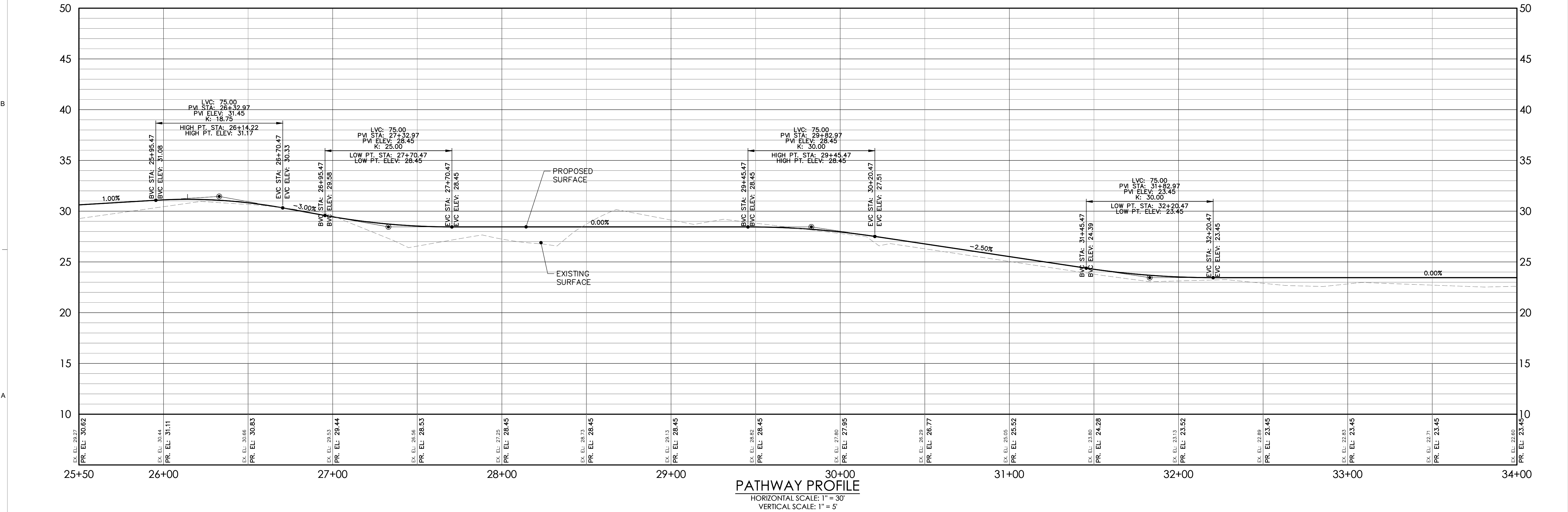
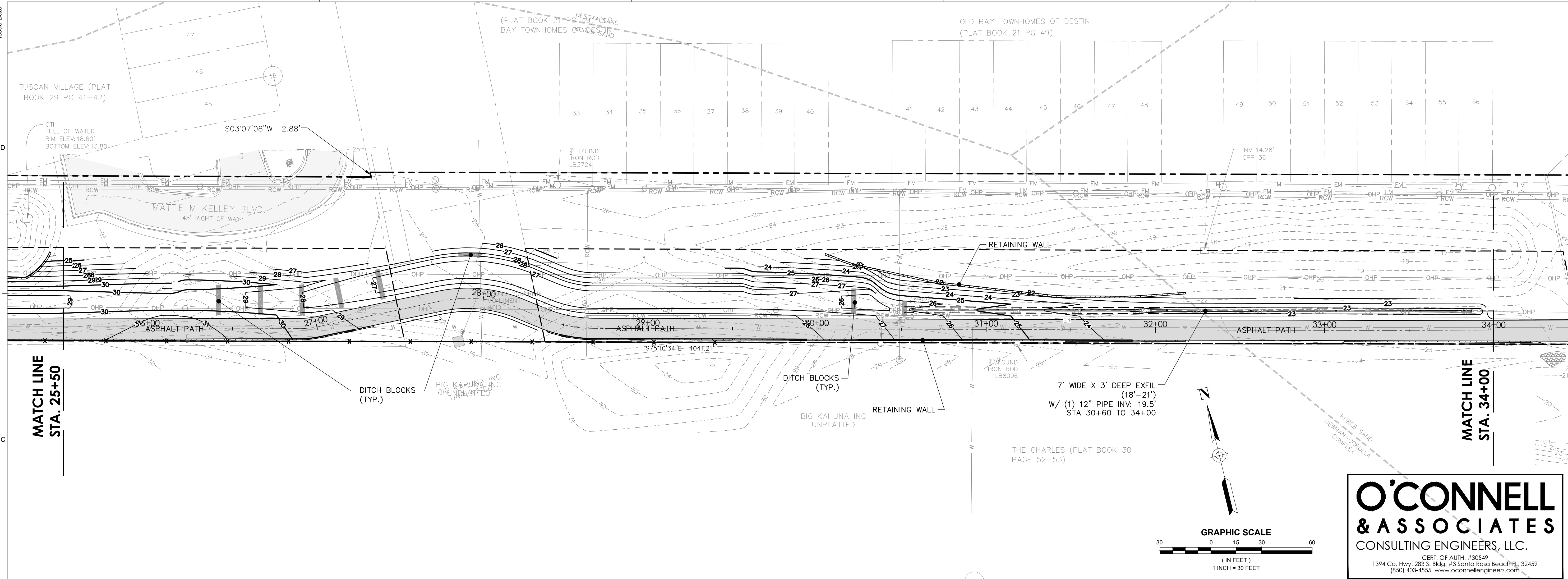
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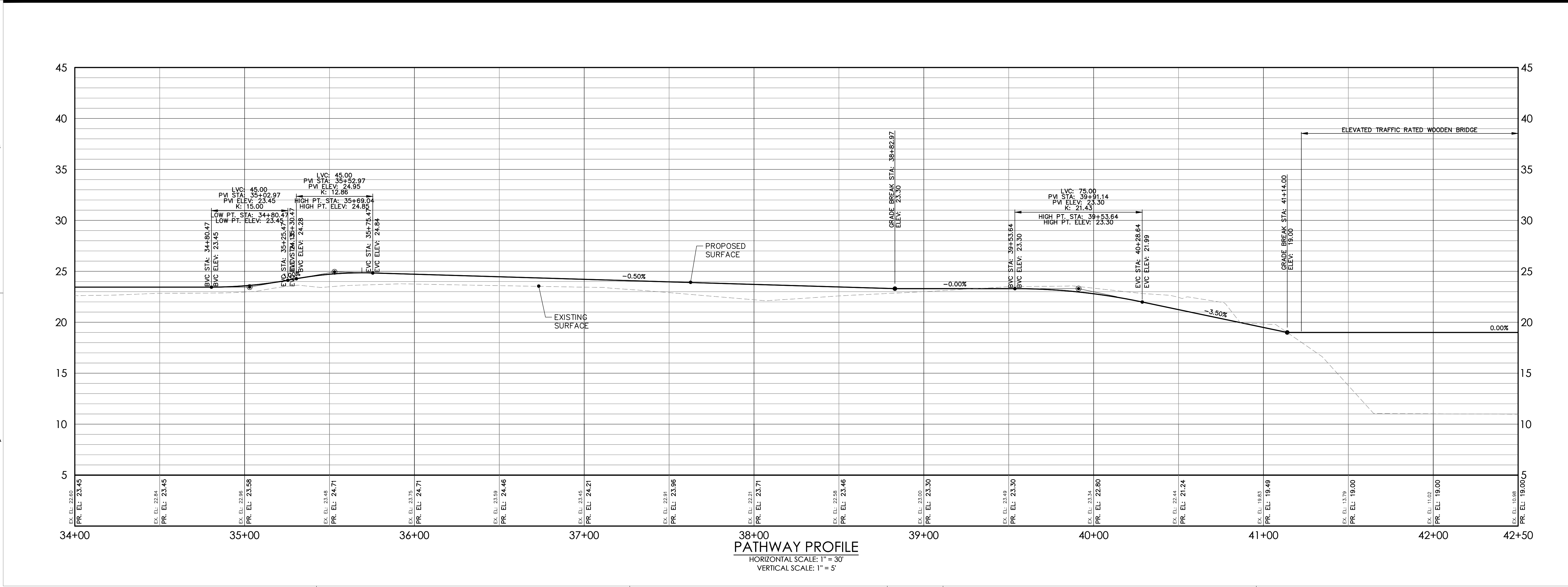
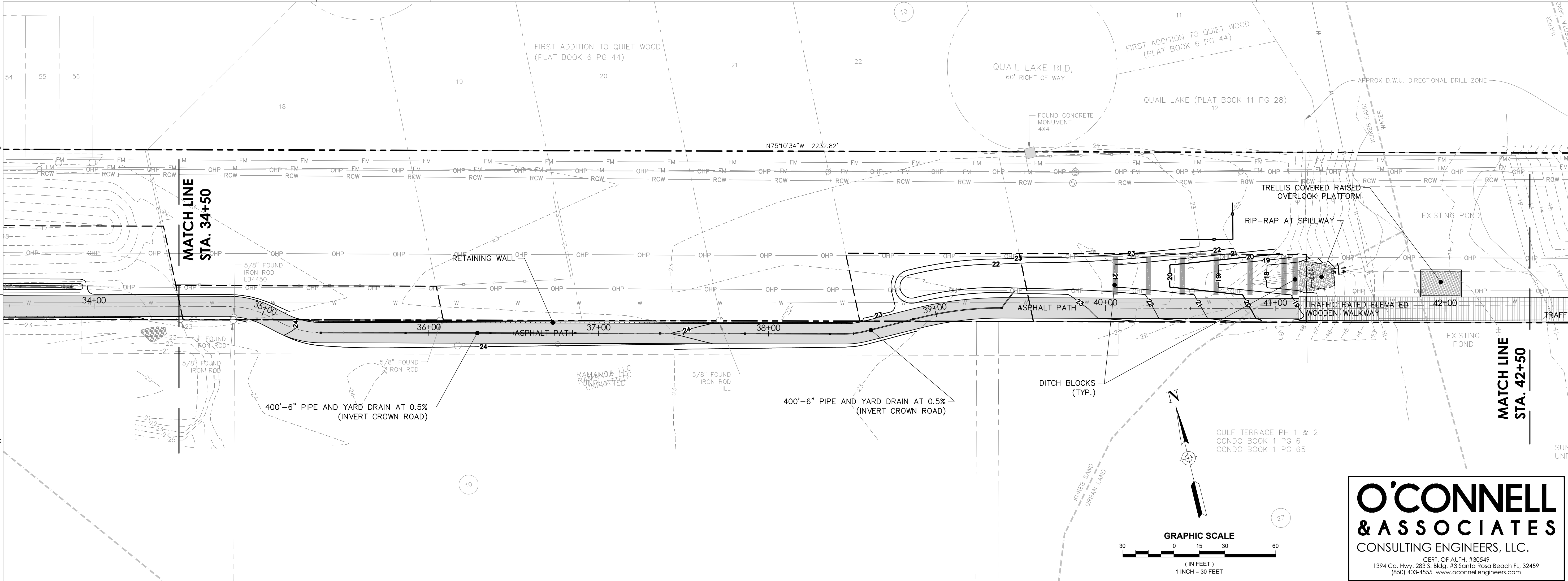
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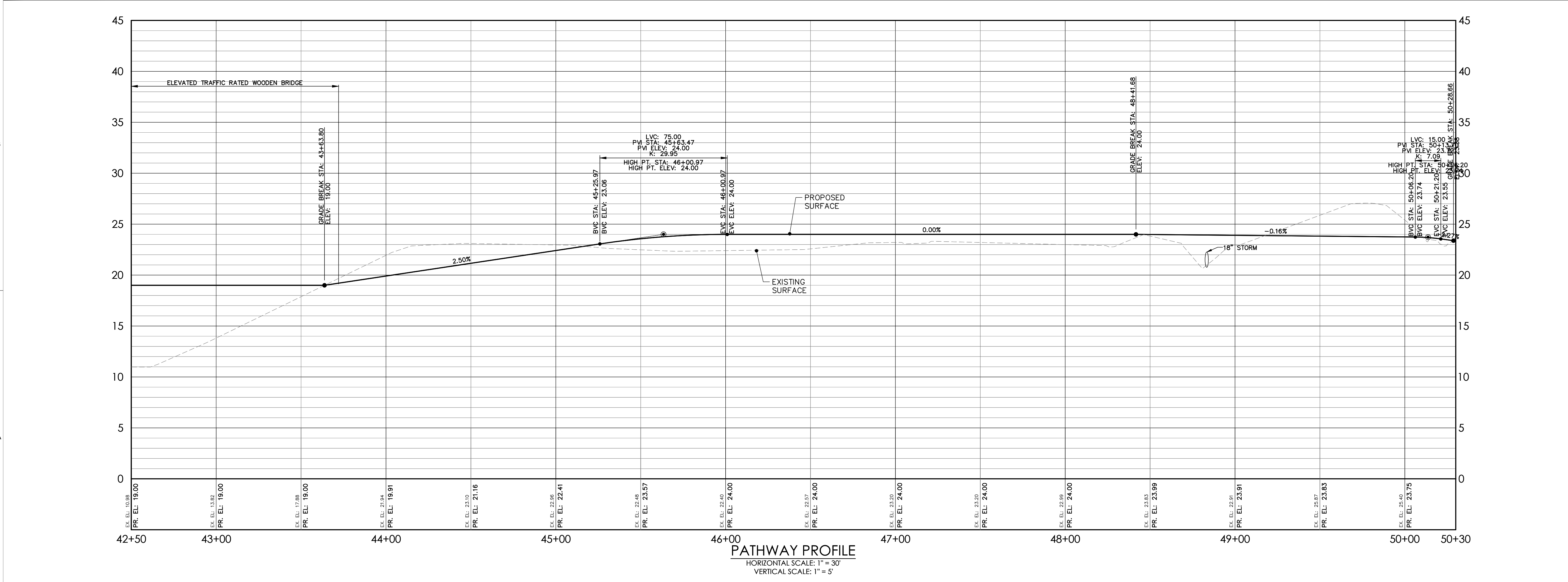
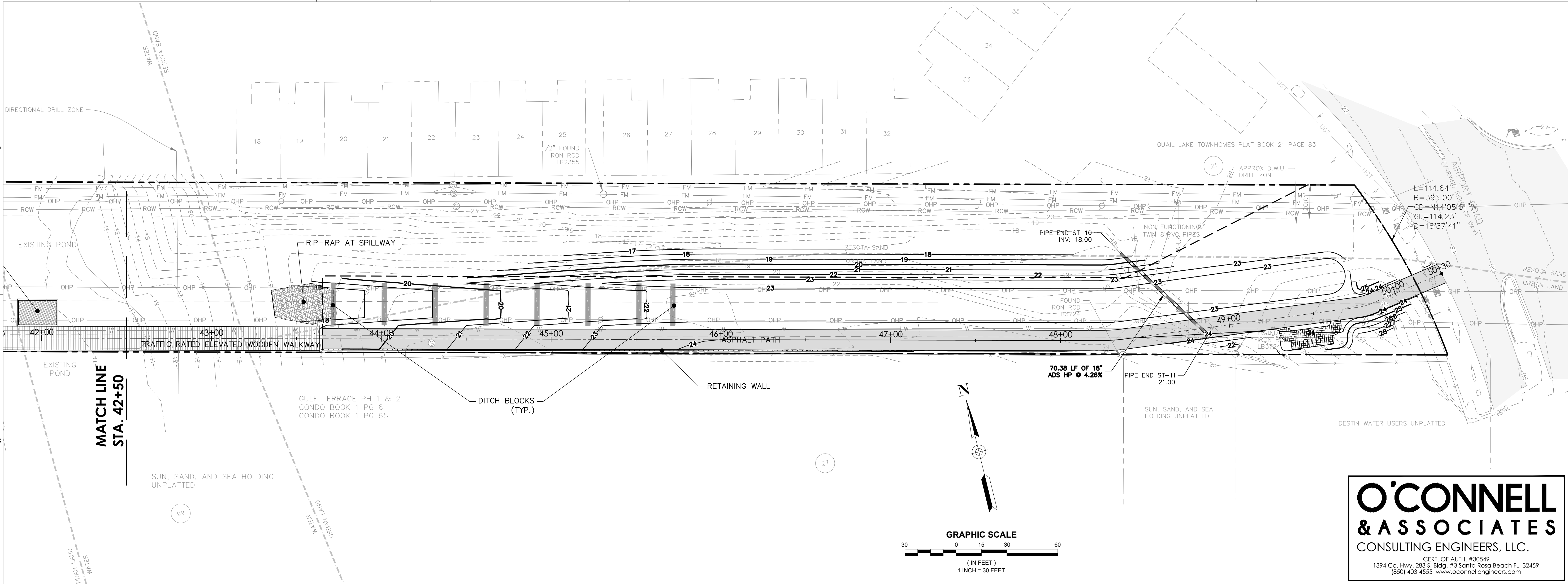
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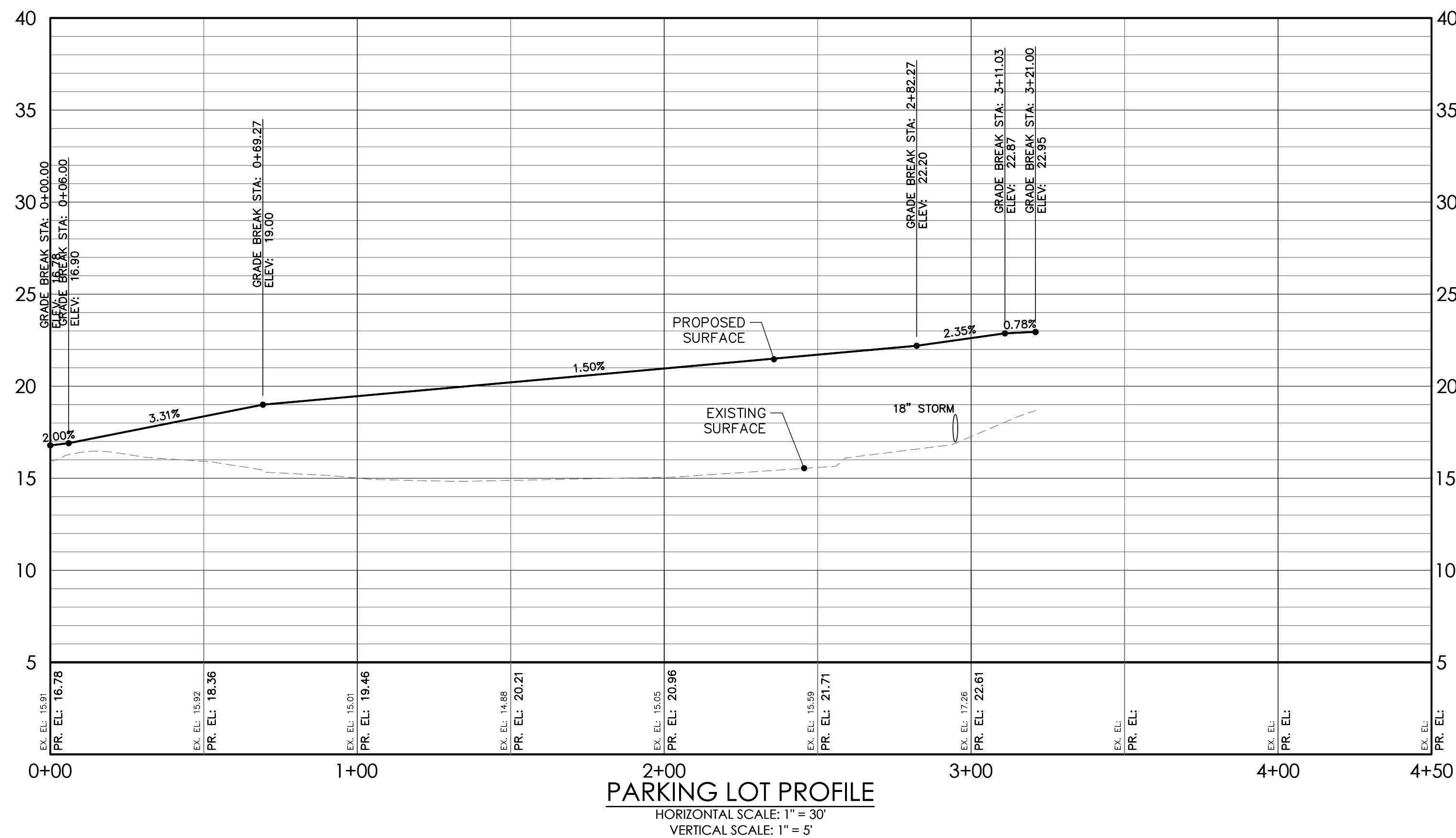
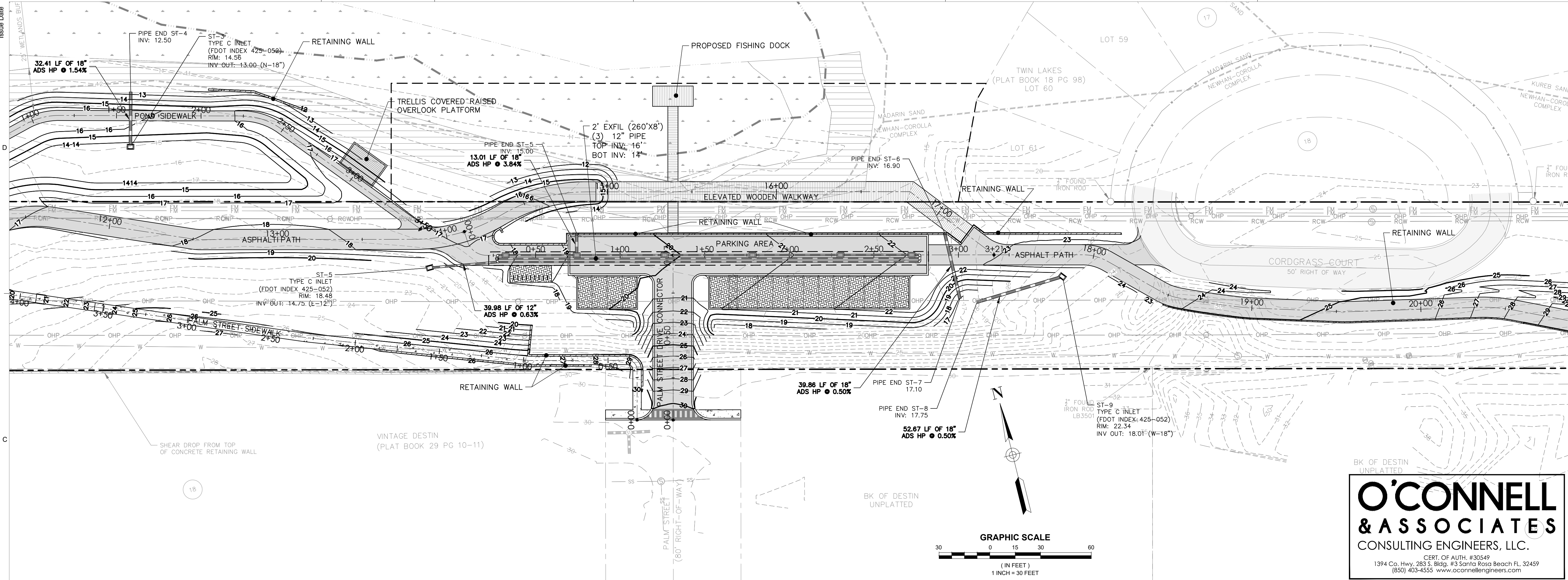
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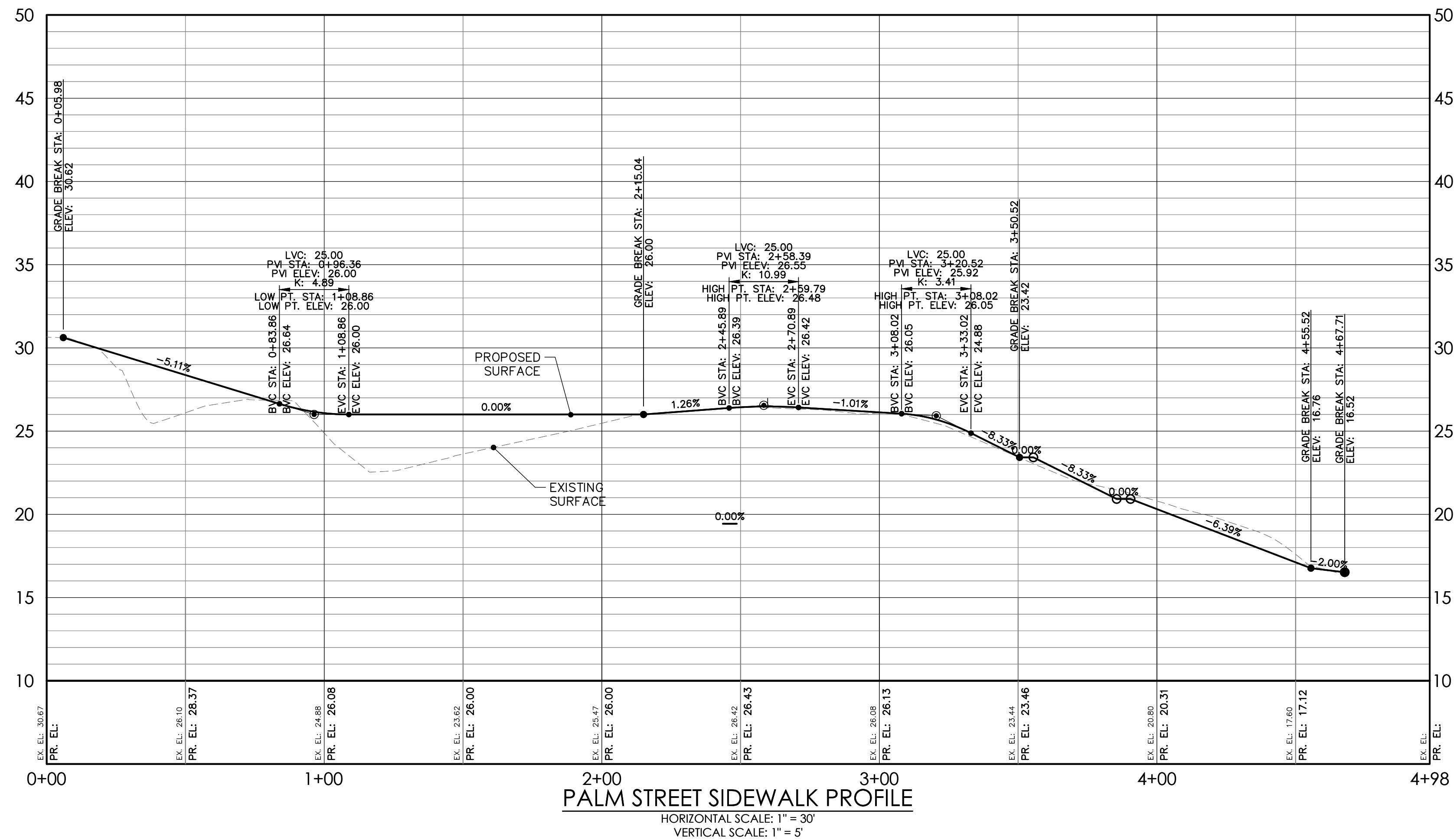
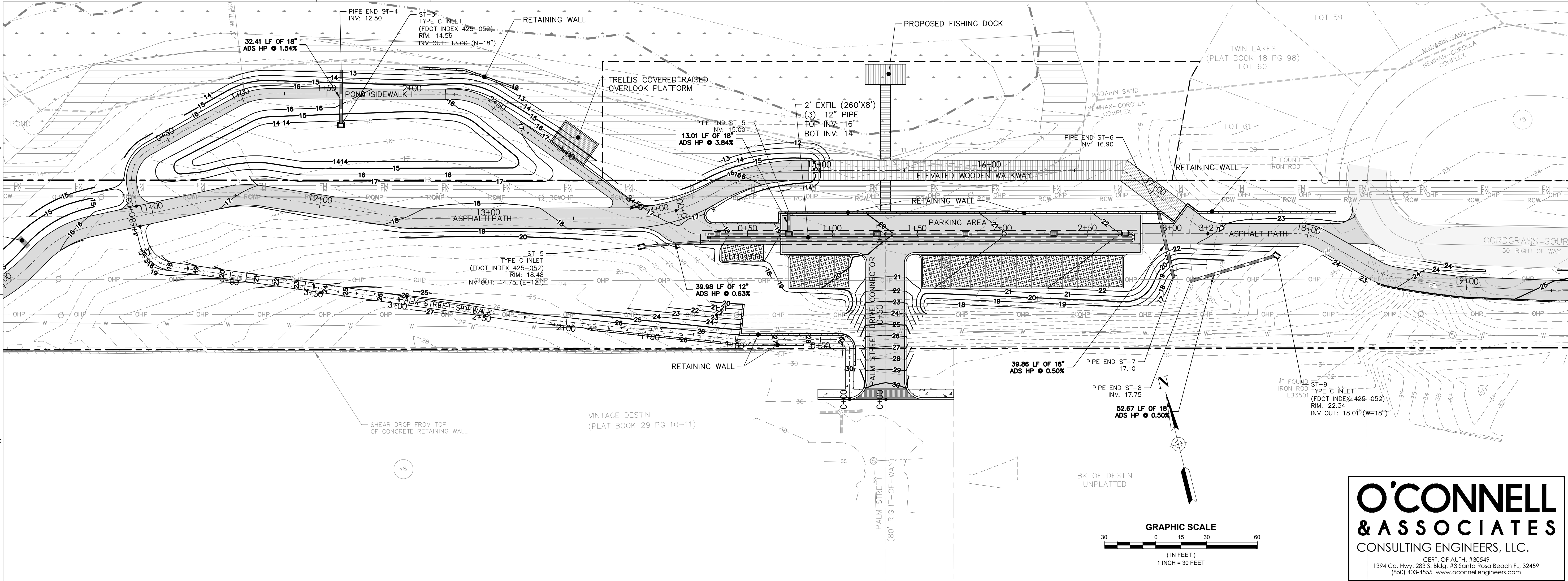
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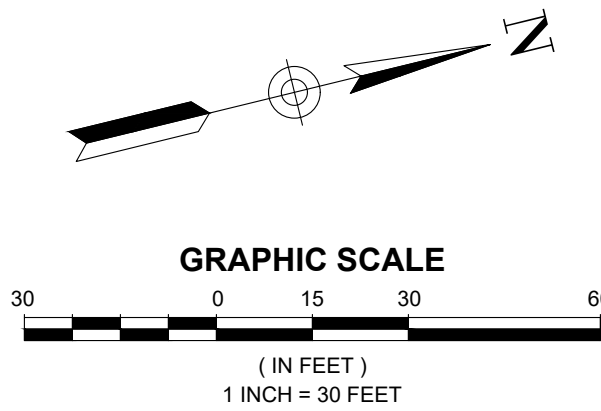
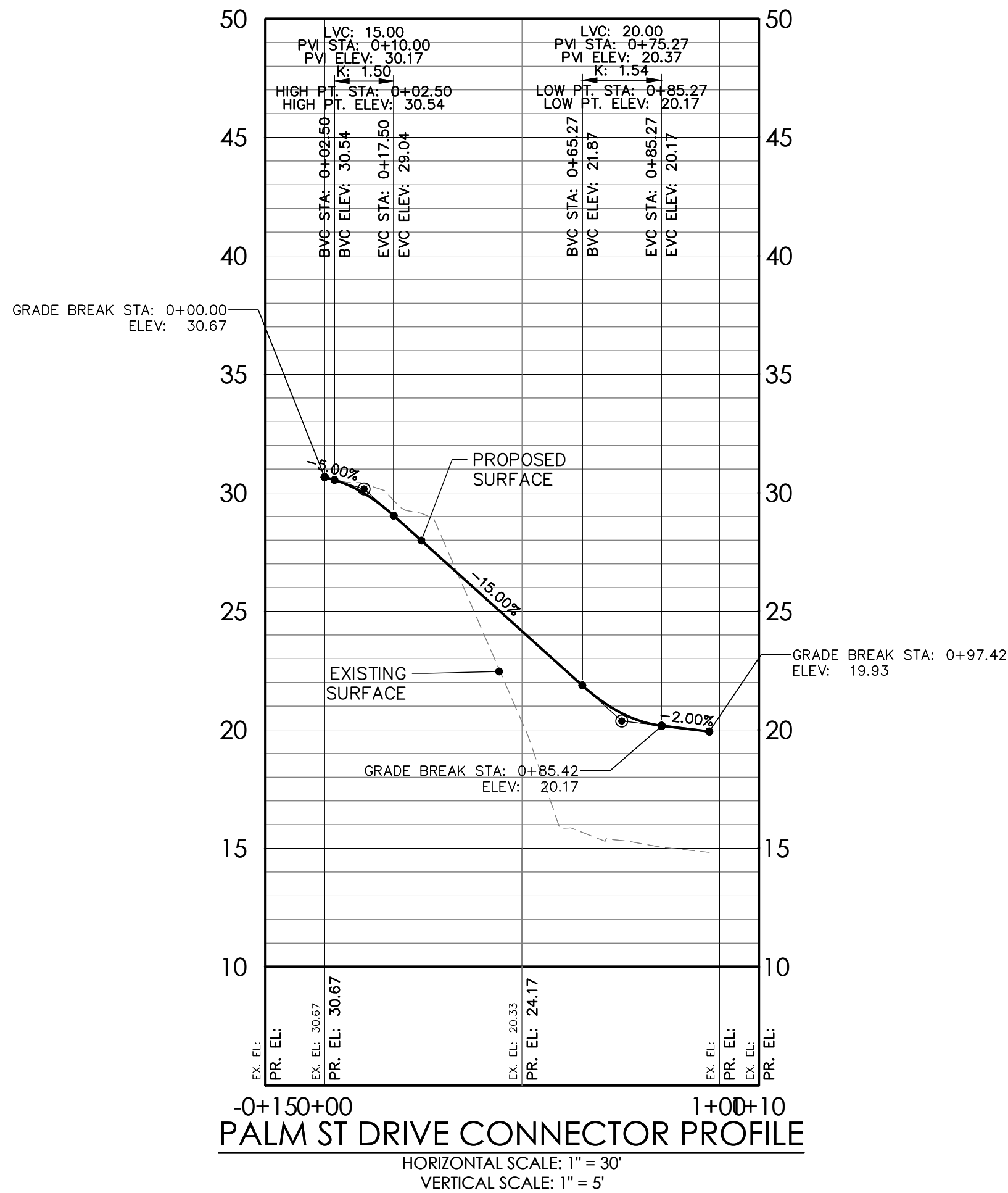
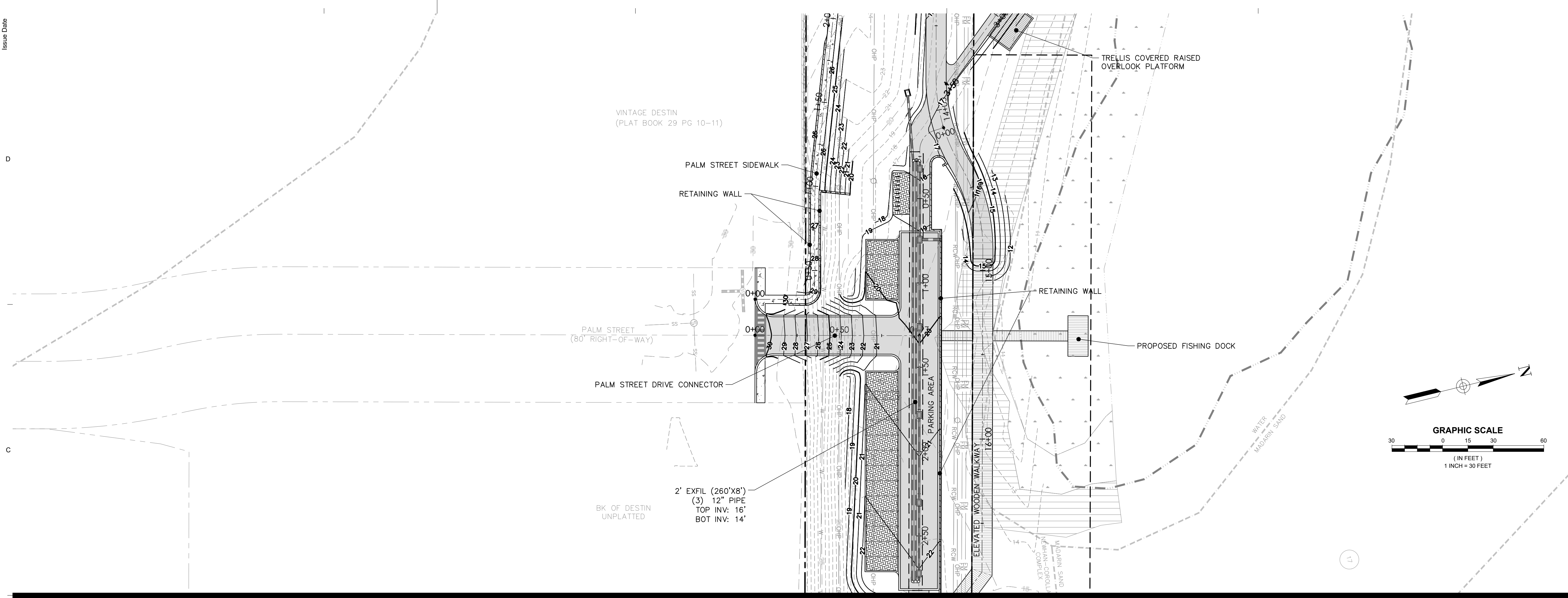
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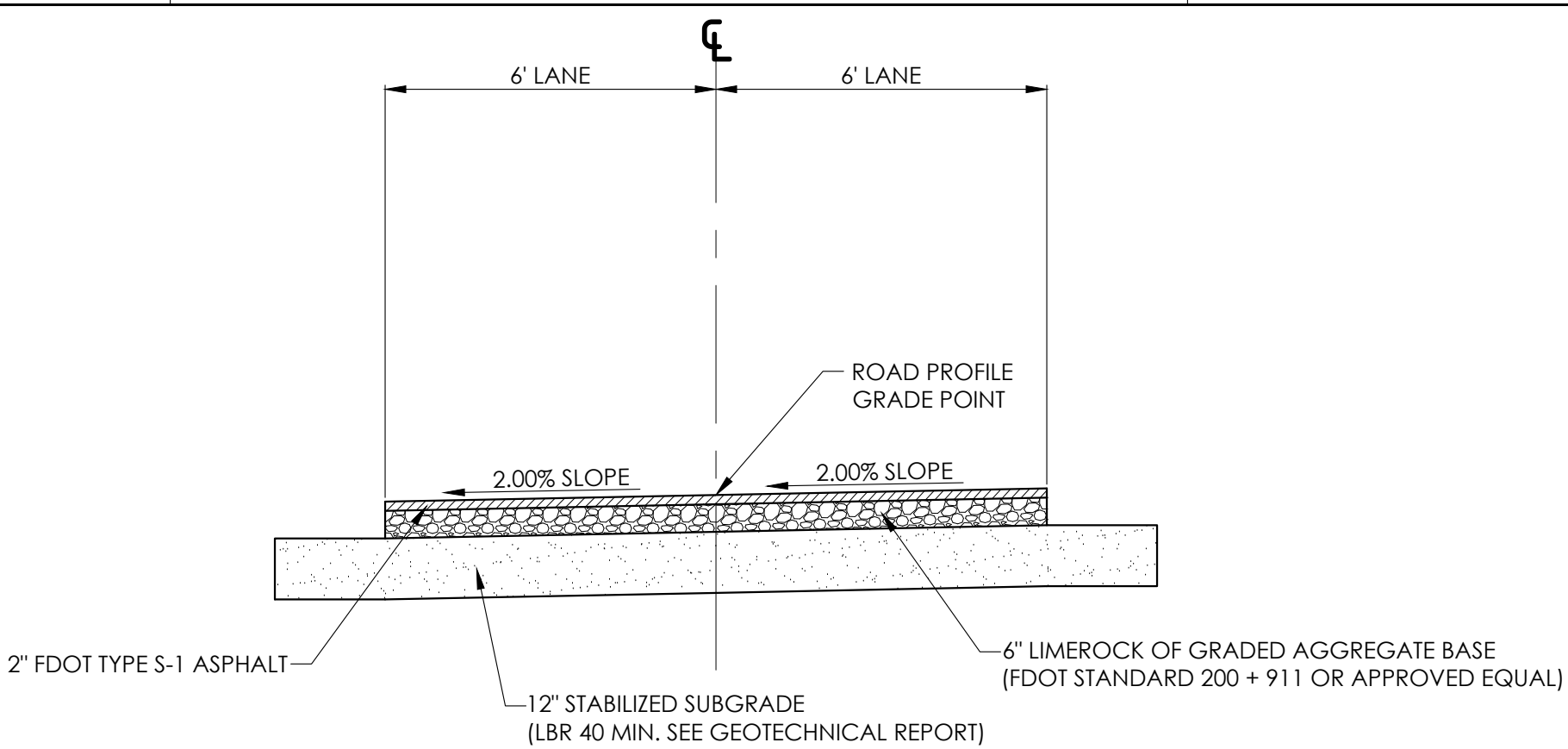
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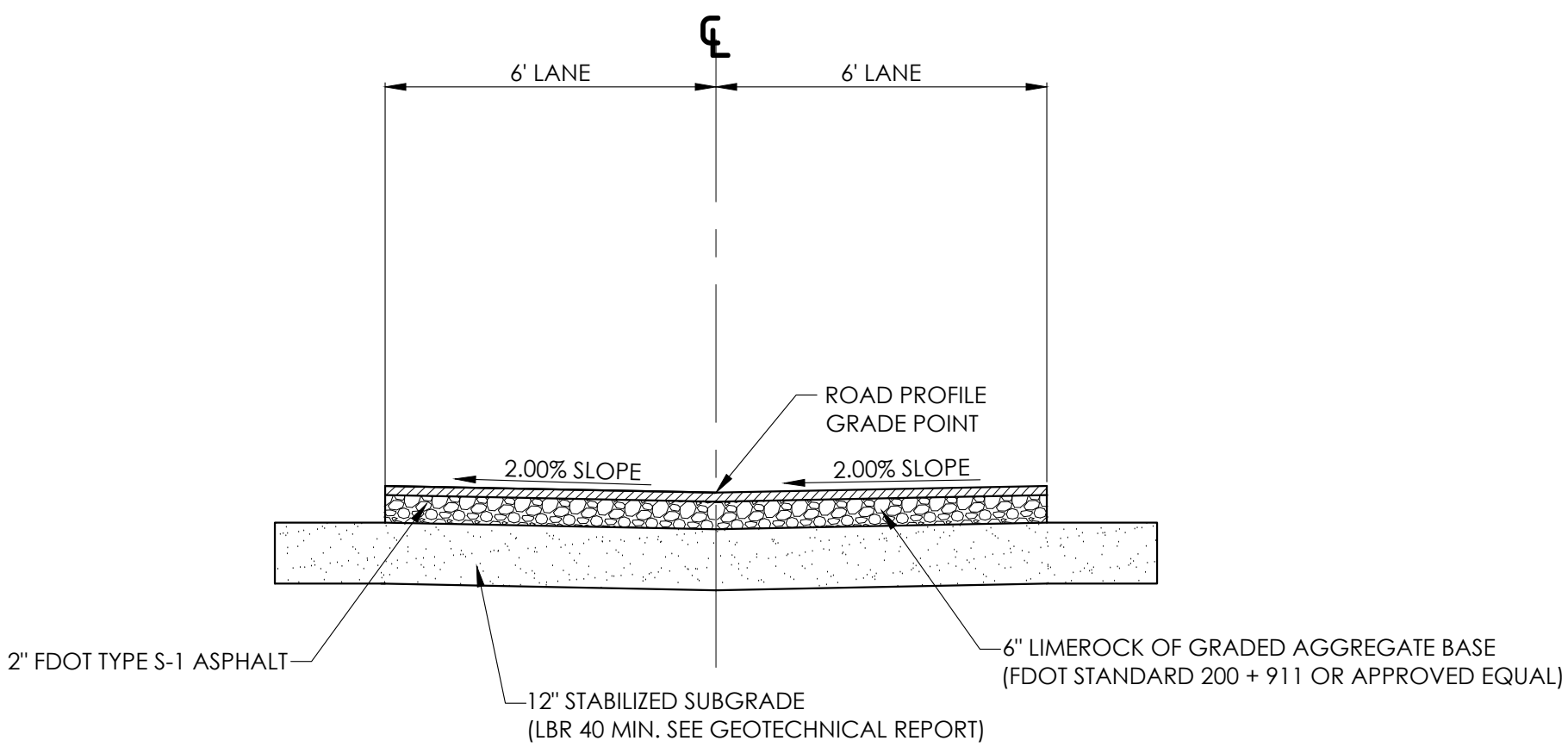
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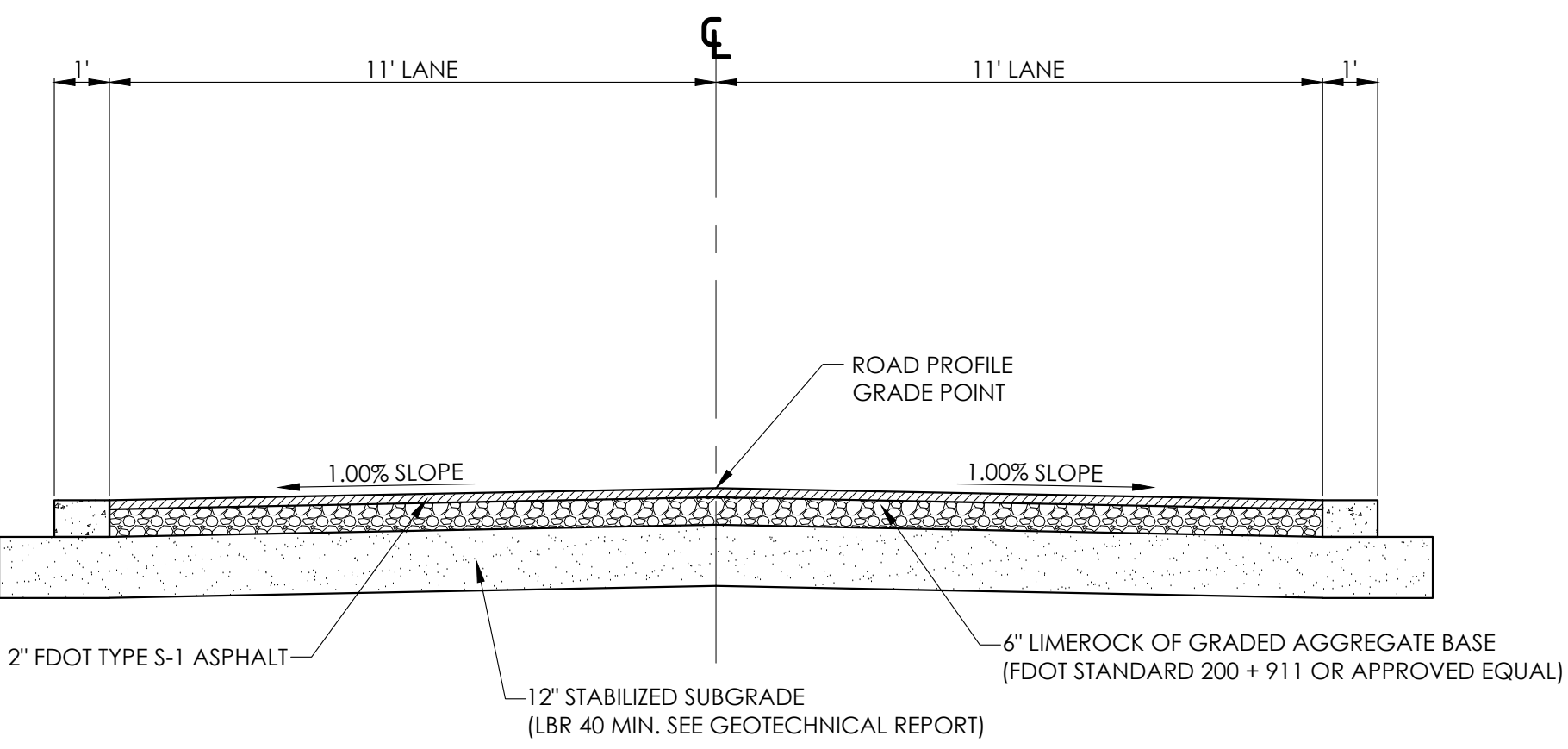
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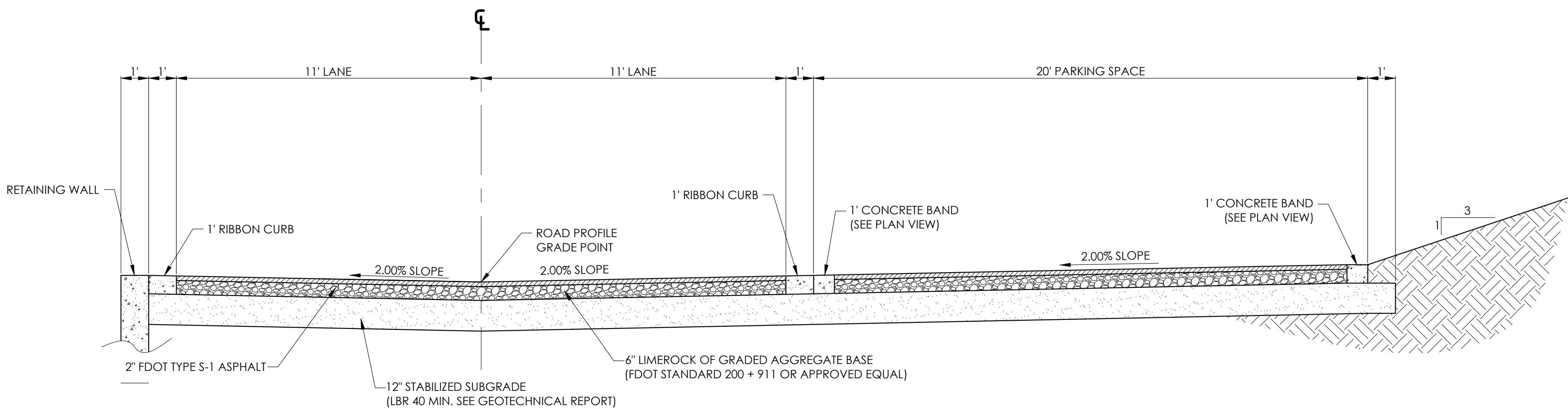
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NOT TO SCALE



2 TYPICAL ROADWAY SECTION (INVERTED CROWN)
NOT TO SCALE



3 TYPICAL ROADWAY SECTION (PALM ST CONNECTOR TO PARKING LOT)
NOT TO SCALE

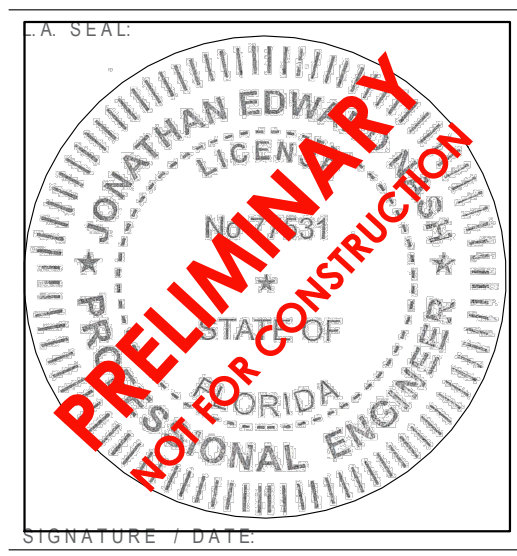


4 TYPICAL ROADWAY SECTION (PARKING LOT)
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TYPICAL
ROADWAY
SECTIONS

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ELECTRICAL GENERAL NOTES

- A. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT SIZE AND LOCATION OF EQUIPMENT WHICH IS FURNISHED BY OTHERS AND CONNECTED BY ELECTRICAL.
- B. RECEPTACLES, SWITCHES AND COVERPLATES COLOR SHALL BE SELECTED BY THE ARCHITECT FROM STANDARD COLORS.
- C. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING-IN WALL FOR SWITCHES.
- D. LOCATION OF LIGHTING FIXTURES, DISCONNECT SWITCHES, ETC. FOR MECHANICAL EQUIPMENT/ROOM SHALL BE COORDINATED WITH FINAL MECHANICAL EQUIPMENT LOCATION TO PROVIDE NATIONAL ELECTRIC CODE REQUIRED ACCESS SPACE.
- E. FINAL CONNECTION TO ALL MOTORS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.
- F. ALL EXIT AND EMERGENCY FIXTURES SHALL BE CONNECTED TO LIGHT CIRCUIT AHEAD OF LOCAL SWITCH.
- G. ALL PANELBOARDS, BACKBOARDS, TERMINAL CABINETS, ETC SHALL HAVE CUSTOM ENGRAVED MISCARTA NAMEPLATE MECHANICALLY AFFIXED IDENTIFYING SYSTEM.
- H. PROVIDE GREEN GROUND CONDUCTOR IN ALL CIRCUITS - SIZE PER N.E.C.
- I. ALL EXPOSED CONDUITS, BOXES, STRAPS AND HANGERS IN THE CONTRACT AREA WHETHER NEW OR EXISTING THAT ARE PART OF THE ELECTRICAL SYSTEM SHALL BE PAINTED TO MATCH ADJACENT FINISH.
- J. PROVIDE CONCRETE MARKER AT END OF ALL CONDUITS STUBBED OUT OF BUILDING FOR FUTURE USE. MARKER SHALL BE 6" DIA X 18" HIGH WITH 2" ABOVE FINISHED GRADE. INSCRIBE IN TOP OF MARKER "E" FOR ELECTRICAL, "T" FOR TELEPHONE, "V" FOR TV CABLE, "F" FOR FIRE ALARM, AND "IC" FOR INTERCOM.
- K. GENERAL CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FAILURE TO DO SO INDICATES THAT THE CONTRACTOR ACCEPTS THE CONDITIONS AS THEY EXIST, AND SHALL PERFORM THE WORK REQUIRED AS SHOWN AND SPECIFIED.
- L. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND REVIEW THE MECHANICAL AND SPECIAL EQUIPMENT SUBMITTALS PRIOR TO SUBMITTING THE ELECTRICAL SUBMITTALS. ANY ELECTRICAL EQUIPMENT, CONDUIT, AND WIRE SIZE CHANGES RESULTING FROM THIS REVIEW SHALL ALSO BE SUBMITTED FOR APPROVAL.
- M. FIRE ALARM LOW VOLTAGE SOURCE AND BATTERY STANDBY SHALL ENERGIZE ALL ITEMS IN FIRE ALARM SYSTEM THAT REQUIRE POWER.
- N. VERIFY EXACT LOCATION OF ALL FLOOR OUTLETS WITH THE ARCHITECT PRIOR TO ROUGHING-IN.
- O. FINAL CONNECTION TO ALL DRY-TYPE TRANSFORMERS SHALL BE WITH FLEXIBLE CONDUIT CONNECTION.
- P. THE ELECTRICAL CONTRACTOR SHALL PROVIDE FAULT CURRENT CALCULATIONS FOR THE SERVICE EQUIPMENT AND SHALL MARK THE EQUIPMENT WITH THE AVAILABLE FAULT CURRENT AND DATE OF THE CALCULATION PER NEC 110.24. REFER TO TYPICAL SERVICE EQUIPMENT FAULT CURRENT LABEL DETAIL.
- Q. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ARC FAULT LABELS PER NFPA 70E ARTICLE 110.16 FOR NEW EQUIPMENT. THE OWNER SHALL PROVIDE AVAILABLE CALCULATION DATA FOR THE EXISTING EQUIPMENT IN THE ELECTRICAL SYSTEM. REFER TO TYPICAL ARC FLASH HAZARD LABEL DETAIL.
- R. PROVIDE NEUTRAL AT ALL LINE VOLTAGE SWITCH LOCATIONS PER N.E.C. 404.2(C).
- S. PROVIDE 'LSI' TRIP UNITS FOR ALL BREAKERS GREATER THAN OR EQUAL TO 200A.
- T. PROVIDE BUSHINGS ON ALL CONDUIT.
- U. COMPLY WITH ALL LOCAL CODE, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK, THE STATE BUILDING CODE AND THE NATIONAL ELECTRIC CODE. OBTAIN ALL PERMITS REQUIRED BY LOCAL ORDINANCES.
- V. OBTAIN ARCHITECTS APPROVAL OF ALL LIGHT FIXTURES, SWITCHES, RECEPTACLES, PANELBOARDS, ETC. PRIOR TO PURCHASING.
- W. THE ELECTRICAL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. ALL NOT SO INSTALLED SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- X. ALL WORK SHALL BE INSTALLED IN CONCEALED TYPE CONSTRUCTION. UNDERGROUND CONDUITS UP TO FIRST BOX IN CONCEALED CONSTRUCTION MAY BE SCH.40 PVC. EXTERIOR EXPOSED WORK SHALL BE I.M.C. BRANCH CIRCUIT CONDUIT RUN IN OPEN SPACES ABOVE CEILING OR IN WALLS MAY BE THINWALL (E.M.T.) CONDUIT 1/2" MIN. SIZE.
- Y. ALL CONDUCTORS LESS THAN 100A. SHALL BE COPPER #12 & #10 SOLID, #8 AND LARGER STRANDED, #6 AND SMALLER TO BE TYPE THWN, 600 VOLT INSULATION AND TYPE THWN OR THHN FOR #4 AND LARGER. ALUM. CONDUCTORS MAY BE USED FOR 100A. AND LARGER ONLY WHERE USED WITH COMPRESSION TERMINATIONS.
- Z. PROVIDE GROUNDING PER NATIONAL ELECTRIC CODE.
- AA. THE CONTRACTOR SHALL LEAVE THE ENTIRE ELECTRICAL SYSTEM INSTALLED IN PROPER WORKING ORDER, AND SHALL REPLACE WITHOUT ADDITIONAL COST, ALL WORK OR MATERIAL WHICH MAY DEVELOP DEFECTS, (ORDINARY WEAR AND TEAR OR DAMAGE RESULTING FROM IMPROPER HANDLING EXCEPTED) WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

ELECTRICAL LEGEND

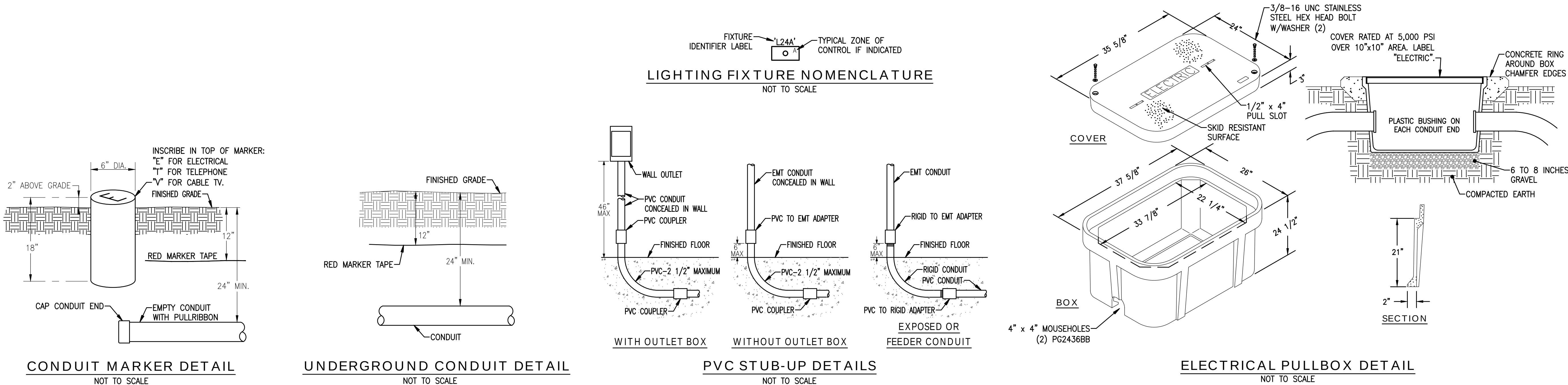
- A-1 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT NO. 1 TO PANEL A; "B" INDICATES FIXTURE TYPE; MARKS ACROSS RACEWAY RUN INDICATES THE NUMBER OF NO. 12 CONDUCTORS; UNLESS NOTED OTHERWISE NO MARKS INDICATES TWO NO. 12 CONDUCTORS AND ONE NO. 12 GREEN GROUND CONDUCTOR IN 1/2" CONDUIT (2#12 & 1#12 GND-1/2"C)
- POLE MOUNTED FIXTURE
- BOLLARD FIXTURE
- RACEWAY INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING
- RACEWAY INSTALLED CONCEALED IN FLOOR SLAB AND/OR BELOW GRADE
- RACEWAY INSTALLED EXPOSED
- EMERGENCY RACEWAY INSTALLED CONCEALED
- LOW VOLTAGE CONDUCTOR; COORDINATE WITH DEVICE CONNECTION REQUIREMENTS.
- FLEXIBLE CONDUIT CONNECTION
- CONDUIT STUB UP WITH FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT
- PHOTOCELL; REFER TO LIGHTING CONTROL DIAGRAM
- DIGITAL TIMESWITCH WITH RESERVE POWER; REFER TO LIGHTING CONTROL DIAGRAM FOR TYPE

ABBREVIATIONS

- AFF - ABOVE FINISHED FLOOR
C. - CONDUIT
C/L - CENTERLINE
EC - ELECTRICAL CONTRACTOR
EF - EXHAUST FAN
EMT - ELECTRICAL METALLIC TUBING
GND - GROUND CONDUCTOR
GFI - GROUND FAULT PROTECTION
IMC - INTERMEDIATE METAL CONDUIT
LSI - INDICATES BREAKER SETTING (LONG, SHORT, INSTANTANEOUS)
LTG - LIGHTING
LTS - LIGHTS
PVC - POLYVINYL CHLORIDE CONDUIT
REC - RECEPTACLE
UNO - UNLESS NOTED OTHERWISE
WH - WATER HEATER
WP - WEATHERPROOF
A/C - AIR CONDITIONER
COND - CONDENSING UNIT
IHP - INDOOR HEAT PUMP
OHP - OUTDOOR HEAT PUMP
NEC - NATIONAL ELECTRIC CODE (NFPA-70)
NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
NL - NIGHT LIGHT

Sheet List Table	
Sheet Number	Sheet Title
E0.1	LEGEND AND NOTES
E1.1	ELECTRICAL SITE PLAN - OVERALL
E2.1	ENLARGED ELECTRCIAL SITE PLAN - PART A
E2.2	ENLARGED ELECTRICAL SITE PLAN - PART B
E2.3	ENLARGED ELECTRICAL SITE PLAN - PART C
E2.4	ENLARGED ELECTRICAL SITE PLAN - PART D
E2.5	ENLARGED ELECTRICAL SITE PLAN - PART E
E2.6	ENLARGED ELECTRICAL SITE PLAN - PART F

LIGHTING FIXTURE SCHEDULE										
Project: #23050 - DESTIN LINEAR PARK LIGHTING										
Note: Per electrical specifications, required alternate fixtures shall be submitted to the engineer for prior approval a minimum of (10) ten business days prior to bid date. Any required alternate fixtures not submitted for prior approval will not be reviewed.										
Luminaire Designation	Manufacturer	Catalog Number	Connected Voltage	Luminaire Load (va)	Lamping Source	Color Rendering Index (CRI)	Kelvin Temperature	Mounting	Comments	Prior Approved Equal Required
BL	STRESSCRETE	KLCS-T1AF-V-40QSSLJ-4006-120-277-3K-E11-BK-DB-NODE-DALI-TB-PR7	[TBD]	40	LED		3000K	DIRECT BURIAL	FPL BOLLARD - KLCS CONCRETE LIGHTED BOLLARD	YES
PL	COOPER	ARB-B3-LED-D1-T3-7030	[TBD]	96	LED	70	3000K	POLE - TENON TOP	FPL LED CATALOGUE - POST TOP LIGHTING - COOPER ARBOR OPTION	YES
PLP	PRE-CAST SPECIALTIES	20 FT TYPE I-O PRECAST CONCRETE POLE RATING - 1.2 KIPS	---	---	---	---	---	DIRECT BURIAL	FPL LED CATALOGUE - POLES - TYPE #1 OPTION	YES



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23050

DESTIN LINEAR PARK

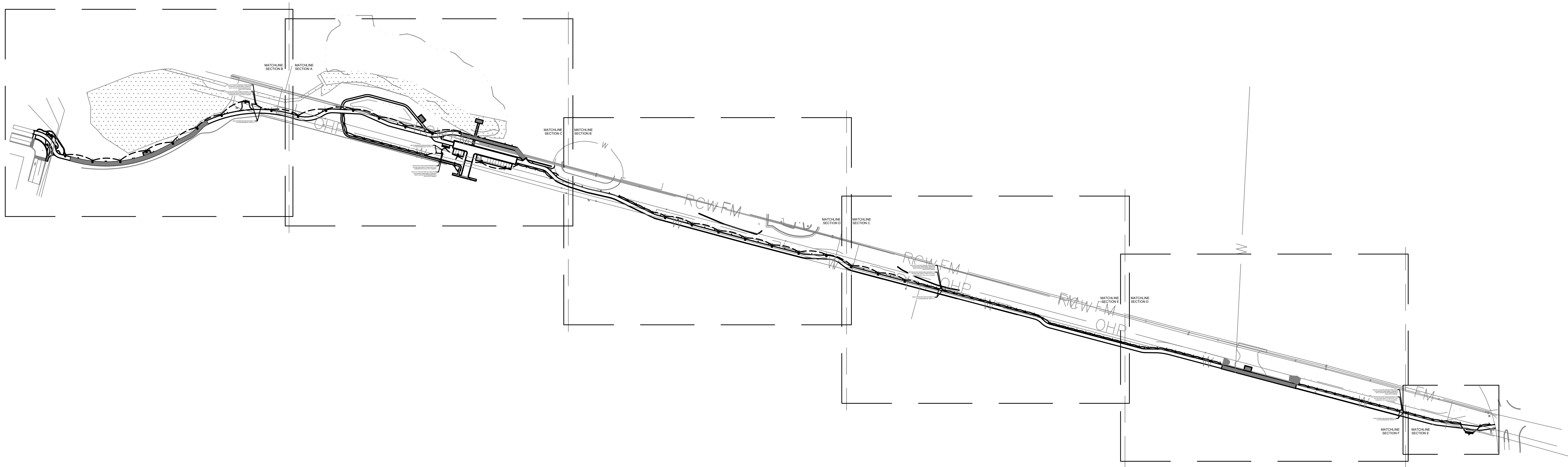
SEAL:

REVISION:	
DATE:	DESCRIPTION:

DRAWN BY:	CC
DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	05/21/2024
JOB NUMBER:	23050

LEGEND AND NOTES

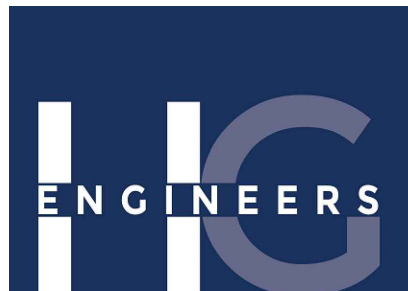
E0.1



ELECTRICAL SITE PLAN - OVERALL

1" = 175'-0"

0 87'-6" 175' 350'



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DESTIN LINEAR PARK

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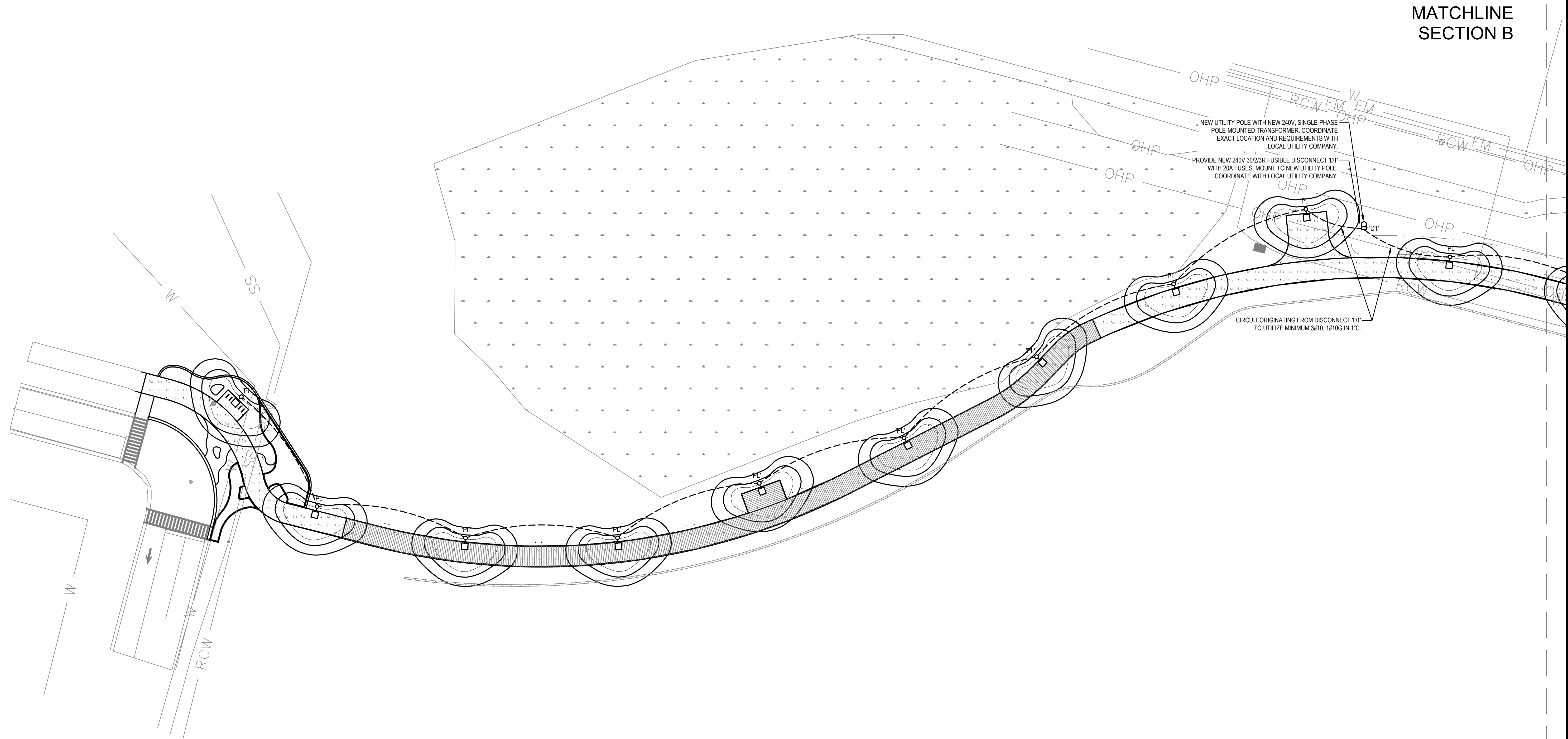
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JOB NUMBER:	23050

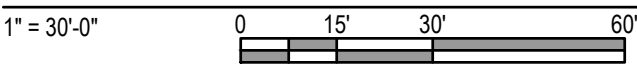
ELECTRICAL SITE
PLAN - OVERALL

E1.1

COASEY - 2:59 PM - E2.1 ENLARGED ELECTRICAL SITE PLAN - PART A.dwg
PROPRIETARY RIGHTS CLAUSE: INFORMATION AND DATA CONTAINED ON THIS DRAWING IS CONFIDENTIAL AND SHALL NOT BE USED WITHOUT PRIOR WRITTEN PERMISSION BY ANY ENTITY NOT HAVING A CONTRACTUAL RELATIONSHIP WITH THE ENGINEER. THIS LEGEND SHALL BE MARKED ON ANY REPRODUCTIONS HEREOF IN WHOLE OR IN PART. HG ENGINEERS © COPYRIGHT 2022



ENLARGED ELECTRICAL SITE PLAN - PART A





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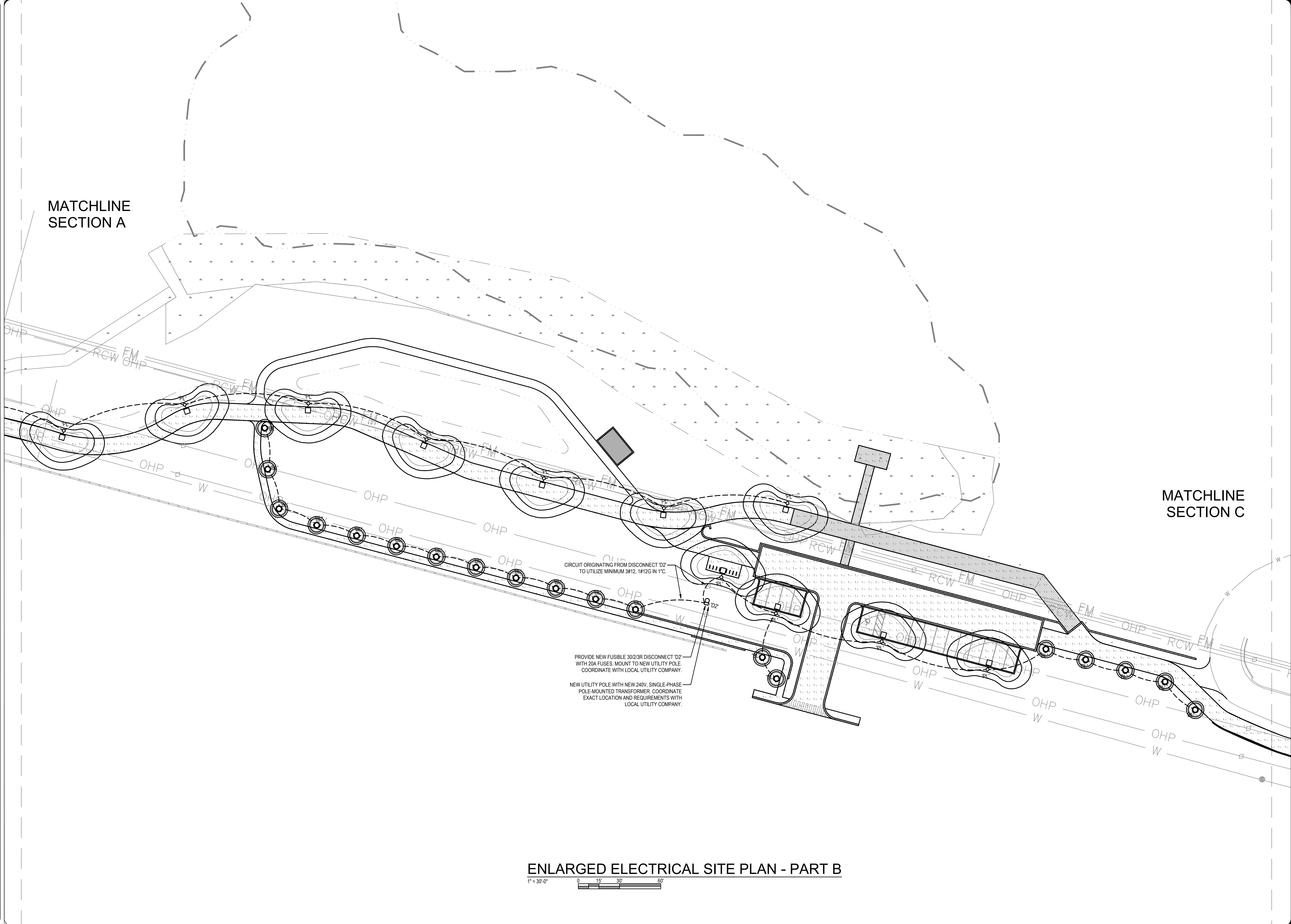
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ENLARGED
ELECTRICAL SITE
PLAN - PART A

E2.1

COASEY - 2:59 PM - E2.2 ENLARGED ELECTRICAL SITE PLAN - PART B.dwg
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DESTIN LINEAR PARK

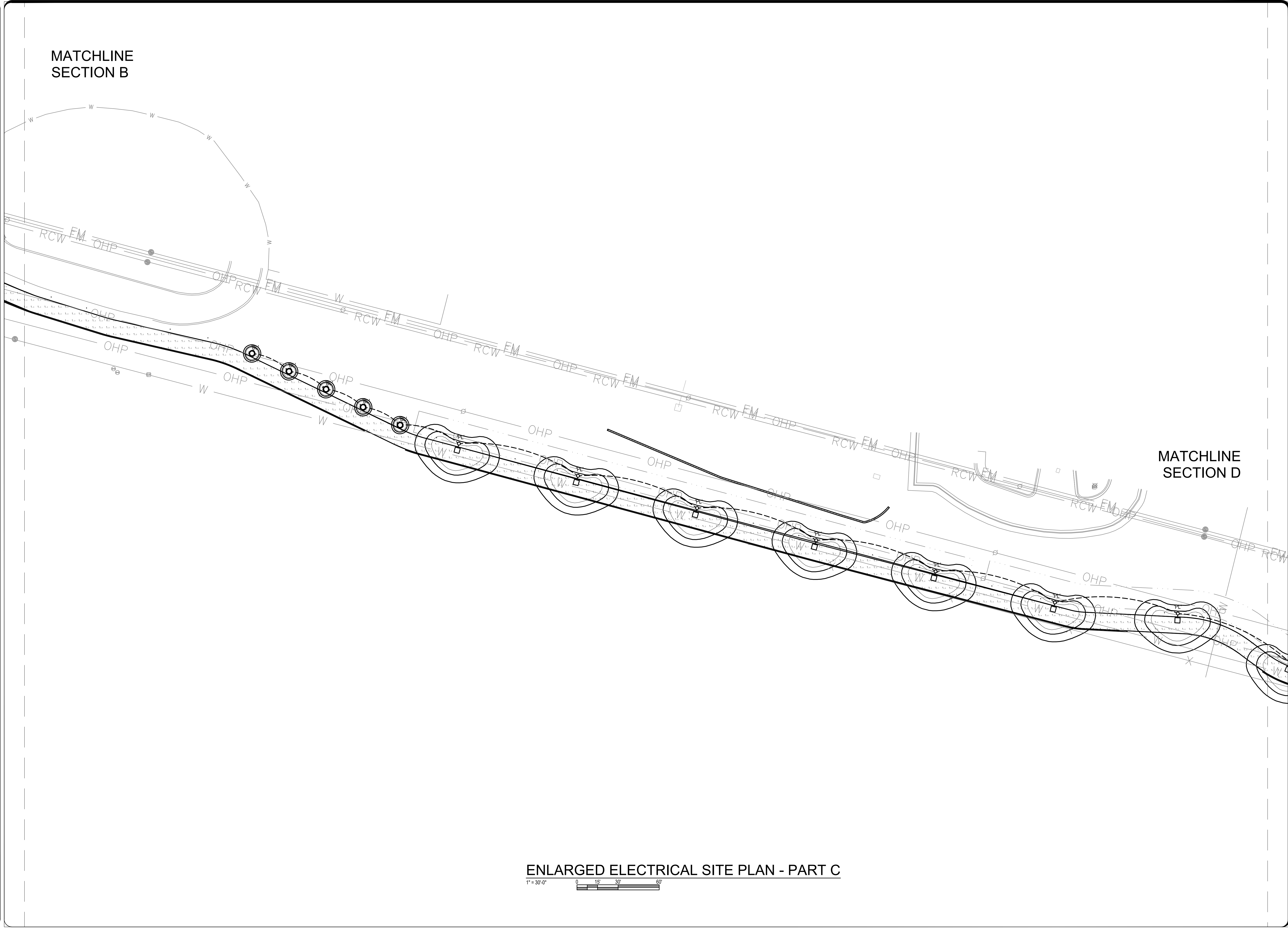
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ENLARGED
ELECTRICAL SITE
PLAN - PART B

E2.2





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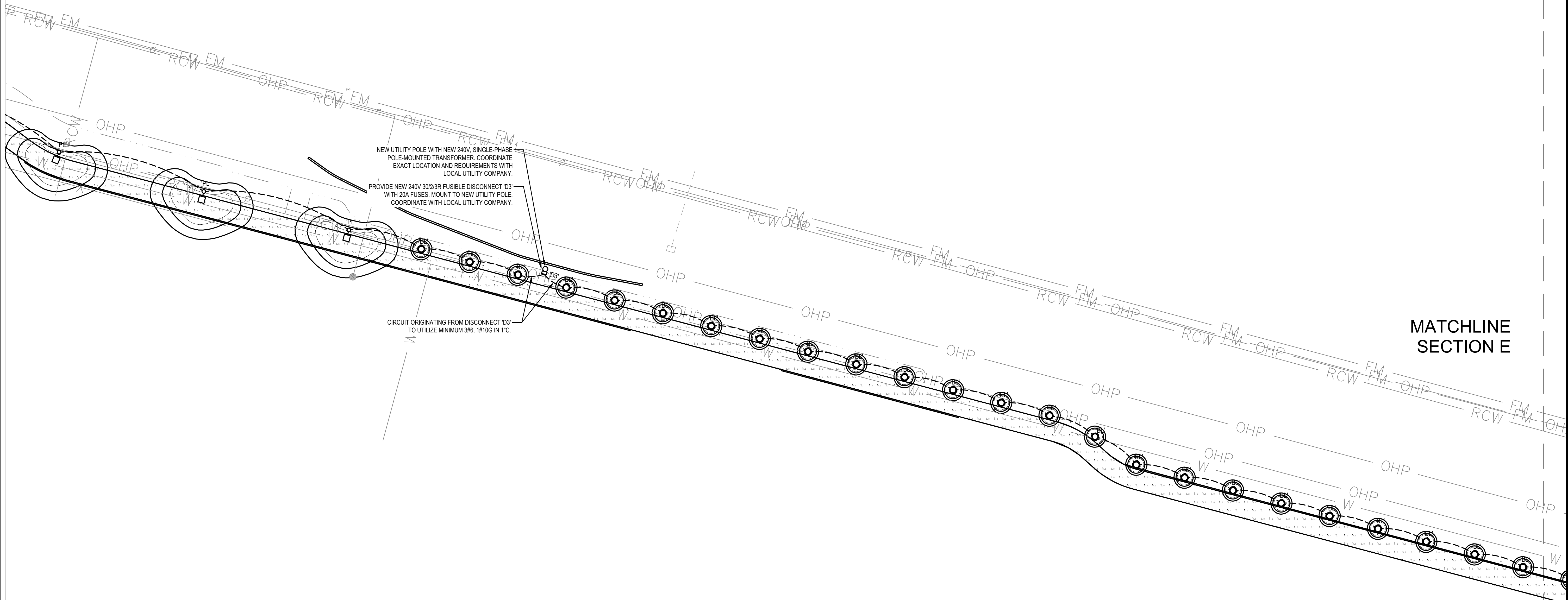
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DATE:	DESCRIPTION:

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DESIGNED BY:	CC
CHECKED BY:	CC
DATE:	09/21/2024
JOB NUMBER:	23050

ENLARGED
ELECTRICAL SITE
PLAN - PART C

E2.3

MATCHLINE
SECTION C



ENLARGED ELECTRICAL SITE PLAN - PART D



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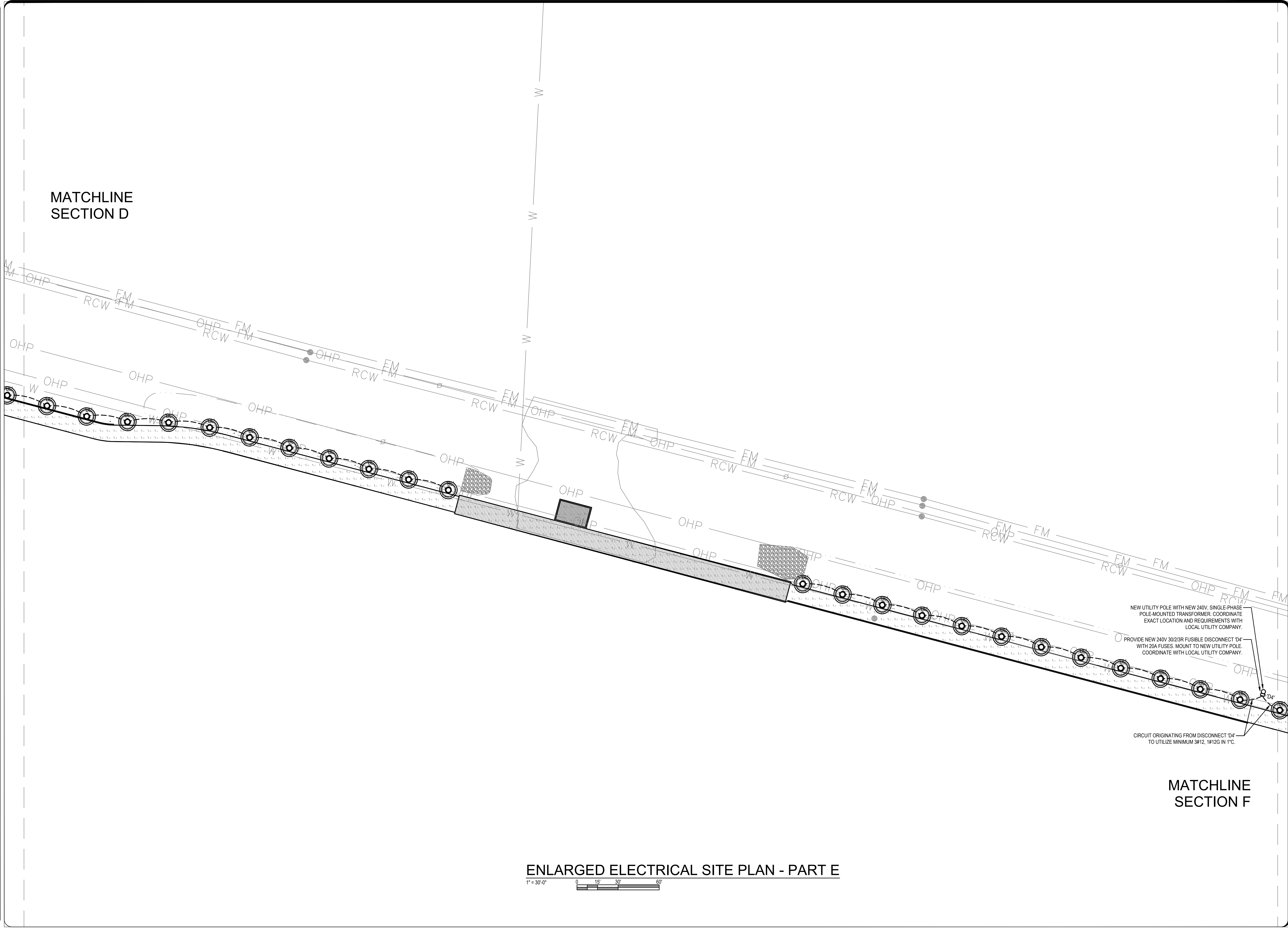
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ENLARGED
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PLAN - PART D

E2.4





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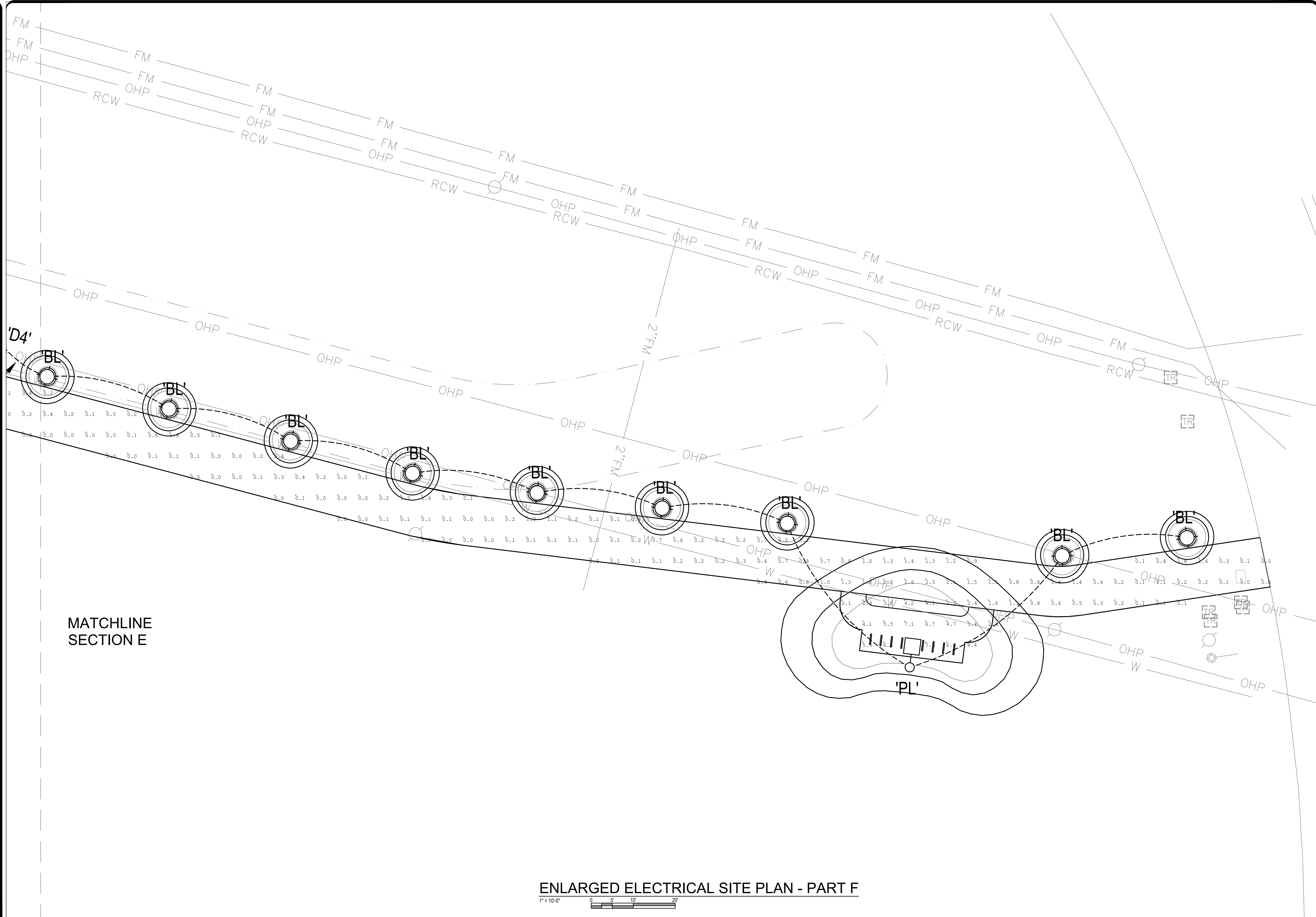
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ENLARGED
ELECTRICAL SITE
PLAN - PART E





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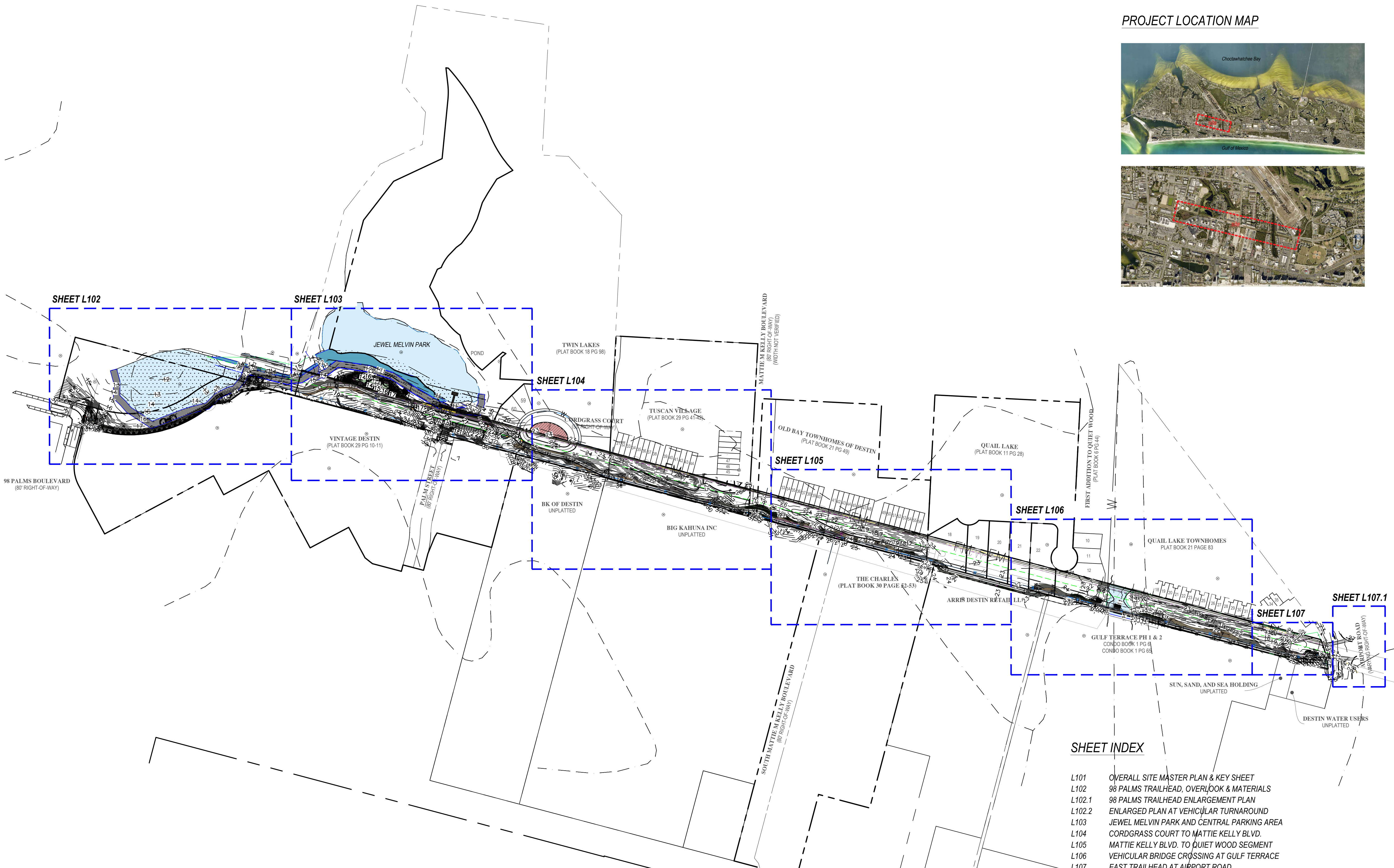
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ENLARGED
ELECTRICAL SITE
PLAN - PART F

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2024
PROJECT STATUS
Issue Date



PROJECT LOCATION MAP



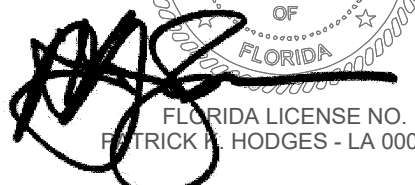
DAG

ARCHITECTS

DAG Architects · AR0009694
1223 Airport Road · Destin, FL 32541
850.837.8152
www.DAGarchitects.com

L.A. SEAL:

PROFESSIONAL LANDSCAPE ARCHITECT
LA 0000850
STATE OF FLORIDA


FLORIDA LICENSE NO.
PATRICK M. HODGES - LA 0000850

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

OVERALL SITE
MASTER PLAN & KEY
SHEET

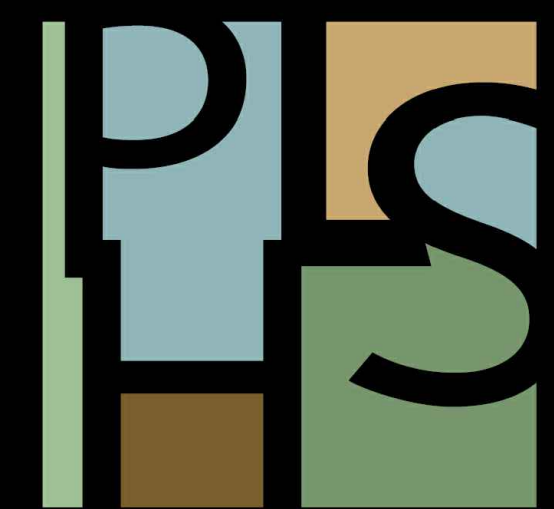
PROJECT NUMBER 23058
DATED 06/28/2024

L101

THE PATRICK HODGES LAND STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

PATRICK HODGES, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

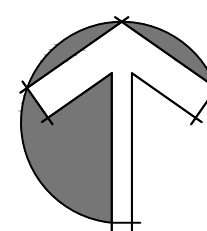
PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE
ARCHITECT NO. LA0000850



0' 180' 360' 540'

ONE INCH EQUALS ONE-HUNDRED EIGHTY FEET

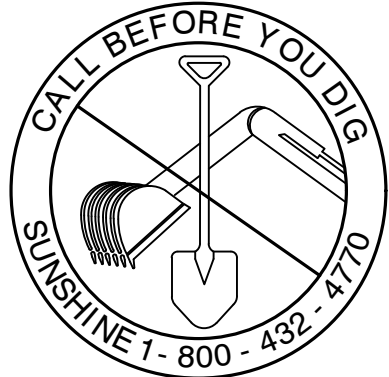
SCALE IN FEET



NORTH

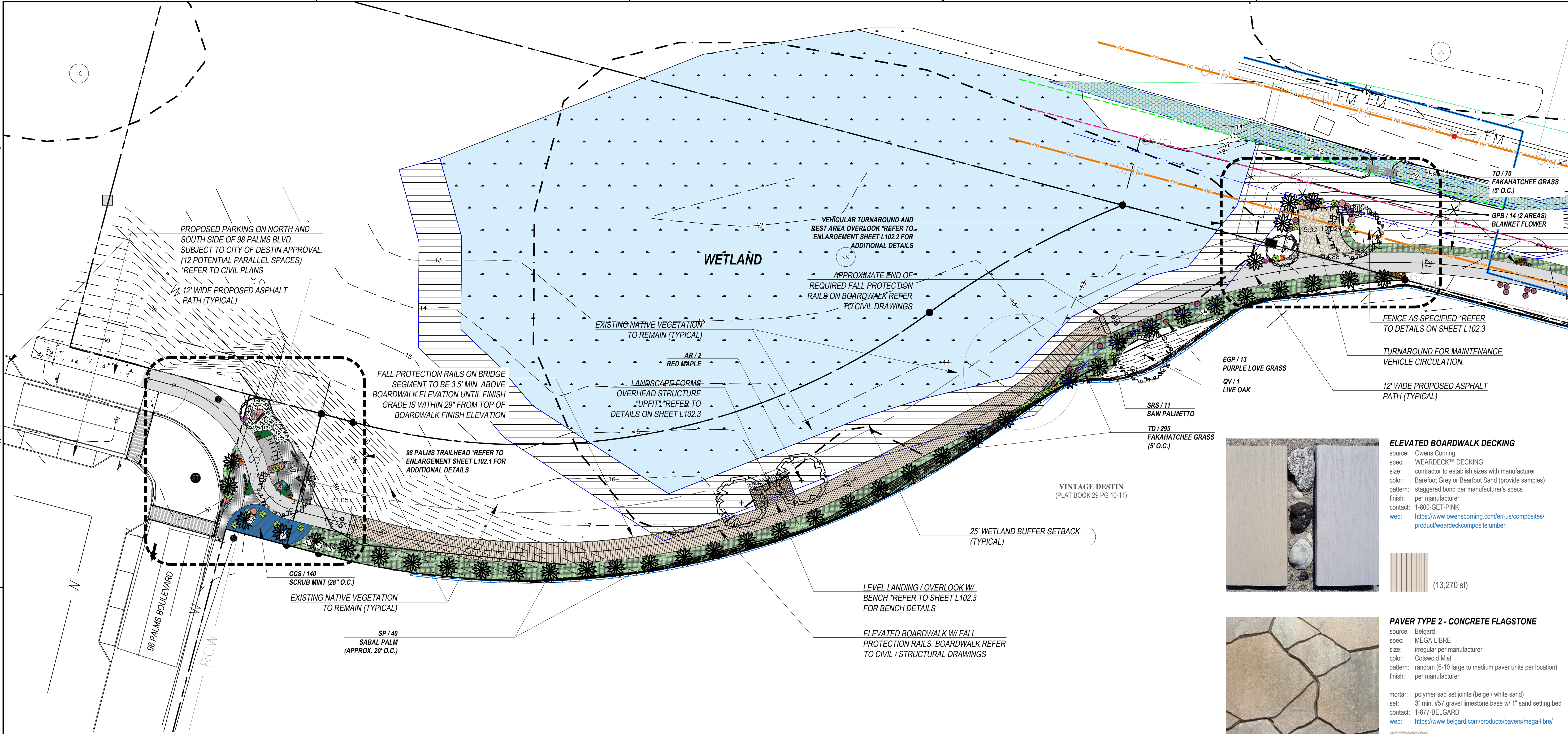
OVERALL UTILITIES LEGEND

	EXISTING 12" S.S. FORCE MAIN
	EXISTING 18" REUSE LINE
	EXISTING 16" MAIN WATER LINE
	EXISTING POWER LINE & POLES
	PROPOSED POWER LINE & POLES
	V-NODE-UTILITY



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2024
PROJECT STATUS
Issue Date



OVERALL MATERIALS LEGEND / SPECIFICATIONS



MODULAR BENCH
source: Landscape Forms
spec: Milenio
size: per manufacturer (straight, right, left)
color: White
pattern: As Shown
finish: Acid - Etched Finish (per manufacturer)
set: hardscape base over pavers or over hardscape base only in lawn / planting
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/Milenio-Bench.aspx>
sym: (B-1 = 14)
(B-L = 3)
(B-R = 2)

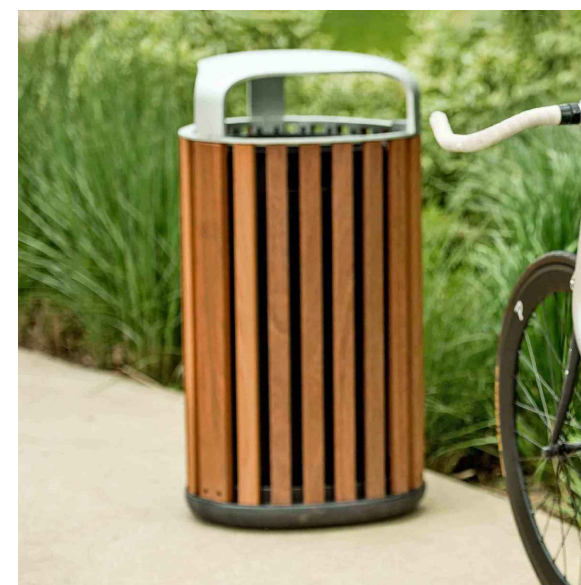
Mallory Morant - ASLA, P.L.A., LEED AP, PMP
Business Development Representative
Louisiana, Mississippi, Alabama, Florida Panhandle
Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-869-0341
Email: MalloryM@landscapeforms.com



PET WASTE RECEPTACLE
source: Pet Waste Eliminator
spec: SKU: E20 (200 bags included)
size: per manufacturer
color: Black
set: post setting per manufacturer's recommendations / specifications
contact: 1-800-790-8896
customerservice@PetWasteEliminator.com
web: <https://www.petwasteeliminator.com/catalog/product/view/id/72439/s/e20/>
sym: (qty = 9)

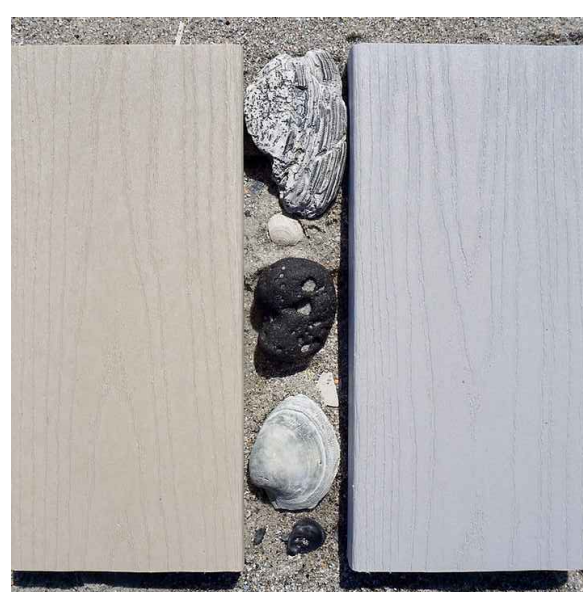


DRINKING FOUNTAIN
source: Elkay (by zumi elkay)
spec: LK4420BF1LDBBLK - Elkay Outdoor ezH2O® Lower Bottle Filling Station Bi-Level Pedestal w/ Pet Station Non-Filtered Non-Refrigerated per manufacturer
size: 20" x 37" x 17 gal.
color: Fog (metals) & IPE (wood)
finish: metals (powder coat), wood (none)
mortar: polymer sad set joints (white)
set: on 3" thick min. slab (see detail B/L108)
contact: 1-800-521-2546
web: <https://www.elkay.com/products/details/LK4420BF1LDBBLK>
sym: (qty = 3)

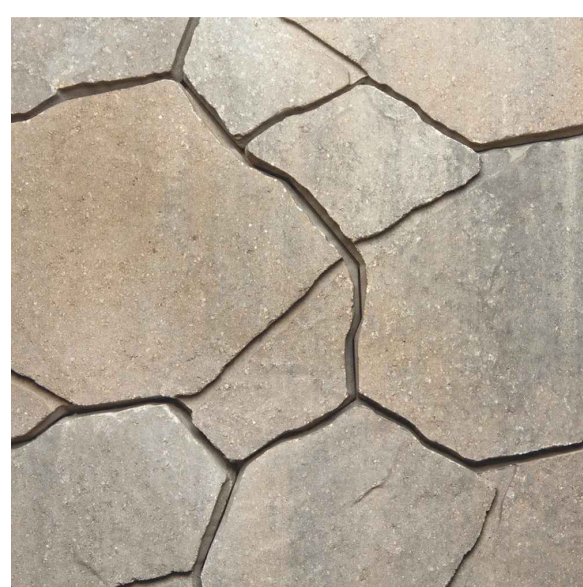


TRASH RECEPTACLE
source: Landscape Forms
spec: FGP Litter
size: 20" x 37" x 17 gal.
color: Fog (metals) & IPE (wood)
finish: metals (powder coat), wood (none)
mortar: polymer sad set joints (white)
set: on 3" thick min. slab (see detail B/L108)
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/FGP-Litter.aspx>
sym: (qty = 8)

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Email: MalloryM@landscapeforms.com



ELEVATED BOARDWALK DECKING
source: Owens Corning
spec: WEARDECK™ DECKING
size: contractor to establish sizes with manufacturer
color: Barefoot Grey or Bearfoot Sand (provide samples)
pattern: staggered bond per manufacturer's specs
finish: per manufacturer
contact: 1-800-GET-PINK
web: <https://www.owenscorning.com/en-us/composites/product/weardeckcompositelumber>
(13,270 sf)



PAVER TYPE 2 - CONCRETE FLAGSTONE
source: Belgard
spec: MEGA-LIBRE
size: irregular per manufacturer
color: Colswold Mist
pattern: random (6-10 large to medium paver units per location)
finish: per manufacturer
mortar: polymer sad set joints (beige / white sand)
set: 3" min. #57 gravel limestone base w/ 1" sand setting bed
contact: 1-877-BELGARD
web: <https://www.belgard.com/products/pavers/mega-libre/>
(580 sf)

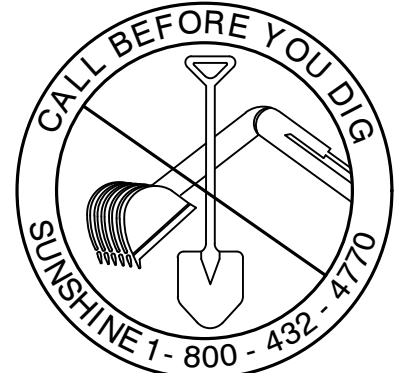


PAVER TYPE 1 - CONCRETE PAVERS
source: Belgard
spec: Holland Stone
size: 4" x 8" x 2 3/8" thick
color: Seawatch Blend, ALT - 50% cotswold mist / 50% pewter
pattern: Herringbone
finish: seal per manufacturer
mortar: polymer sad set joints (buff sand color)
set: 1" min. sand set (see detail A/L108)
contact: 1-877-BELGARD
web: <https://www.belgard.com/products/pavers/holland-stone/>
(1,012 sf)

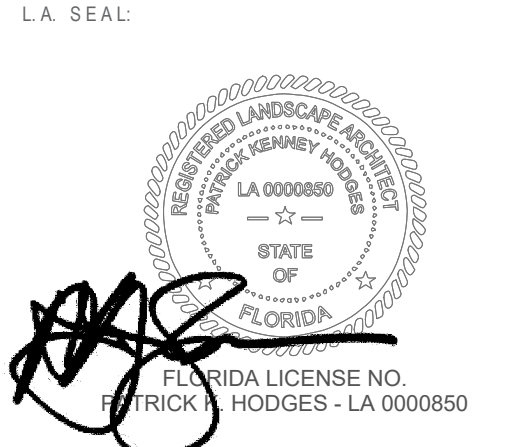
standard asphalt
(per civil plans)
(59,180 sf)

OVERALL UTILITIES LEGEND

- EXISTING 12" S.S. FORCE MAIN
- EXISTING 18" REUSE LINE
- EXISTING 16" MAIN WATER LINE
- EXISTING POWER LINE & POLES
- PROPOSED POWER LINE & POLES
- V-NODE-UTILITY



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1223 Airport Road Destin, FL 32541
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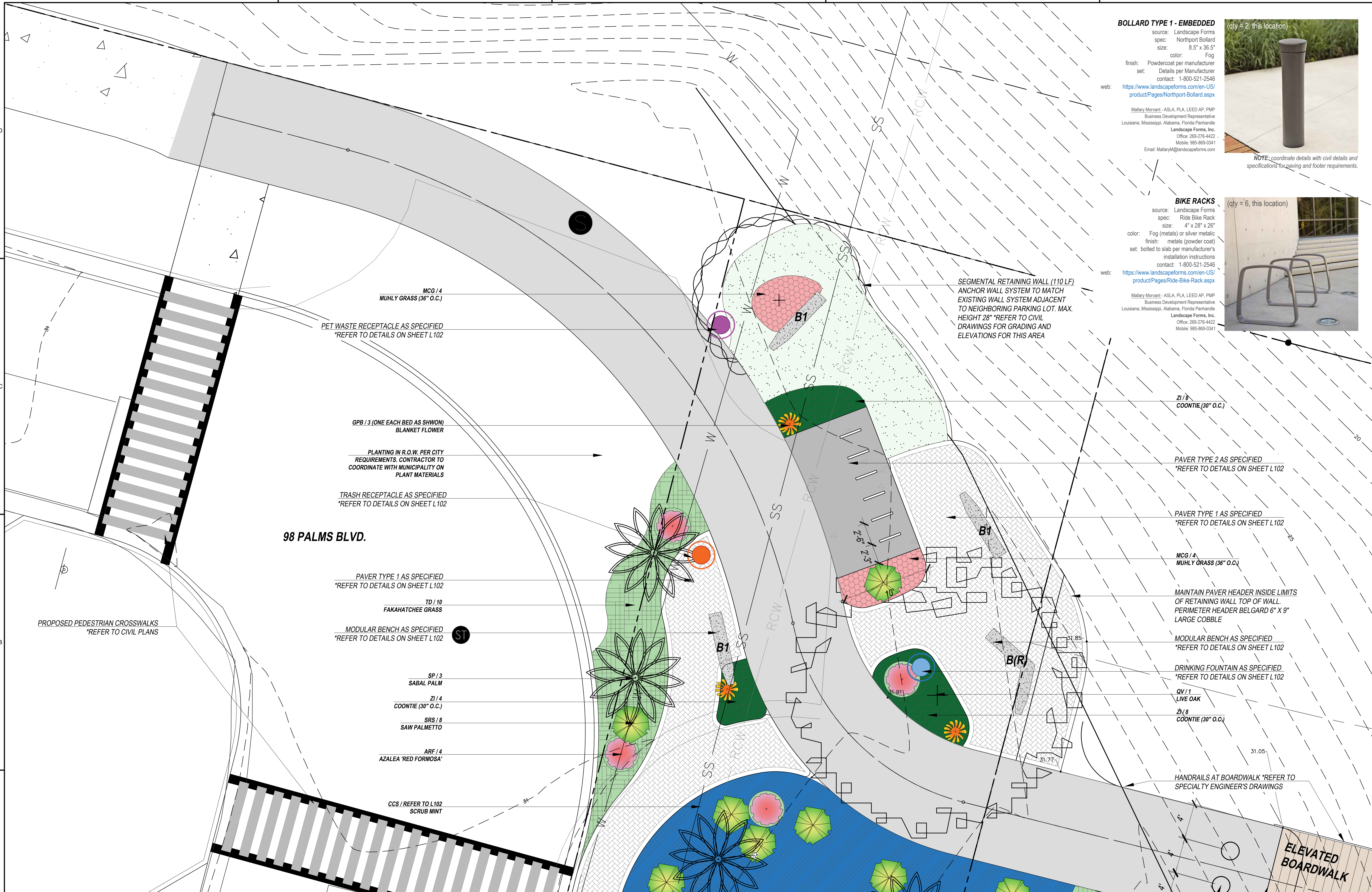
CITY OF DESTIN DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:		
No.	Description	Date

98 PALMS TRAILHEAD, OVERLOOK & MATERIALS

PROJECT NUMBER	23058
DATED	06/28/2024



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Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-869-0341

NOTE: coordinate details with civil details and specifications for paving and footer requirements.

Three square metal frames, likely for bicycle racks, are arranged in a row on a sidewalk. They are positioned against a light-colored building wall. In the background, there are concrete steps leading up to a building with large windows.

SEGMENTAL RETAINING WALL (110 LF)
ANCHOR WALL SYSTEM TO MATCH
EXISTING WALL SYSTEM ADJACENT
TO NEIGHBORING PARKING LOT. MAX.
HEIGHT 28" *REFER TO CIVIL
DRAWINGS FOR GRADING AND
ELEVATIONS FOR THIS AREA

COONTIE (30" O.C.)

PAVER TYPE 2 AS SPECIFIED
*REFER TO DETAILS ON SHEET L102

PAVER TYPE 1 AS SPECIFIED
*REFER TO DETAILS ON SHEET L102

MCG / 4
MUHLY GRASS (36" O.C.)

MAINTAIN PAVER HEADER INSIDE LIMITS
OF RETAINING WALL TOP OF WALL.
PERIMETER HEADER BELGARD 6" X 9"
LARGE COBBLE

MODULAR BENCH AS SPECIFIED
*REFER TO DETAILS ON SHEET L102

DRINKING FOUNTAIN AS SPECIFIED
*REFER TO DETAILS ON SHEET L102

QV/1
LIVE OAK
ZN/8
COONTIE (30" O.C.)

HANDRAILS AT BOARDWALK *REFER TO
SPECIALTY ENGINEER'S DRAWINGS

EMBEDDED BOLLARDS AS
SPECIFIED ON THIS SHEET

STARTING ELEVATED BOARDWALK *REFER
TO SPECIALTY ENGINEER'S DRAWINGS



ARCHITECTS

DAG Architects AR0009694
1223 Airport Road Destin, FL 32541
850.837.8152
www.DAGarchitects.com

A SEAL:



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

[illegible]

98 PALMS TRAILHEAD ENLARGEMENT PLAN

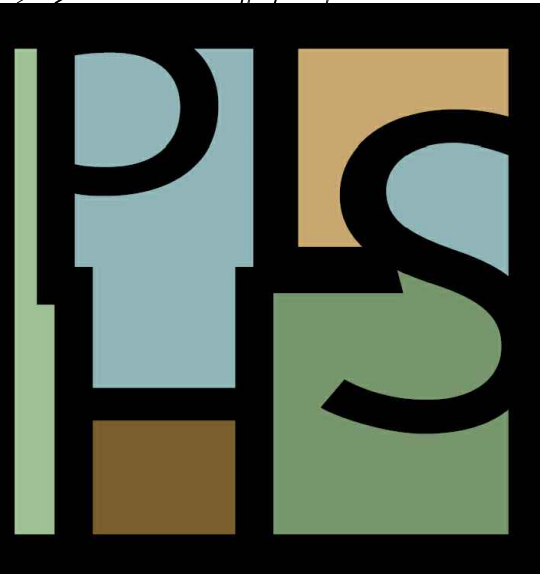
PROJECT NUMBER	23058
DATED	06/28/2024

L102.1

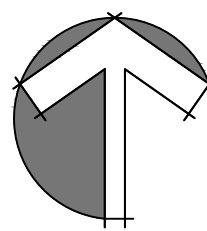
THE PATRICK HODGES LAND STUDIO
PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

PATRICK HODGES, ASLA
PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE
ARCHITECT NO. LA0000850

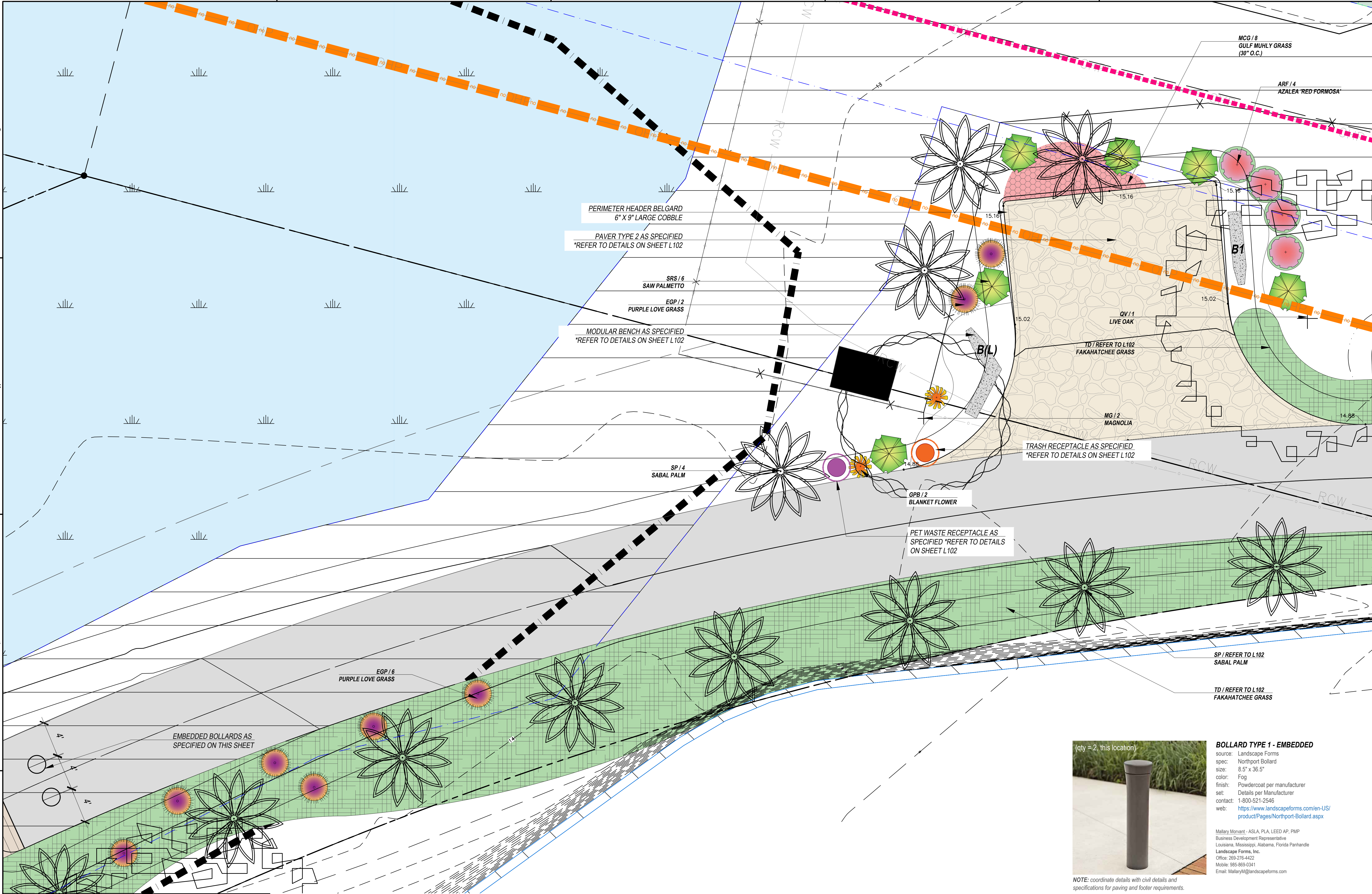


SCALE IN FEET



NORTH

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FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0000850

ONE INCH EQUALS FIVE FEET
SCALE IN FEET

NORTH

(qty = 2, this location)

BOLLARD TYPE 1 - EMBEDDED

source: Landscape Forms
spec: Northport Bollard
size: 8.5" x 36.5"
color: Fog
finish: Powdercoat per manufacturer
set: Details per Manufacturer
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/Northport-Bollard.aspx>

Mallory Morant - ASLA, PLA, LEED AP, PMP
Business Development Representative
Louisiana, Mississippi, Alabama, Florida Panhandle
Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-669-0341
Email: MalloryM@landscapeforms.com

NOTE: coordinate details with civil details and specifications for paving and footer requirements.



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L.A. SEAL:

FLORIDA LICENSE NO. PATRICK HODGES - LA 0000850

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:		
No.	Description	Date

**ENLARGED PLAN AT
VEHICULAR
TURNAROUND**

PROJECT NUMBER	23058
DATED	06/28/2024

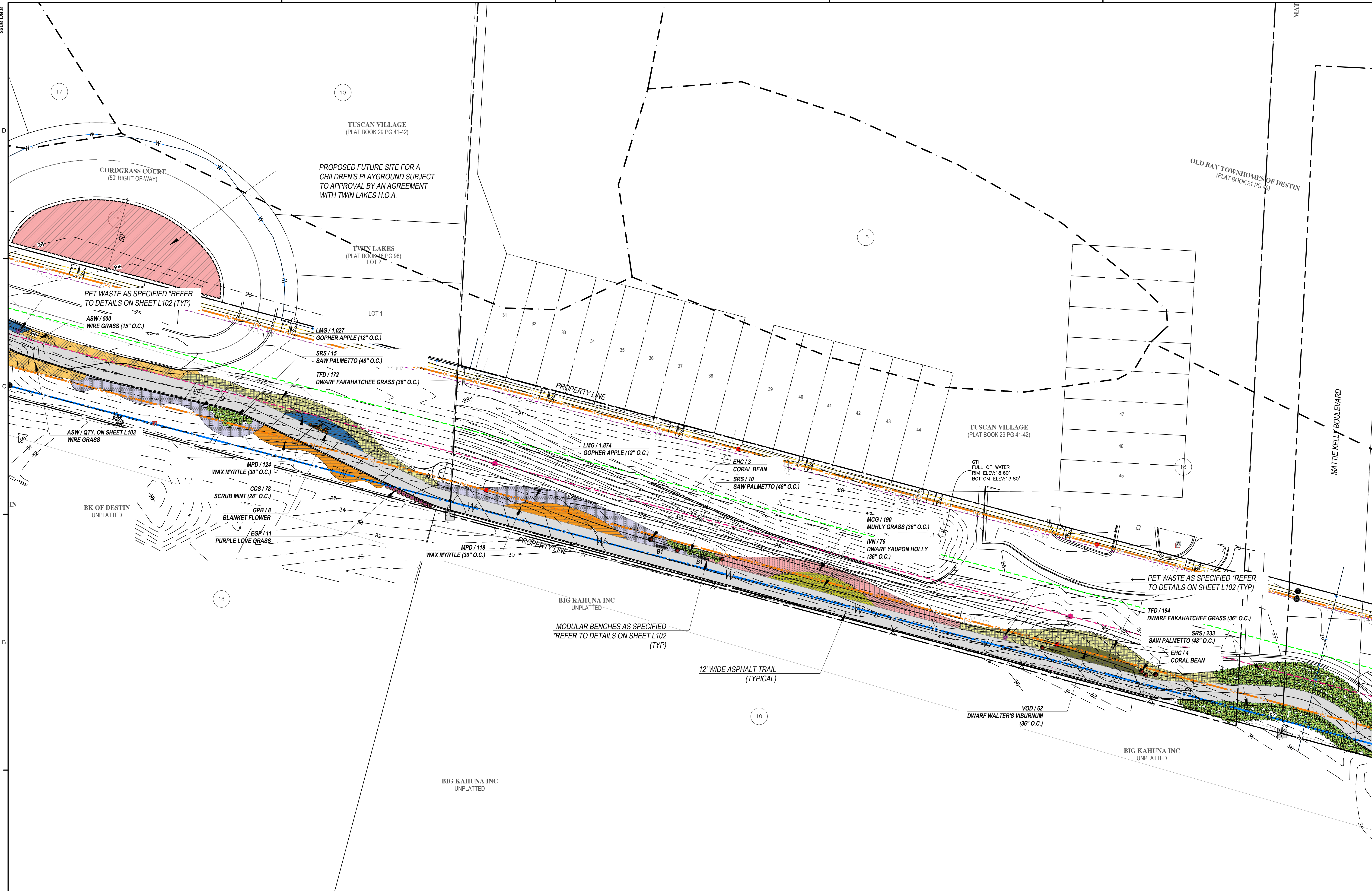
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CONSTRUCTION DOCS. 609

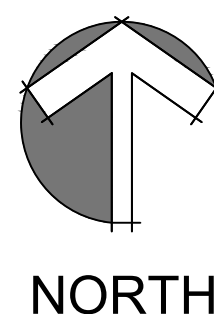
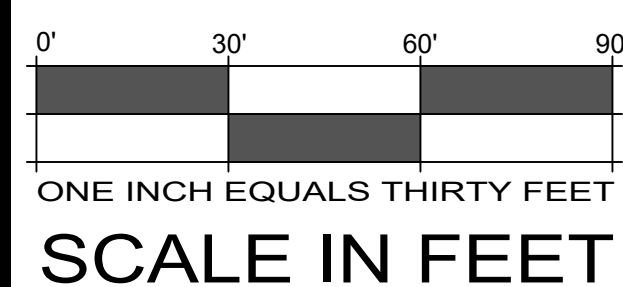
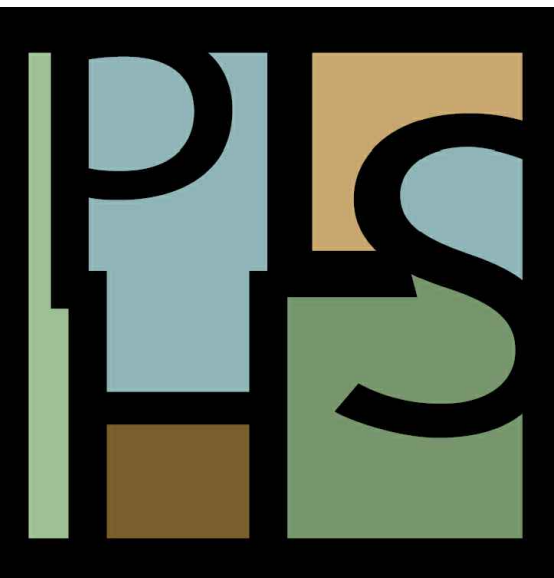
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PROJECT NUMBER	23058
DATED	06/28/202

L104



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ARCHITECT NO. LA0000850



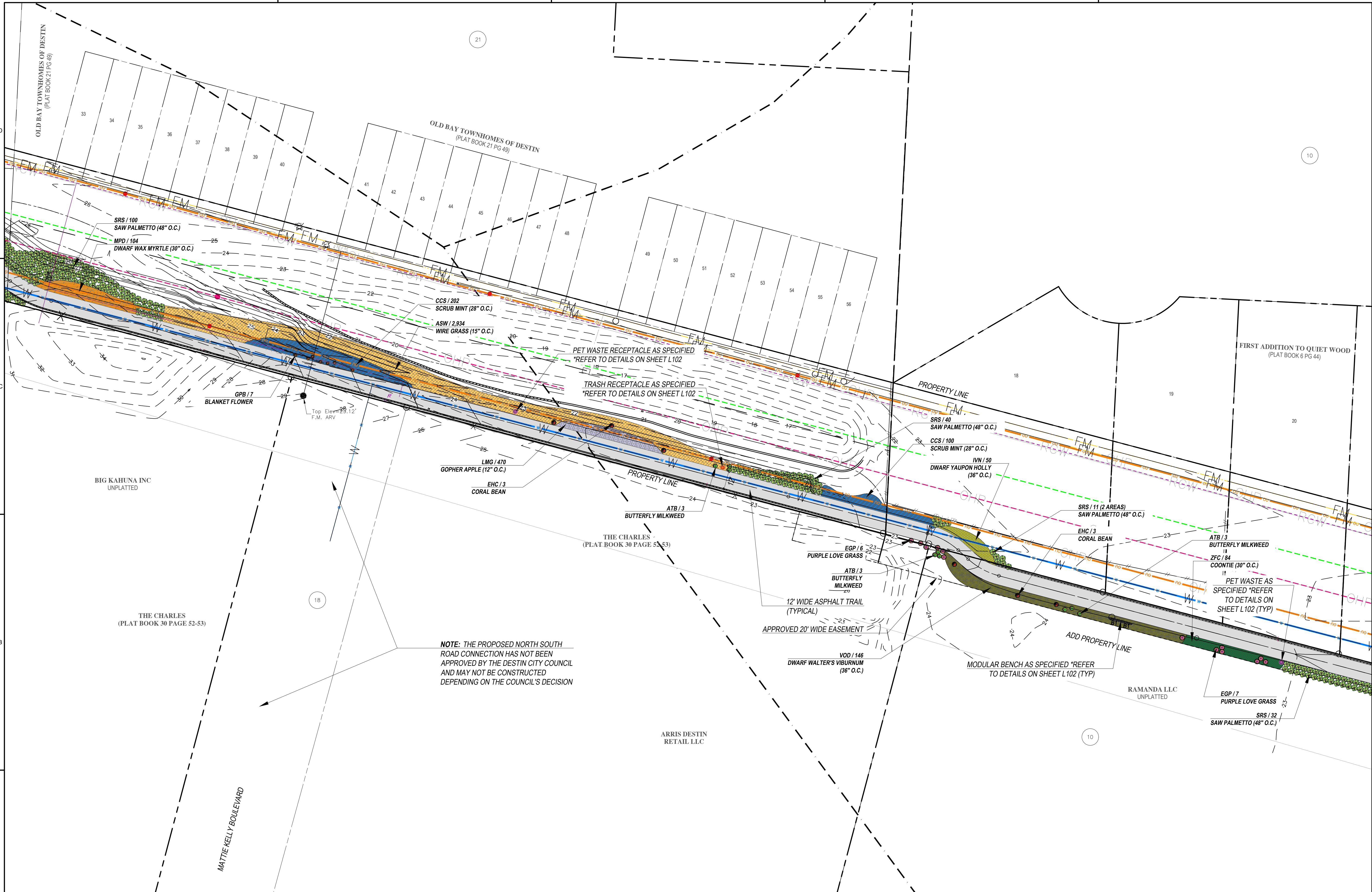
OVERALL UTILITIES LEGEND

 EXISTING 12" S.S. FORCE MAIN
 EXISTING 18" REUSE LINE
 EXISTING 16" MAIN WATER LINE
 EXISTING POWER LINE & POLES
 PROPOSED POWER LINE & POLES
 V-NODE-UTILITY

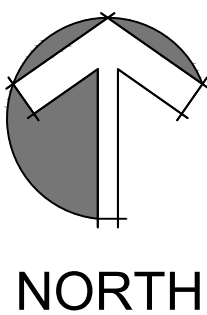
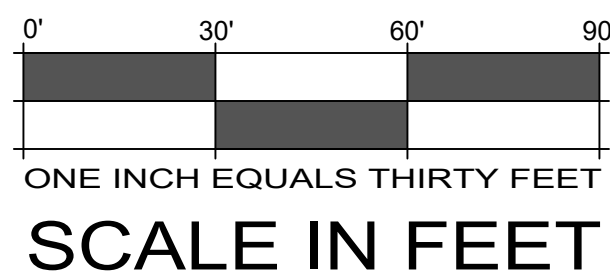


CITY OF DESTIN
DESTIN LINEAR TRAIL

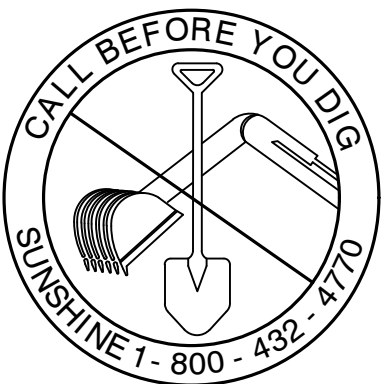
L105



NOTE: THE PROPOSED NORTH SOUTH ROAD CONNECTION HAS NOT BEEN APPROVED BY THE DESTIN CITY COUNCIL AND MAY NOT BE CONSTRUCTED DEPENDING ON THE COUNCIL'S DECISION



 EXISTING 12" S.S. FORCE MAIN
 EXISTING 18" REUSE LINE
 EXISTING 16" MAIN WATER LINE
 EXISTING POWER LINE & POLES
 PROPOSED POWER LINE & POLES
 V-NODE-UTILITY





LA SEAL:



CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

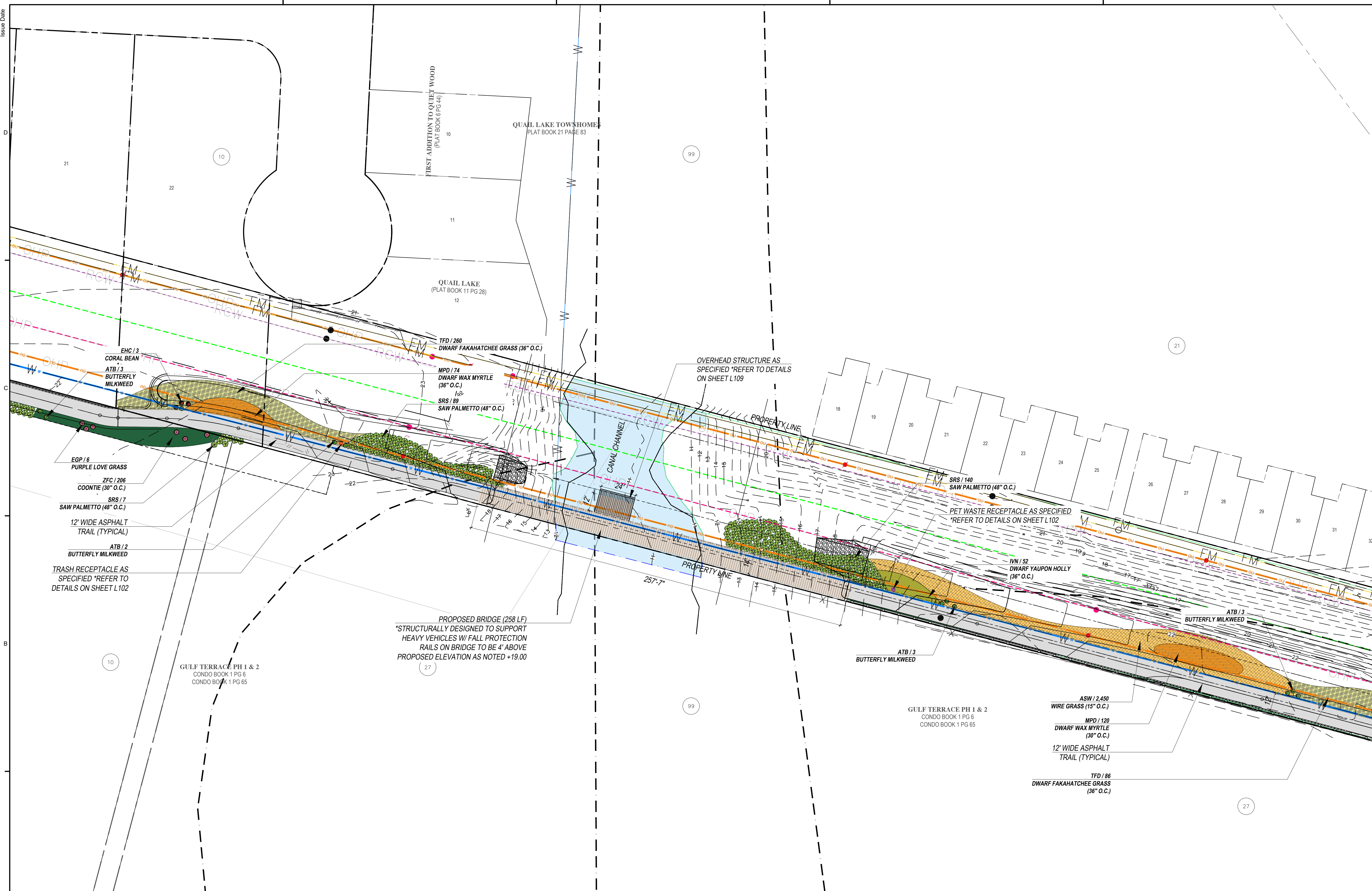
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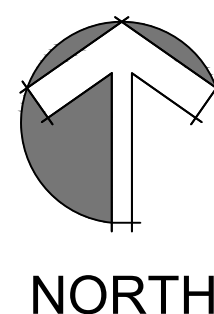
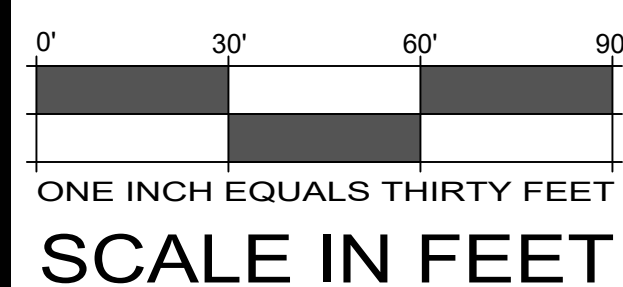
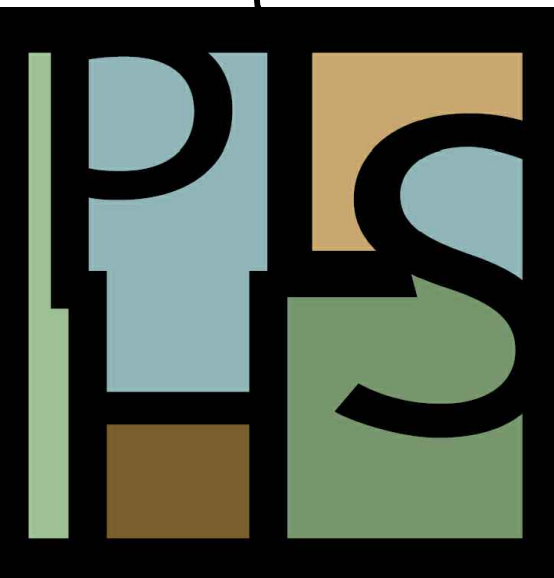
VEHICULAR BRIDGE
CROSSING AT GULF
TERRACE

PROJECT NUMBER	23058
DATED	06/28/2024

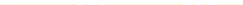
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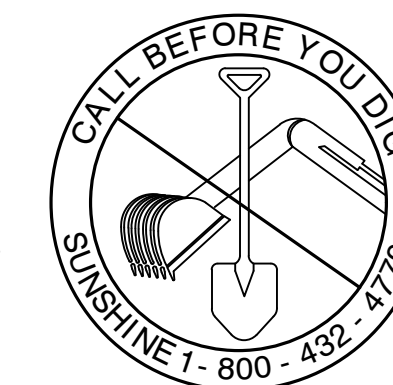


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OVERALL UTILITIES LEGEND

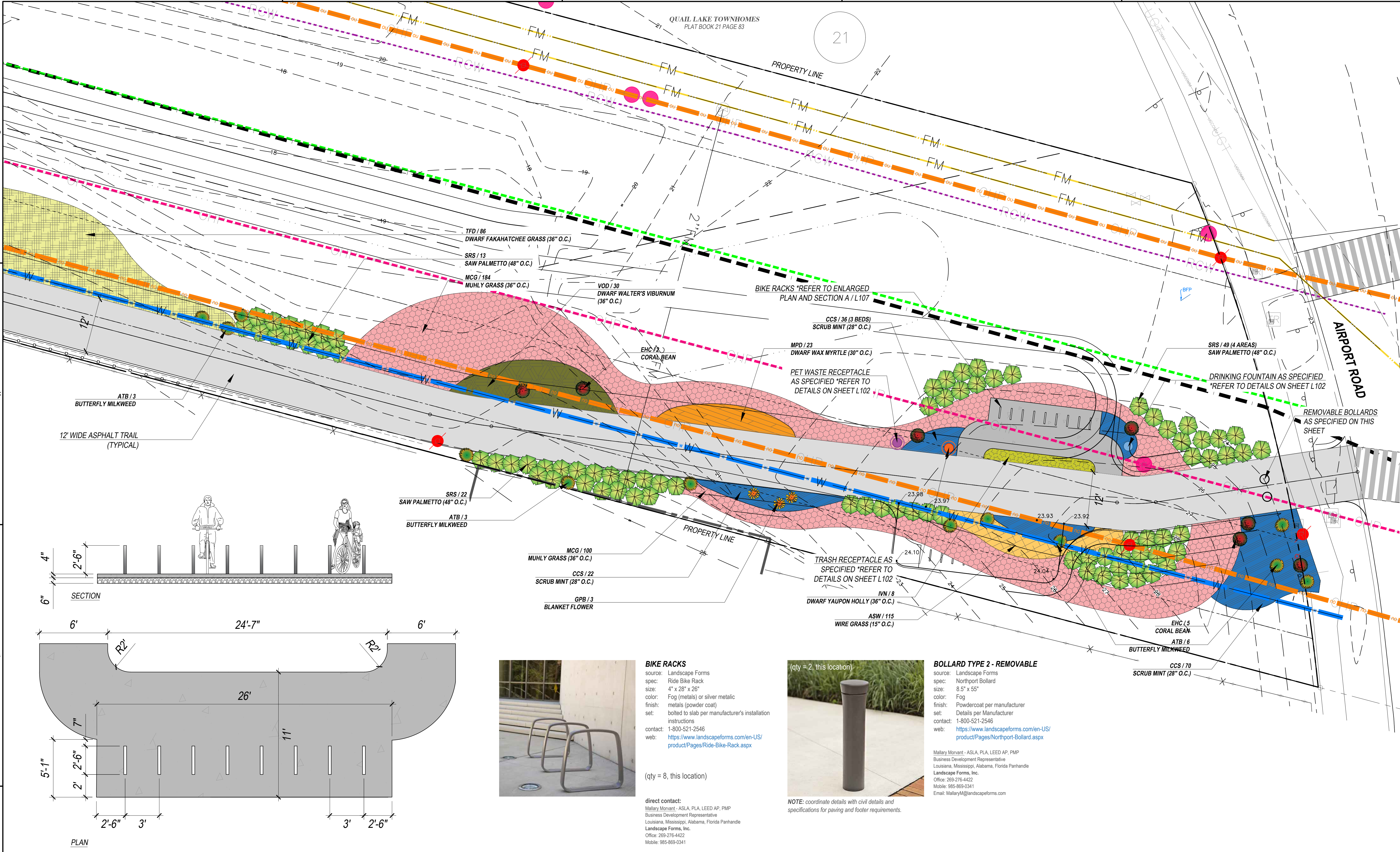
 EXISTING 12" S.S. FORCE MAIN
 EXISTING 18" REUSE LINE
 EXISTING 16" MAIN WATER LINE
 EXISTING POWER LINE & POLES
 PROPOSED POWER LINE & POLES
 V-NODE-UTILITY



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PROJECT STATUS
Issue Date

2024
2024



A BIKE RACK LAYOUT, SECTION AND SPECIFICATIONS
SCALE: 1/4" = 1'-0"



BIKE RACKS
source: Landscape Forms
spec: Ride Bike Rack
size: 4" x 28" x 26"
color: Fog (metals) or silver metallic
finish: metals (powder coat)
set: bolted to slab per manufacturer's installation instructions
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/Ride-Bike-Rack.aspx>

(qty = 8, this location)

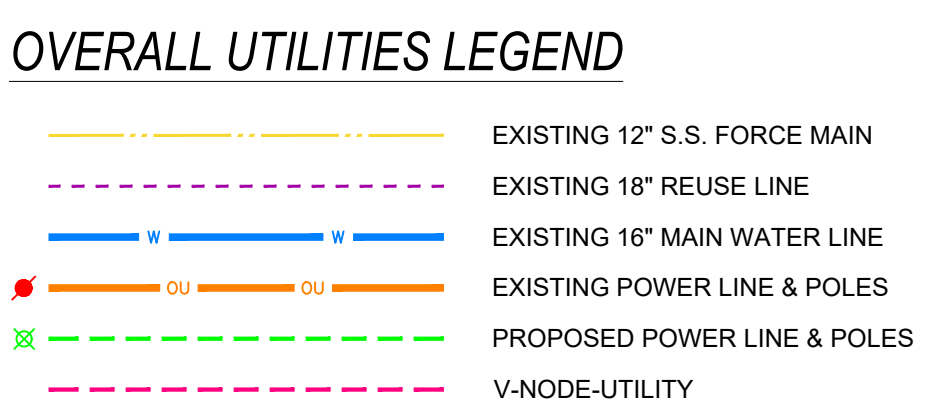
direct contact:
Mallory Monvont - ASLA, PLA, LEED AP, PMP
Business Development Representative
Louisiana, Mississippi, Alabama, Florida Panhandle
Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-869-0341



NOTE: coordinate details with civil details and specifications for paving and footer requirements.

BOLLARD TYPE 2 - REMOVABLE
source: Landscape Forms
spec: Northport Bollard
size: 8.5" x 55"
color: Fog
finish: Powdercoat per manufacturer
Details per Manufacturer
set: 1-800-521-2546
contact: <https://www.landscapeforms.com/en-US/product/Pages/Northport-Bollard.aspx>
web: <https://www.landscapeforms.com/en-US/product/Pages/Northport-Bollard.aspx>

Mallory Monvont - ASLA, PLA, LEED AP, PMP
Business Development Representative
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L.A. SEAL:

SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:		
No.	Description	Date

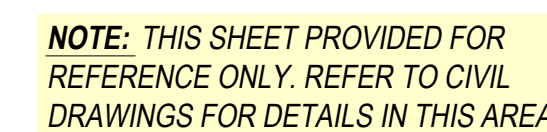
EAST TRAILHEAD AT AIRPORT ROAD

PROJECT NUMBER	23058
DATED	06/28/2024

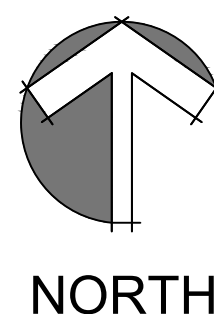
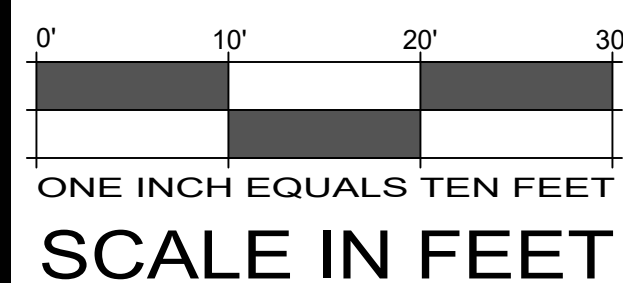
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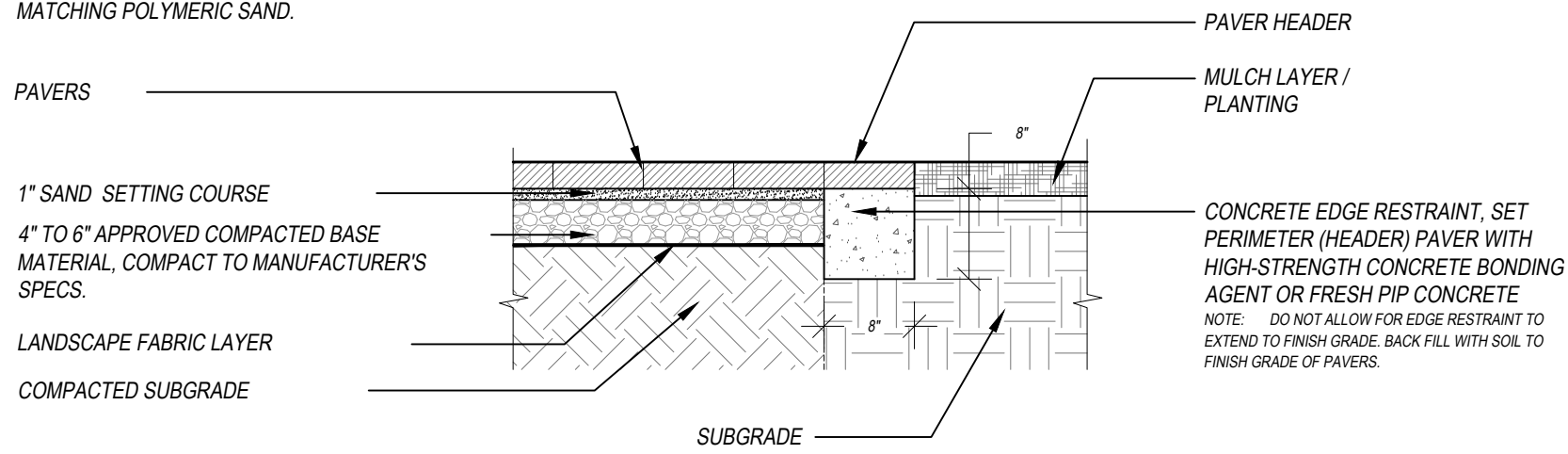
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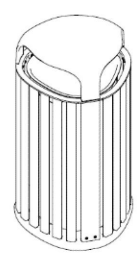
NOTE: THICKNESS OF PAVER AND BASE MAY VARY DUE TO USE. VERIFY REQUIRED THICKNESS WITH PAVER MANUFACTURER PER USE
NOTE: ALL JOINTS NEED TO BE SWEEPED WITH A COLOR MATCHING POLYMERIC SAND.



A SAND SET PAVER DETAIL
SCALE: 3/4" = 1'-0"

FGP Litter Receptacle
Installation Guide

www.landscapiforms.com
Date: May 3, 2018
Ph: 800.521.2546



Side Opening Litter

Tools Required

- Safety glasses
- Litter receptacle ships fully assembled. Freestanding unit can be set in place.
- Anchoring hardware for surface mount option: One anchor, 1/2" [12mm] diameter or less, is required per unit. The base adds 9/16" [14mm] to the anchor length. The rotomolded base will compress about 1/8" upon tightening of the anchor bolt. The installer is responsible for anchoring hardware suitable for site conditions. Corrosion-resistant anchors are recommended.

PROCEDURE FOR INSTALLATION:

FOR SURFACE MOUNTED LITTER RECEPTACLE:

1. Place the unit in the desired position. Open the lid to check clearance.
2. Remove the liner and mark anchor location through the slot in the base.
3. Move the unit to allow access for the drilling hole.
4. Drill hole at marked location according to anchor manufacturer's specification.
5. Complete the anchor installation according to the anchor manufacturer's instructions.

ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

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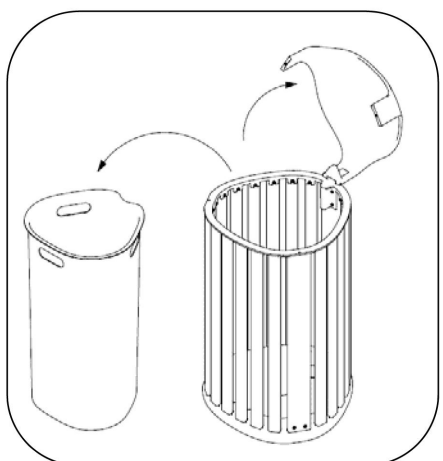


Fig. 1 – lift lid and remove liner

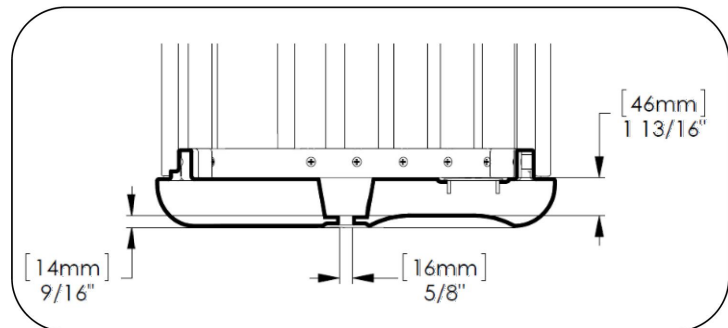


Fig. 2 – section view of base

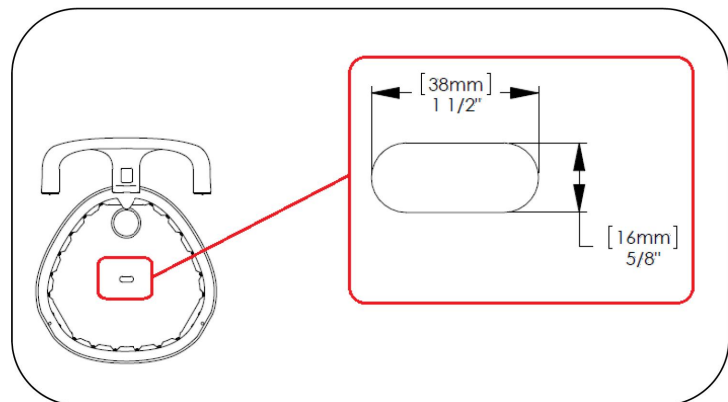
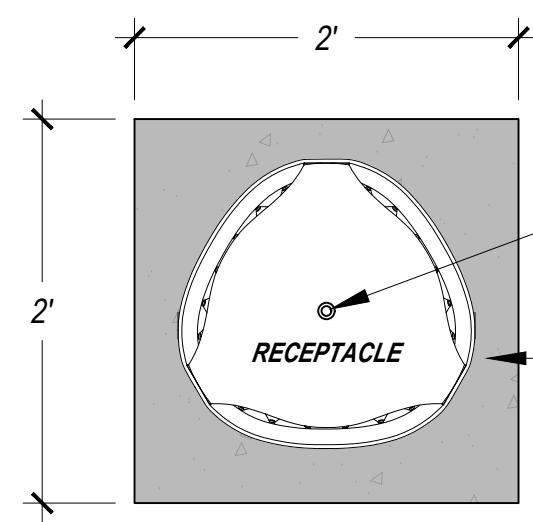


Fig. 3 – size of slot for surface mounting

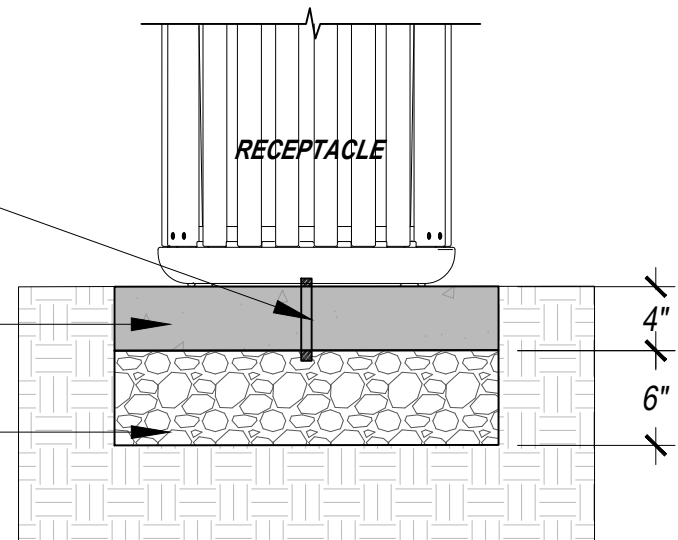
Page 1 of 1



PLAN

BOLTED CONNECTION PER MANUFACTURER'S RECOMMENDATIONS
4" MIN. CONCRETE SLAB AT TRASH RECEPTACLE LOCATION
6" MIN. COMPACTED GRANULAR BASE BELOW

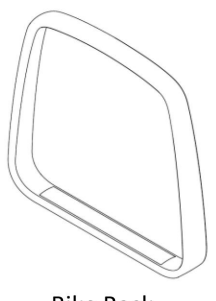
SECTION



B TRASH RECEPTACLE MOUNTING DETAILS
SCALE: 1" = 1'-0"

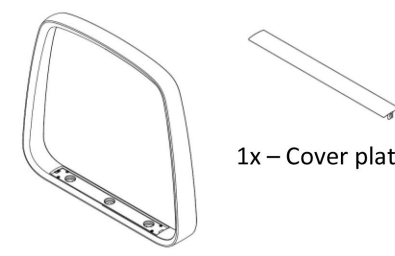
Ride™ bike rack
Installation Guide

www.landscapiforms.com
Date: September 9, 2016
Ph: 800.521.2546



Bike Rack

Included components



1x - Frame

Tools Required

- Unit ships assembled
- 1/8" hex key
- 3/16" hex key
- Hammer drill with masonry bits
- For embedded mount option: chemical anchoring adhesive (Hilti HIT RE 500 or equivalent)
- For surface mount option: stainless steel anchoring hardware, (2) required per unit (not included). Landscape Forms, Inc. recommends maximum 1/2" dia bolt, with a minimum embedded depth of 3" (see Fig. 5. for bolt clearances).

WARNING! Unit must be anchored.

ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

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Page 1 of 2

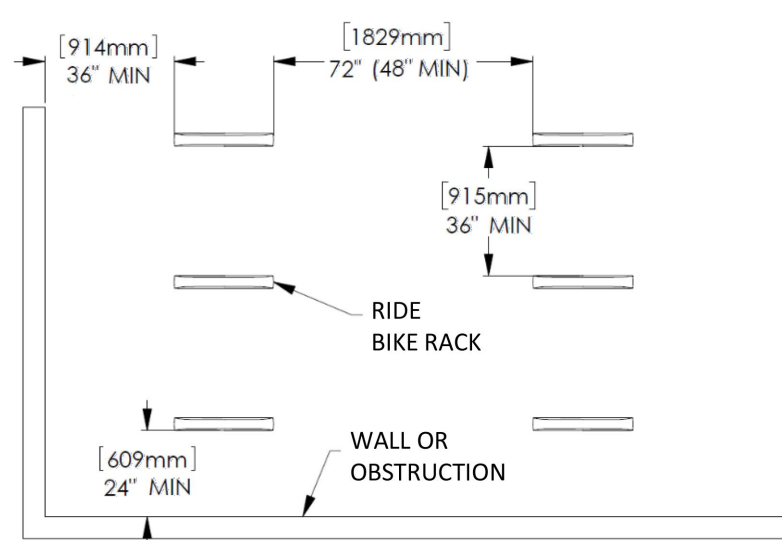


Fig. 1. - Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

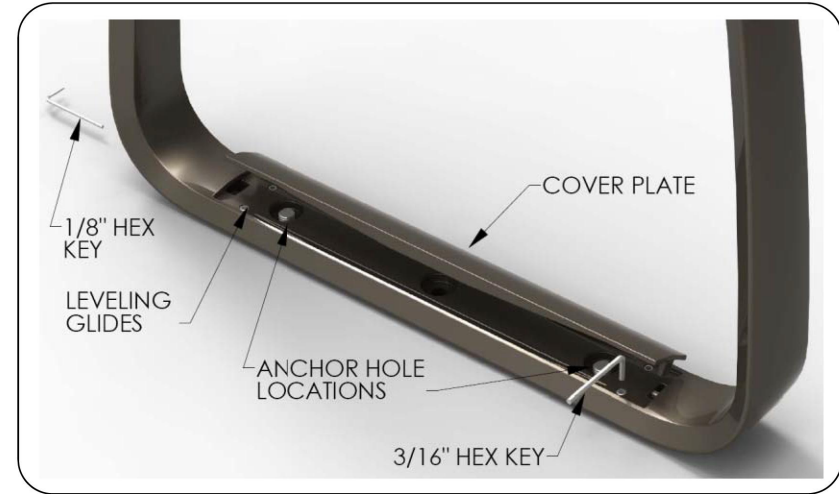


Fig. 2. – Component detail

Ride™ bike rack
Installation Guide

www.landscapiforms.com
Date: September 9, 2016
Ph: 800.521.2546

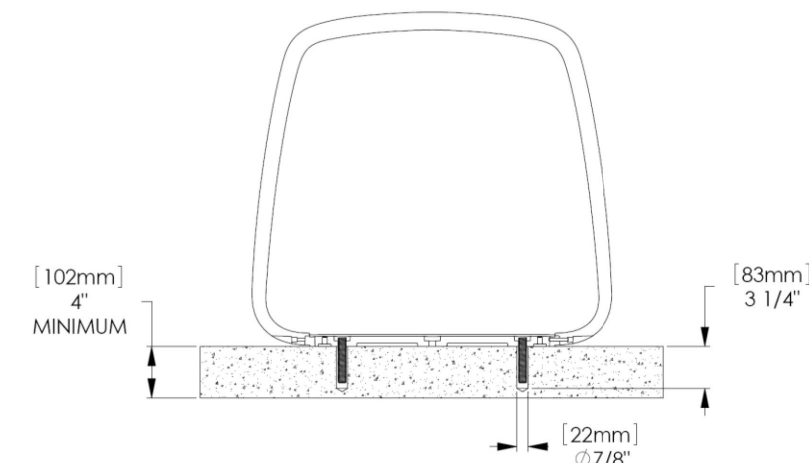


Fig. 3. – Hole size for embedded bike rack

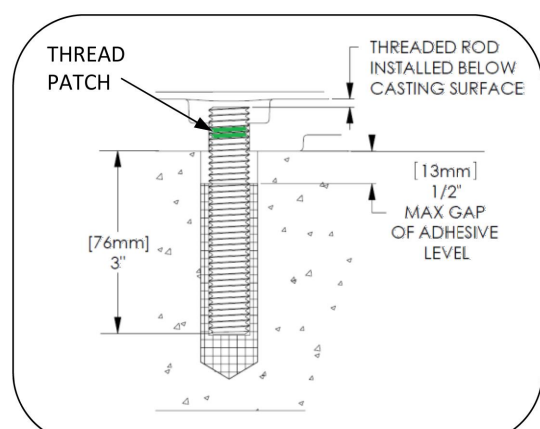


Fig. 4. – Install threaded rod

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INSTALLATION PROCEDURE:

WARNING! Unit must be anchored.

1. Set bike rack in position. Using 3/16" hex key, adjust leveling glides until unit is plumb.
2. Mark hole locations. See Fig. 1 for recommended spacing.
3. Move bike rack and drill holes. Clear debris from holes.

FOR EMBEDDED MOUNT:

1. Thread anchor rods with thread patch into bike rack as shown in Fig. 4.
2. Fill holes with adhesive to level shown in Fig. 4.
3. Set unit in place and wipe away excess adhesive.
4. After adhesive has fully cured to manufacturer's recommendation, turn all four leveling glides equally until to remove any excess movement of the bike rack.

FOR SURFACE MOUNT:

1. Set unit in place and install anchor bolts (not supplied by Landscape Forms) according to anchor manufacturer's instructions.
2. Turn all four leveling glides equally until tight to remove any excess movement of the bike rack.

FOR COVER PLATE INSTALLATION:

1. Set cover plate in place. End with vertical tab and no thru hole should be installed on the side with access for the set screw. Using 1/8" hex key, install set screw from hardware pack.
2. Tighten set screw until cover plate is secure.

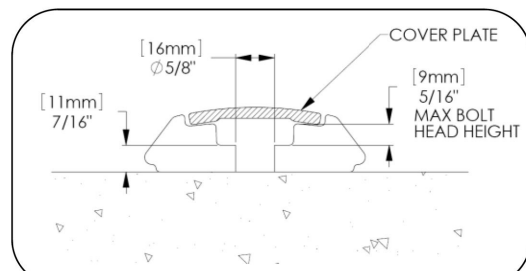


Fig. 5. – Anchor hole clearance for surface mount

Page 2 of 2

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L.A. SEAL:



SIGNATURE / DATE

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CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

SITE FURNISHINGS -
DETAILS

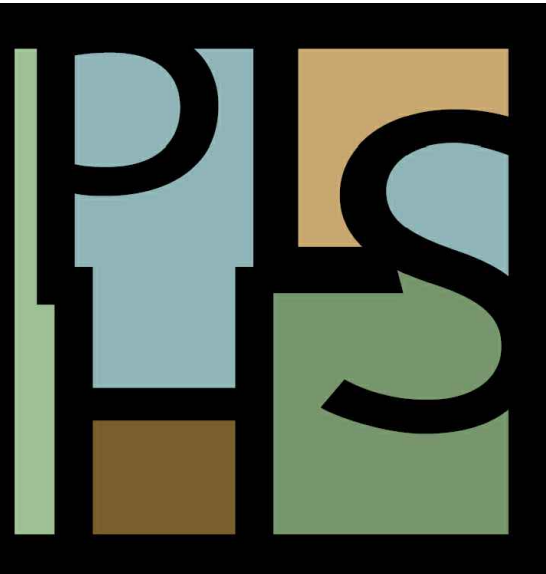
PROJECT NUMBER **23058**
DATED **06/28/2024**

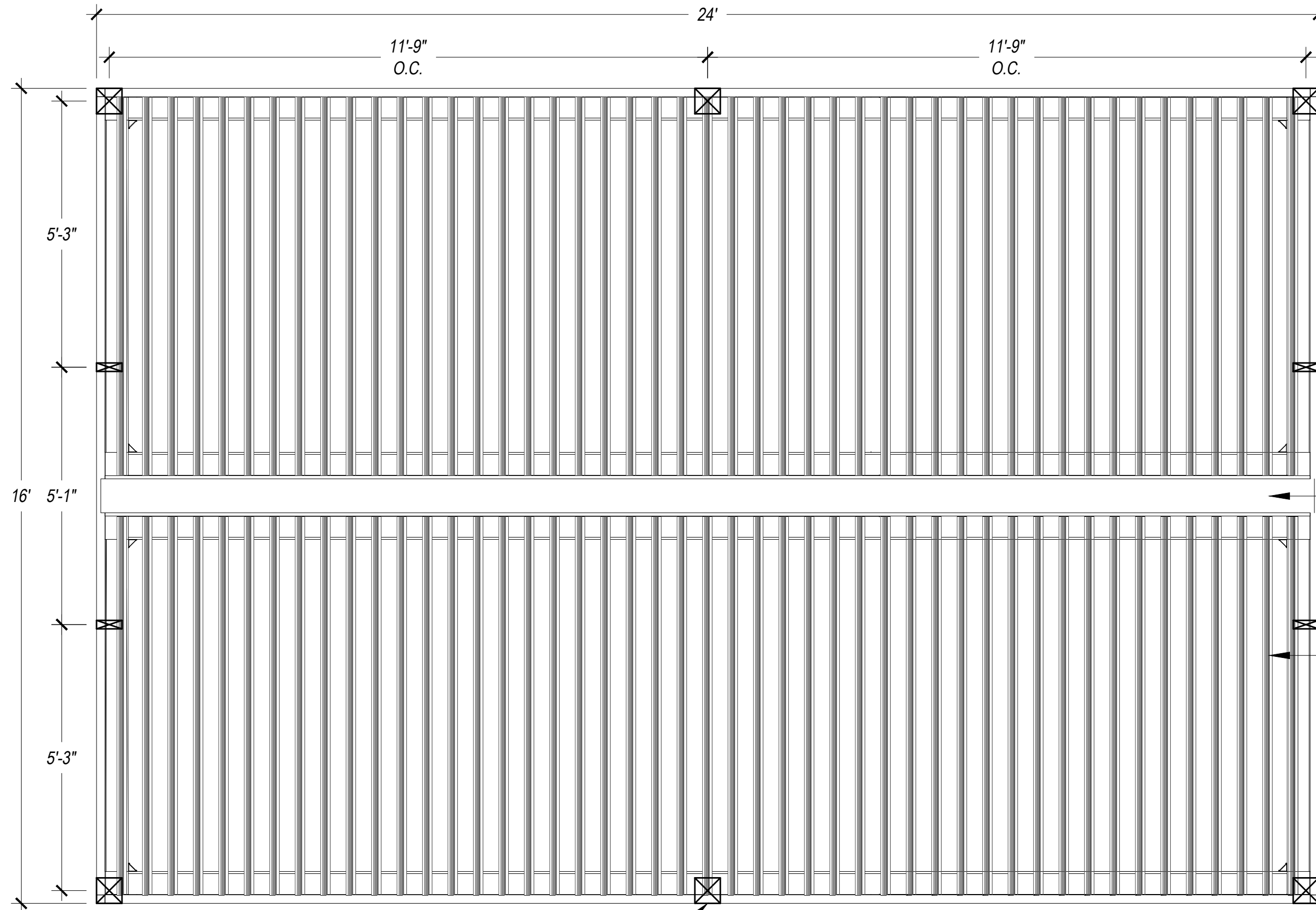
L108

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ARCHITECT NO. LA0000850





DIMENSIONS SHOWN HERE ARE CONSIDERED CUSTOM AND SHALL BE REVIEWED / APPROVED BY MANUFACTURER

INTERMEDIATE SIDE STRUCTURE POST PER MANUFACTURER'S DETAILS

LOUVER ROOF DIVISIONS PER MANUFACTURER'S DETAILS

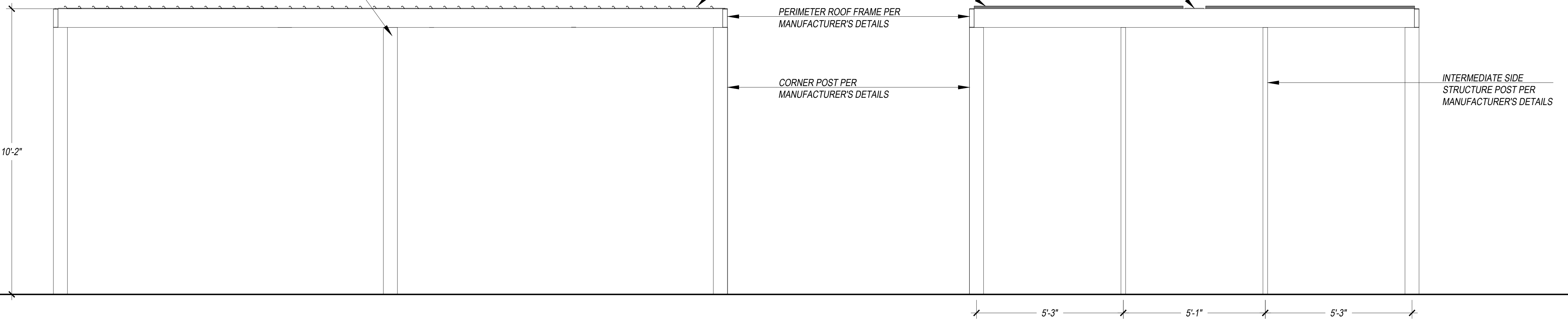
OPERABLE LOUVERS PER MANUFACTURER'S DETAILS

PERIMETER ROOF FRAME PER MANUFACTURER'S DETAILS

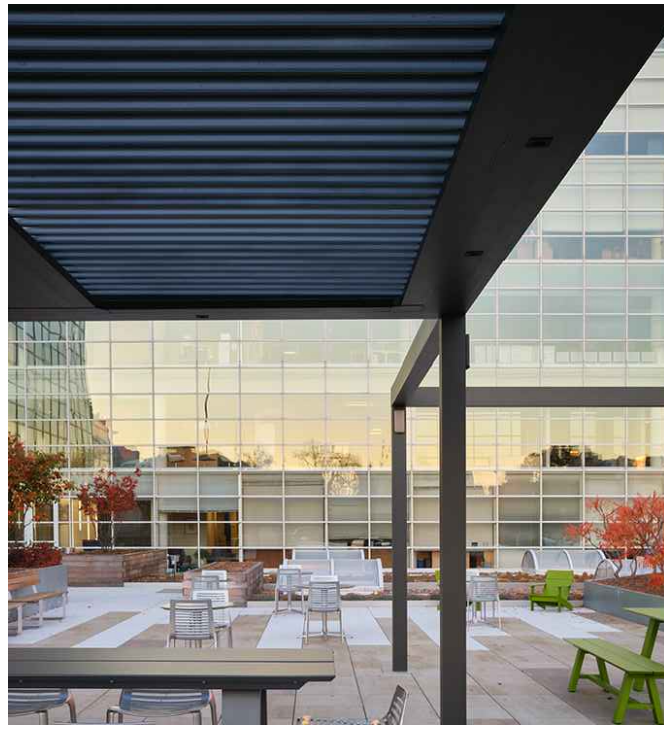
CORNER POST PER MANUFACTURER'S DETAILS

STRUCTURE NOTES: drawing shown here is considered custom to the manufacturer's standard details regarding the overall structure length and post layout. The listed manufacturer shall provide shop drawings for landscape architect's / owner's approval prior to manufacturing. All hardware, detailing and installation methods shall be supplied by manufacturer and each location shall address the structures required secured method to ground, existing / proposed structures and in coordination with the projects applicable design consultant.

CENTRAL POSTS AS REQUIRED PER MANUFACTURER



STRUCTURE CHARACTER FINISHES



UPFIT - SHELTERS
source: Landscape Forms
spec: Upfit
size: 16' x 24' (custom size)
color: matte black
finish: metals (powder coat)
set: bolted to slab / footers per manufacturer's installation instructions (per location)
contact: 1-800-521-2546
web: <https://www.landscapeforms.com/en-US/product/Pages/Upfit+Home.aspx>

(qty = 4)

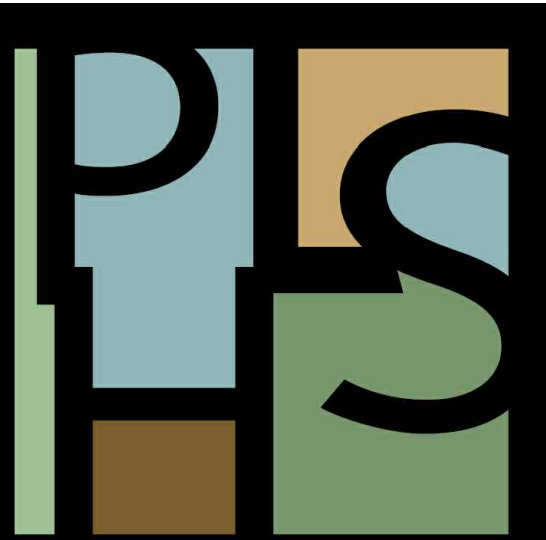
direct contact:
Mallory McAvoy - ASLA, PLA, LEED AP, PMP
Business Development Representative
Louisiana, Mississippi, Alabama, Florida Panhandle
Landscape Forms, Inc.
Office: 269-276-4422
Mobile: 985-669-0341

A OVERHEAD CANOPY STRUCTURE BY LANDSCAPE FORMS
SCALE: 1/2" = 1'-0"

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PROFESSIONAL LANDSCAPE ARCHITECT
(850) 528-1925

PATRICK@PHLANDSTUDIO.COM
FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0000850

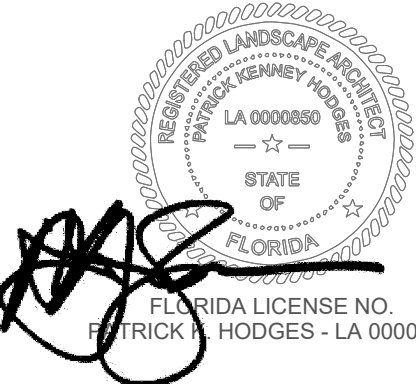


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850.837.8152
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L.A. SEAL:



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:

No.	Description	Date

OVERHEAD TRELLIS
DETAILS

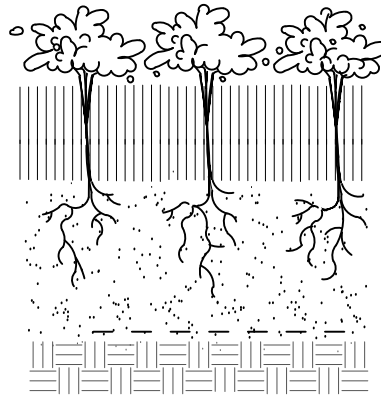
PROJECT NUMBER 23058
DATED 06/28/2024

L109

TRIANGULAR SPACING PER SCHEDULE

3" COMPACTED MULCH

PREPARE BED AS PER WRITTEN SPECIFICATION OR PLAN NOTES



A GROUNDCOVER PLANTING DETAIL

N.T.S.

MULCH

FORM SAUCER WITH 3" CONTINUOUS RIM

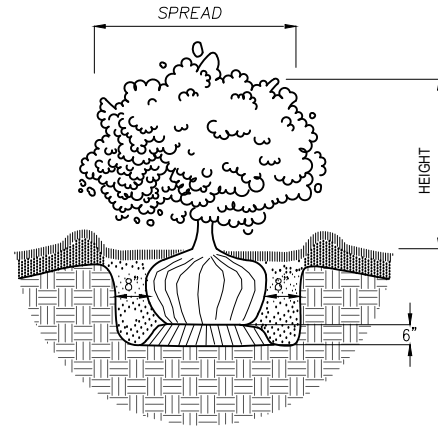
4" TOPSOIL

SPECIFIED PLANTING MIX

WATER & TAMP TO REMOVE AIR POCKETS

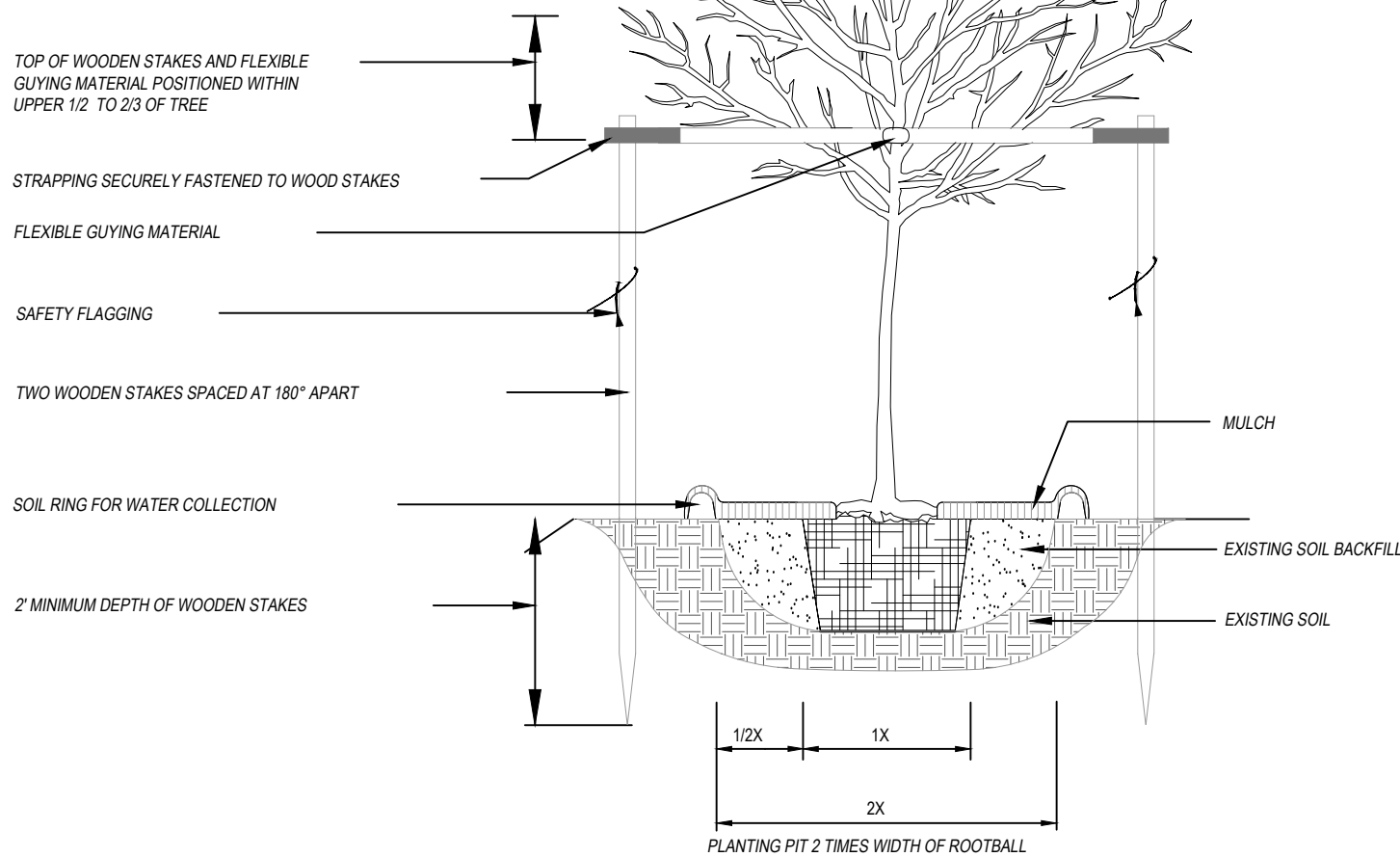
REMOVE CONTAINER

COMPACTED PLANTING MIX



B SHRUB PLANTING DETAIL

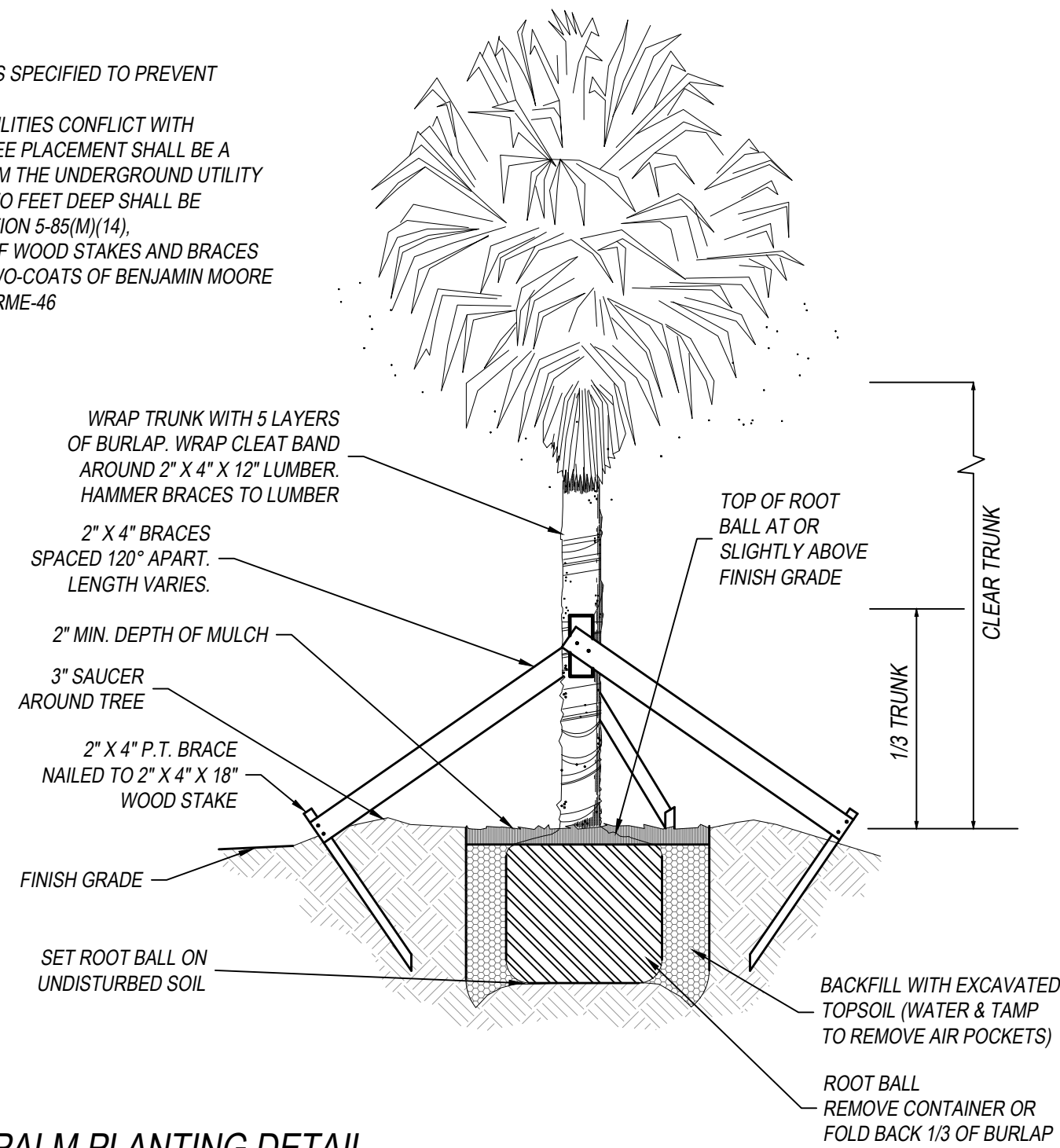
N.T.S.



C TREE PLANTING DETAIL 1" - 3 1/2" CALIPER SIZE

N.T.S.

- NOTE:**
1. INSTALL ROOT BARRIERS AS SPECIFIED TO PREVENT CONFLICTS WITH UTILITIES.
 2. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. PER TLDC SECTION 5-85(M)(14).
 3. ALL EXPOSED SURFACES OF WOOD STAKES AND BRACES SHALL BE PAINTED WITH TWO COATS OF BENJAMIN MOORE - BLACK FOREST GREEN - RME-46



E PALM PLANTING DETAIL

N.T.S.

D TREE PLANTING DETAIL

N.T.S.

GENERAL NOTES AND REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
2. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, ETC., PRIOR TO LANDSCAPE OR IRRIGATION INSTALLATION
3. STAKE OUT ALL TREE & LARGE SHRUB LOCATIONS. FOR LA AND OWNER REVIEW AND APPROVAL PRIOR TO EXCAVATION OR PLANTING. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENT BY THE LA.
4. THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM AS NEEDED TO PROVIDE A COMPLETE WORKING SYSTEM AND AS REQUIRED TO ENSURE 100% COVERAGE OF ALL NEW PLANTING AND SODDED LAWN AREAS. PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL.
5. INSTALL ONLY PLANTS GRADED FLORIDA NO.1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
6. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER. PLACE PLANTS WITH BEST "FACE" FORWARD.
7. FERTILIZE ALL TREES WITH AGRIFORM 21 GRAM TABLETS, SLOW-RELEASE 20-10-5 ANALYSIS WITH ONE TABLET PER 1/2" OF TRUNK DIAMETER.
8. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE ; 1/2 ONSITE SOIL, 1/2 CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT, (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
9. APPLY "DIEHARD TRANSPLANT" MYCORRHIZAL INOCULANT AND 100% ORGANIC STARTER FERTILIZER TO EACH NEW TREE PLANTED AND SHRUB/GROUNDCOVER BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS I.E. 8 OZ. PER 2" CALIPER, 3 LBS/100 S.F. AREA, ETC... CONTACT HORTICULTURAL ALLIANCE, INC. SARASOTA, FL. 34277 800-628-6373
10. FERTILIZE ALL PLANTING BEDS WITH OSMOCOTE 14-14-14 SLOW-RELEASE FERTILIZER AT THE RATE OF 16 POUNDS PER 1,000 SQUARE FEET. FURNISH RECEIPTS FOR MATERIAL USED.

PLANTING SCHEDULE

ABBREVIATIONS: CGS - CONTAINER GROWN STOCK , A.S. - AS SHOWN , O.C. - ON CENTER SPACING , CAL - CALIPER , B&B - BALLED AND BURLAPPED , CT - CLEAR TRUNK , HT - HEIGHT, O.A - OVERALL

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION AND NOTES
Trees				
AR	2	ACER RUBRUM	RED MAPLE	4" MIN. CALIPER CGS OR LA-APPROVED B&B (N)
MG	3	MAGNOLIA GRANDIFOLIA 'DD BLANCHARD'	MAGNOLIA	4.5" CALIPER 100 GALLON OR LA APPROVED B&B(N)
QV	3	QUERCUS VIRGINIANA	LIVE OAK	6" CALIPER; 16' HT 10' SPRD (N)
Palms				
SP	49	SABAL PALMETTO	SABAL PALM	(ENHANCED ROOT BALL/NO HURRICANE CUTS) 14' CLEAR-TRUNK HEIGHTS (N)
Shrubs				
CCS	770	CONRADINA CANESCENS	SCRUB MINT	2' OC 3 GALLONS (N)
IVN	318	ILEX VOMITORIA	NANA DWARF YAUPON HOLLY	7 GALLON 3'OC
MPD	779	MYRICA PUSILLA 'DWARF'	DWARF WAX MYRTLE	7 GALLON 3'OC
SRS	984	SERENOA SAW PALMETTO	590 @ 15 GALLON: 494 @ 7 GALLON	SPACING AS SHOWN (N)
VOD	502	VIBURNUM OBOVATUM 'DWARF'	DWARF WALTER'S VIBURNUM	3' OC 7 GAL (N)
YFB	16	YUCCA FILAMENTOSA	FLORIDA NATIVE YUCCA	3 GAL. AS (N)
ZF	818	ZAMIA FLORIDANA	COONTIE AS;	7 GALLON 12" SPREAD WITH FULL FOLIAGE (N)

Grasses & Groundcovers

ASW	6,781	ARISIDA STRICTA	- WIREGRASS	FULL GALLONS FULL GALLONS @18" OC
LMG	2,344	LICANIA MICHAUXII	GOPHER APPLE	FULL GALLONS 15"OC
MCG	978	MUHLEN EGRHIA	CAPILLARIS	- GULF MUHLY GRASS 3 GALLON 4' OC
TD	373	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3GALLON 5'OC
TFD	1,228	TRPSACUM FLORIDANUM	DWARF DWARF FAKAHATCHEE GRASS	3 GALLON 3' OC
EGP	56	ERAGROSTRIS SPECTABILIS	- PURPLE LOVE GRASS	3-GAL 30"OC (N)
Additional Accent & Flowering Plants				
ATB	36	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	18" OC FULL GALLONS RANDOM NATURAL SPACING (N)
EHC	26	ERYTHRINIA HERBACEA	CORAL BEAN	30" OC 3 GALLON RANDOM NATURAL SPACING (N)
GPB	50	GAILLARDIA PULCHELLA	BLANKET FLOWER	FULL-GALLONS 12" OC
LSB	15	LIATRIS SPICATA	BLAZING STAR	18" OC; FULL GALLONS RANDOM NATURAL SPACING (N)

(N) - INDICATES A NATIVE PLANT; ALL OF THE PLANTS SPECIFIED ABOVE ARE NATIVE TO NORTHWEST FLORIDA;

SOD - TURFGRASS - ALL EXISTING LAWN/TURF AREAS (WITHIN THE PROJECT LIMITS) THAT ARE DAMAGED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED WITH TOPSOIL AND SODDED WITH ' **TIF-TUFF**' HYBRID BERMUDA GRASS LAID SOLIDLY WITH CLOSELY ABUTTING JOINTS. CONTRACTOR SHALL ESTIMATE THE SOD QUANTITY REQUIRED AND PROVIDE A SF PRICE WITH BID. SOD ON SLOPES OF 2:1 OR GREATER SHALL BE PINNED WITH SOD STAPLES.

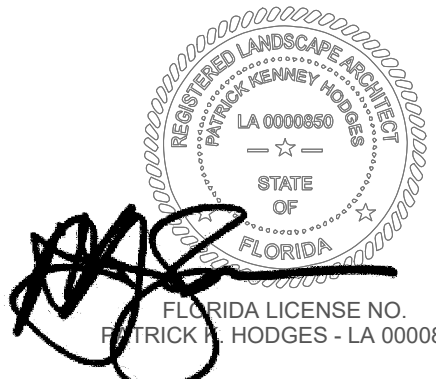
11. TREAT ALL PLANTING BEDS WITH PRE-EMERGENT AND POST-EMERGENT HERBICIDES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. SUBMIT RECEIPTS FOR MATERIALS USED.
12. MULCH PLANTING BEDS TO A MINIMUM 2 1/2" COMPACTED THICKNESS WITH PINE STRAW, FREE OF WEEDS.
13. SOD ALL DISTURBED AREAS WHICH DO NOT HAVE SHRUB OR GROUNDCOVER PLANTINGS INDICATED WITH SOLID SOD LAID WITH CLOSELY ABUTTING JOINTS. FERTILIZE AFTER INSTALLATION WITH A SLOW-RELEASE FORMULA.
14. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES BASED ON THE QUANTITIES IN PLACE AS INDICATED ON THE PLANS AND PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT INCLUDING ALL COSTS FOR MATERIALS AND INSTALLATION; I.E., LABOR, MULCH, FERTILIZER, WATERING, STAKING, HERBICIDES, MOWING, WEEDING, SITE PREPARATION, ETC.
15. FERTILIZE PALMS WITH PALMGAIN 8-2-12 FORMULA AS MANUFACTURED BY BGI www.bgi-usa.com PER MANUFACTURER RECOMMENDED RATE.
16. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
17. GUARANTEE ALL PLANTS FOR ONE YEAR.
18. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
19. DO NOT MAKE SUBSTITUTIONS OR REVISIONS, ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
20. MAINTAIN ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, PEST CONTROL, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. THESE DRAWING DOCUMENTS AND ALL CONTENTS ARE THE PROPERTY OF THE PATRICK HODGES LAND STUDIO, ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR REPRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.



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L.A. SEAL:



SIGNATURE / DATE

CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:		
No.	Description	Date

OVERALL PLANT SCHEDULE, DETAILS AND NOTES

PROJECT NUMBER	23058
DATED	06/28/2024

D

C

B

A



DWARF FAKAHATCHEE GRASS



PURPLE LOVE GRASS



COONTIE



DWARF YAUPOON HOLLY



RED MAPLE



BUTTERFLY MILKWEED



WIREGRASS



DWARF WAX MYRTLE



DD BLANCHARD MAGNOLIA



CORAL BEAN



GOPHER APPLE



SAW PALMETTO



LIVE OAK



BLANKET FLOWER



GULF MUHLY GRASS



DWARF WALTER'S VIBURNUM



SABAL PALM



BLAZING STAR



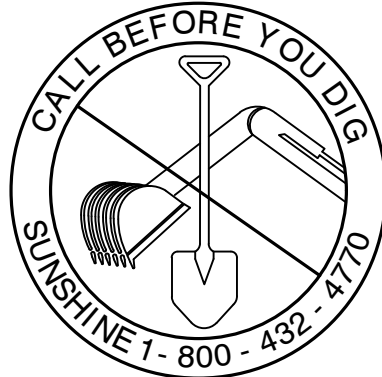
FAKAHATCHEE GRASS



NATIVE YUCCA



SCRUB MINT



CITY OF DESTIN
DESTIN LINEAR TRAIL

CONSTRUCTION DOCS. 60%

REVISIONS:		
No.	Description	Date

OVERALL PLANTING
CHARACTER IMAGERY

PROJECT NUMBER	23058
DATED	06/28/2024

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850.837.8152
www.DAGarchitects.com

L.A. SEAL:

FLORIDA LICENSE NO.
PATRICK M. HODGES - LA 0000850

SIGNATURE / DATE

PREPARED BY AND RETURN TO:
Kimberly Romano Kopp
City Attorney
4200 Indian Bayou Trail
Destin, Florida 32541

Parcel Id No:



(Space Above Reserved for Recording Information)

GRANT OF PUBLIC ACCESS AND MAINTENANCE EASEMENT

THIS INDENTURE, made this Day of Month, 2024, (“**Easement Agreement**”) by and between Property Owner(s), whose principal address is, Address, Destin, Florida 32541, hereinafter “Grantor”, in favor of CITY OF DESTIN, a municipal corporation existing under the laws of the State of Florida, whose address is 4200 Indian Bayou Trail, Destin, FL 32541, hereinafter the “Grantee”, its successors and assigns.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee, the receipt of which is hereby acknowledged, in pursuance of the parties' mutual agreement for the creation of an access and maintenance easement and other good and valuable consideration, receipt of which is acknowledged, Grantor grants unto Grantee, its successors and assigns, an easement for the purpose of public access and maintenance, specifically for the purpose of but may not be limited to, dedicated public sidewalk/pathway infrastructure, associated drainage infrastructure, bridge, landscaping, irrigation, and lighting, for pedestrian modes of travel as permitted by state and city laws, ordinances, rules and regulations, as amended, for ingress and egress and the right to access and install, inspect, test, maintain, repair, relocate, rehabilitate and replace sidewalk/pathway infrastructure, associated drainage infrastructure, bridge, landscaping, irrigation, and lighting, from time to time within the Access and Maintenance Easement Area, and all other public purposes related to sidewalks/pathway infrastructure, associated drainage infrastructure, bridge, landscaping, irrigation, and lighting as Grantee may deem necessary over, along, through, in, above, within and under the easement described below, with Grantee accepting responsibility for repairing and replacing all improvements within the Access and Maintenance easement, said easement lying and being in the City of Destin, Okaloosa County, Florida, being legally described and depicted on the legal description and survey attached hereto as **Exhibit "A."**

Grantor(s) hereby covenants with said Grantee that said Grantor(s) is lawfully seized of fee simple title to the real property subject easement and that Grantor(s) hereby fully warrants and defends the title to the easement hereby granted and conveyed against the lawful claims of all persons whomsoever. Grantor(s) shall not make any improvements within the easement which will conflict or interfere with the easement rights granted herein.

It is also understood and agreed that the Easement shall revert to Grantor, or Grantor's successors or assigns if the Easement is no longer actually used as a pedestrian sidewalk and associated uses set forth in this Easement Agreement.

THE RIGHTS granted in this agreement are a dedication in the form of a limited public right of way and shall be possessed and enjoyed by Grantee, its successors or assigns, in perpetuity, until any of the reverter clauses are triggered, or until Grantee determines that it has no public purpose for the use of the easement granted herein.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

IN WITNESSES WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(Signature Page Follows)

WITNESSES:

(Witness 1 Signature)
Print Name:

(Witness 2 Signature)
Print Name:

STATE OF FLORIDA
COUNTY OF OKALOOSA

GRANTOR

Owners Address

By: _____
Printed name: Owners Name
Title: Property Owner

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online this _____ day of _____, 2024 by Owners Name as Property Owner of Property Address.

Notary Public, State of Florida
(Signature of Notary taking Acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission No.: _____

Approved for legal sufficiency for the City of Destin:

Kimberly Romano Kopp, City Attorney

EXHIBIT “A”
SKETCH AND LEGAL DESCRIPTION



City of Destin

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

June 24, 2024

Quail Lake Townhome Owner Association
982 Airport Road
Destin, FL 32541

Dear Quail Lake Townhome Owner Association,

As you may know, the City of Destin approved the design and permitting of a Linear Trail beginning at the east end of 98 Palms Boulevard heading east to Airport Road. I am writing to request an easement for access across and maintenance on property owned by the Association with parcel ID number 00-2S-22-4537-0000-0CA0. The purpose of this easement is to allow for the development, maintenance, and public use for the City's planned new Linear Trail. For additional information and a plan to review please go to the following website: <https://www.cityofdestin.com/701/Linear-Trail>. As the easement states, the access granted is for limited public right of way. If the City does not use the easement for the specified purposes set forth in the easement agreement, it will revert to you as the party granting the right to the easement, or your successors or assigns.

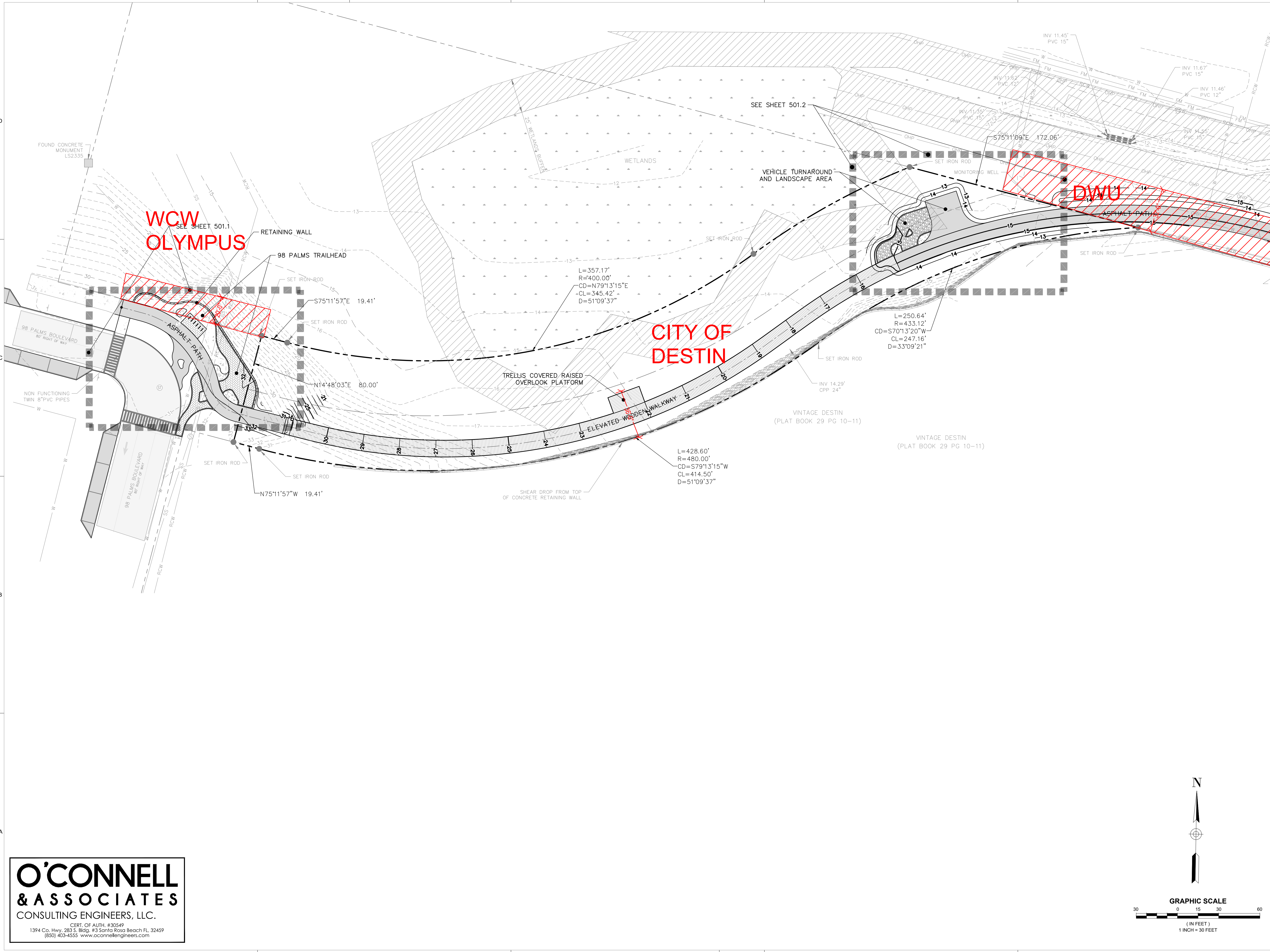
I understand that granting an easement is an important decision, but the City and its contractors will respect your property to ensure our use is mutually beneficial. The new Linear Trail will safely connect pedestrians and cyclists from Main Street to Commons Drive. The Trail is also part of the City's broader connectivity plan for improved mobility and will enhance our quality of life.

Please find attached an easement agreement for your review and signature. The easement document must be signed and notarized. For your convenience, it can be brought to the City of Destin City Hall Annex at 4100 Indian Bayou Trail, Destin, FL 32541, where you can complete the form, have it notarized, and return it to City Staff. If you are not in the Destin area, you can complete the form with a notary and return it by mail to the Destin City Hall address. The conceptual designs and plans for the City's Linear Trail will be on display at City Hall for you to view. If you have any questions or concerns, please contact Tamara Young, City of Destin Public Information Director, tyoung@cityofdestin.com, 850-428-6274.

Thank you for your cooperation with this request so we can move this important project forward.

Sincerely,

Ryan Scott
City Engineer
City of Destin



PRELIMINARY
NOT FOR CONSTRUCTION

SIGNATURE / DATE:

CITY OF DESTIN
DESTIN LINEAR TRAIL

[illegible]

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	23085
DATED	04/22/2024

C501



L.A. SEAL:

QUESTION

SIGNATURE / DATE: _____

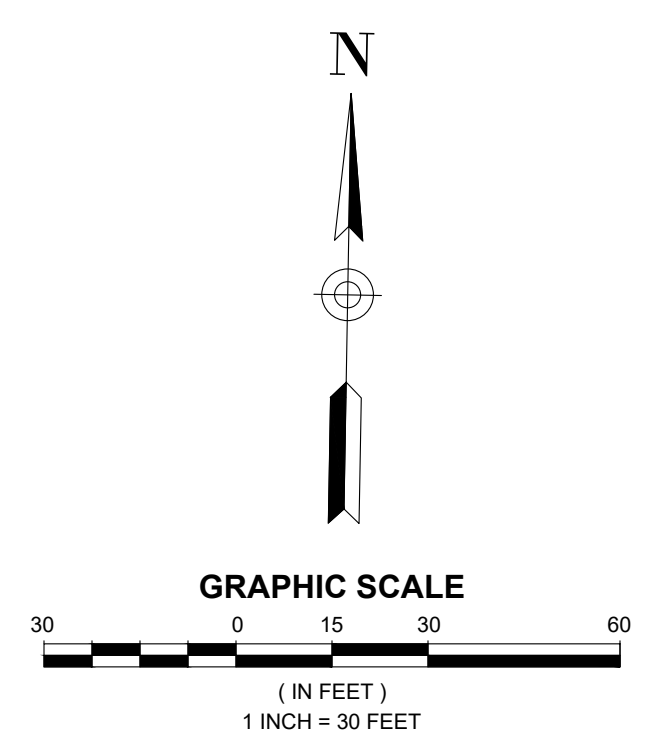
CITY OF DESTIN
DESTIN LINEAR TRAIL

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GRADING AND DRAINAGE PLAN

PROJECT NUMBER	23085
DATED	04/22/202

C502



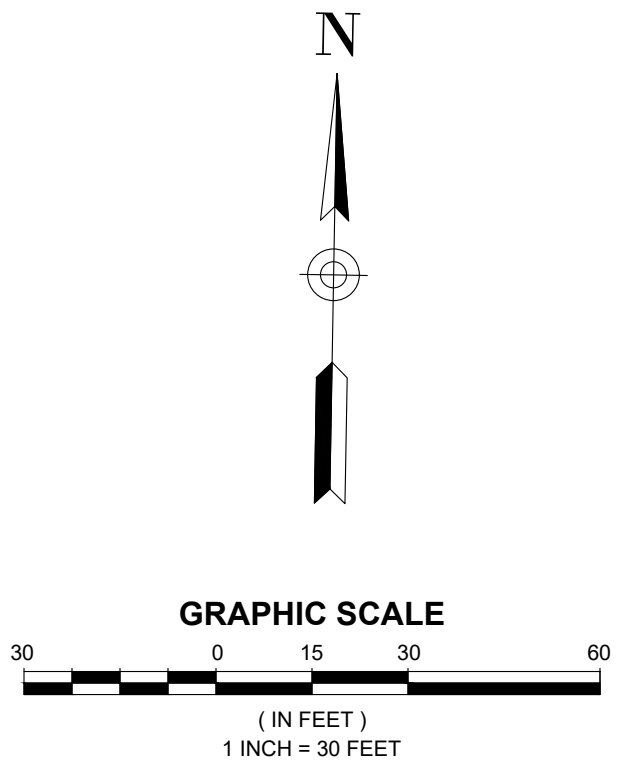
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2024
PROJECT STATUS
Issue Date



O'CONNELL
& ASSOCIATES
CONSULTING ENGINEERS, LLC.

CERT. OF AUTH. #30549
1394 Co. Hwy. 283 S. Bldg. #3 Santa Rosa Beach FL 32459
(850) 403-4555 www.oconnellengineers.com



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CITY OF DESTIN
DESTIN LINEAR TRAIL

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No.	Description	Date

GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

C503

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2024
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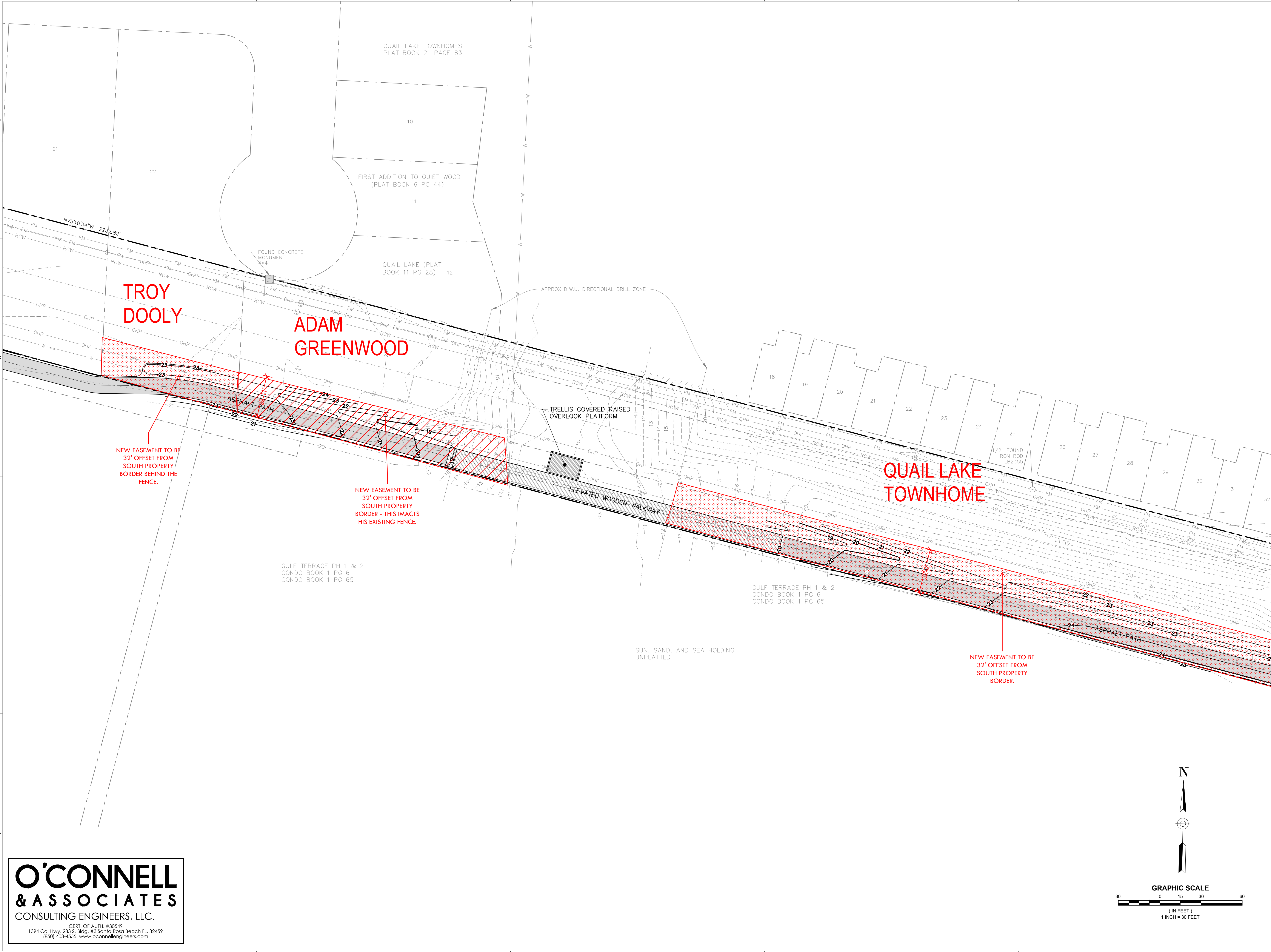
GRADING AND
DRAINAGE PLAN

PROJECT NUMBER 23085
DATED 04/22/2024

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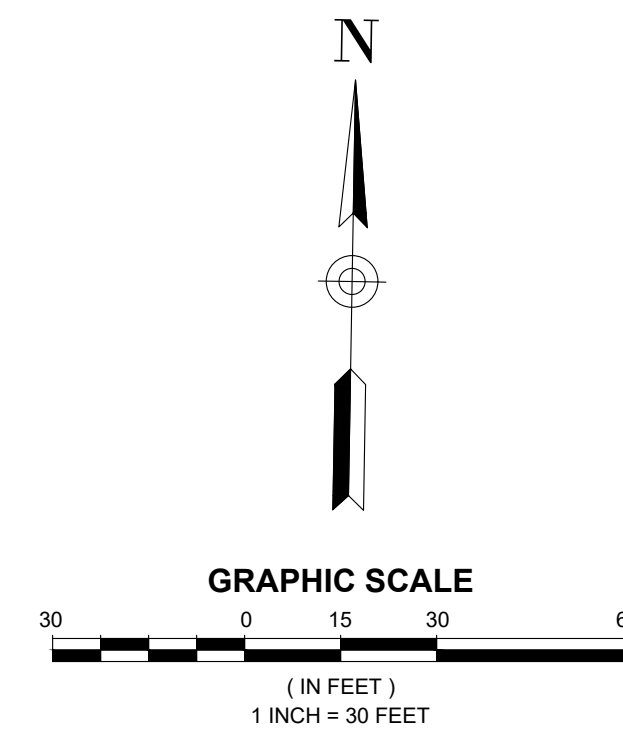
2024
PROJECT STATUS
Issue Date

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DESTIN LINEAR TRAIL

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GRADING AND
DRAINAGE PLAN

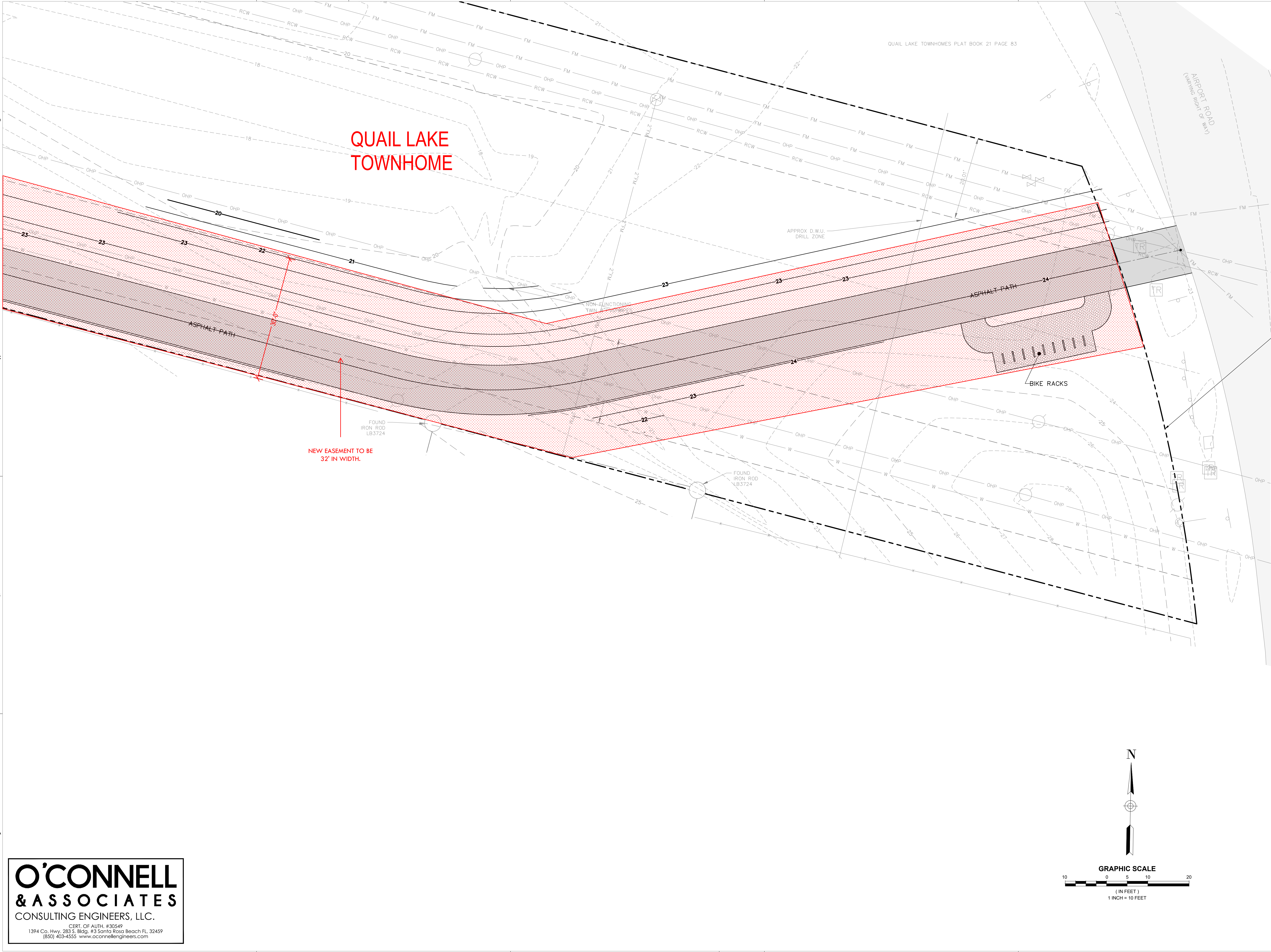
PROJECT NUMBER **23085**

DATED 04/22/2024

C505

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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER	23085
DATED	04/22/2024

C506

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 17, 2024

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Presentation

OUTLINE NUMBER: 4.B.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: July 9, 2024

SUBJECT: Draft Article 4 Discussion

I. BACKGROUND: At the June TCCRA meeting, the Committee members requested that staff bring the draft of the new Article 4 to the Committee for discussion.

II. DISCUSSION: The LPA forwarded a positive recommendation to the City Council to adopt Draft Article 4. There will be a Public City Council Workshop on Article 4 on July 29th in the Council Chambers.

A. Link to Strategic Goals / Objectives: N/A

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

III. CONCLUSION: For discussion purposes only.

IV. RECOMMENDED MOTION: For discussion purposes only.

Attachments:

1. Article 4 - Zoning Districts, Overlays, and On-Site Regulations - FINAL DRAFT 7.03.24

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ARTICLE 4 - 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 City's Comprehensive Plan relating to land use in the City of Destin. Provisions set forth as to the 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 Comprehensive Plan's goals, objectives, and policies 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 updates:
 - a. Map entitled "Zoning Map" prepared by the City of Destin on **MONTH, DAY, YEAR.**
 - b. Map entitled "Destin Airport—Noise Level Descriptions" prepared by Barrett-Daffin and Carlan, Inc., and dated July 1982.
- 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.

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6. Boundaries indicated as parallel to, or extensions of features indicated in subsections (1.) through (5.) of this section shall be so construed. The map's scale shall determine the distances not specifically indicated on the zoning maps.
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 this section, the Board of Adjustment shall interpret the district boundaries.
8. Where a district boundary line divides a lot that 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 the less intensive district to be zoned across the property.
 - a. If the property owner wishes to extend the more intensive district across the entire property, then the owner shall submit an application for a Zoning Map Amendment per Article 2 of this code.
- C. Zoning Map Amendments. Amendments to the Official Zoning Map shall be made in compliance and consistent with the procedures set forth in Article 2 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 on the Official Zoning Map after the City Council has adopted the amendment affecting such changes and has become effective.

SECTION 4.02.02. COMPLIANCE WITH ZONING DISTRICT REGULATIONS

- A. 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 the use tables of the zoning districts of this Article.
 1. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.
- B. Buildings, Structures, or other land improvements
 1. The regulations outlined in this Article within each district shall be minimum regulations and apply uniformly to any structure or land, including but not limited to:
 - a. No building or structure shall be used, occupied, erected, constructed, reconstructed, moved, or structurally altered except in conformity with the regulations specified in the applicable zoning district where located unless approved through a permit.
 - b. No lot, land, parcel, or property shall be used, occupied, constructed upon, altered, graded, filled, or landscaped except in conformity with the regulations specified in the applicable zoning district where located unless approved through a permit.
 - c. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.
 - d. 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 are not intended for human occupancy.
 - e. Every building or structure hereafter erected or moved shall be on a lot adjacent to a street or easement with adequate access and compliant for servicing, fire protection, and required off-street parking.
 - f. 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 in all zoning districts.
- C. Public Safety

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1. Police, Fire Protection, or other Public Safety agencies shall be Conditional Uses in all zoning districts.
 - a. Parking:
 1. 1 space for every 300 sq. ft. of gross floor area.
 2. If public assembly is provided on-site, 1 space for every 4 individuals of the maximum occupancy of the Public Assembly area.
- D. Utility distribution and conveyance
 1. All underground or open-air utility distribution elements meant to serve land development shall be Permitted Uses in all districts, this includes:
 - a. Electrical
 - b. Gas
 - c. Sewer
 - d. Stormwater
 - e. Telecommunications (excludes non-residential satellite dish equipment)
 - f. Water
 - g. Other utility as deemed by the Community Development Director
 2. See 4.08.01.B.16 for Special Design Criteria
- E. Advertising for special events in a residential area and/or residential zoning district is prohibited.
 - a. Special events include but not limited to:
 1. Weddings or wedding receptions
 2. Spring break parties
 3. Bachelor parties
 4. Family reunions
 5. Class reunions
 6. Company banquets, retreats, and/or company picnics
 7. Or other similar event or celebration
 - b. Residential zoning districts include:
 1. Bay Estates (BE)
 2. Low Density Residential- Village (LDR-V)
 3. Low Density Residential - Holiday Isle (LDR-HI)
 4. Low Density Residential - Harbor (LDR-H)
 5. Medium Density Residential - Village (MDR-V)
 6. High Density Residential (HDR)
 7. Crystal Beach Neighborhood (CBN)
 8. Residential. Office and Institutional — Tourist Development (ROI-TD)
 9. Residential, Office and Institutional-Village Residential (ROI-VR)
 - c. 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.

SECTION 4.02.03 COMPLIANCE WITH DIMENSIONAL STANDARDS

- A. All development shall comply with the appropriate Zoning District dimensional requirements table set forth in the applicable Zoning Districts of this Article.
- B. In the event that a property owner 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 failure to comply with the minimum dimensional requirements.
- C. For waterfront lots the rear property line setbacks do not apply.

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- D. Rear property line setback requirements do not apply to boat docks, piers, bulkheads (seawalls) or boathouses.
- 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.
 - a. 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 replated 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 this Article and applicable zoning district of the Land Development Code, shall provide:
 - a. The full front setback along the street frontage to which the structure is oriented, and
 - b. A minimum of a ten-foot setback along the other street frontage.
- H. All lots platted or replated after March 8, 1983, must meet the full front setback along all street frontages.
- I. Setbacks
 - a. Structural footprints shall meet all setback requirements; however, the following structural or building elements may extend twenty-four inches (24') into the property setbacks provided the extension does not interfere with access to the property, are not habitable, or add to the gross floor area of the structure.
 - i. Cornices, canopies, eaves,
 - ii. Garden windows,
 - iii. Exterior stairways
 - iv. Other architectural features.
 - v. Portions of a patio or porch at finished grade level may extend into the setback
 - b. Pools have a setback of 4 four feet from property line measured at the water line.
 - i. Only structural elements of the pool may exceed the four-foot (4') setback by no more than nine inches (9").
 - ii. Pavers, hardscaping, or other similar landscaping elements may not surround the pool beyond the structural elements within the four-foot (4') setback.

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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.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
<u>Accessory Dwelling</u>	P	<u>4.08.03</u>	1 space per Dwelling Unit	N/A
<u>Guest House</u>	P	<u>4.08.03</u>	1 space per Dwelling Unit	N/A
<u>Mobile/Manufactured Home dwelling</u>	C	<u>4.08.02</u>	2.25 spaces per Dwelling Unit	N/A
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Other Residential Uses</i>				
<u>Community Residential Home, Small (1-6)</u>	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

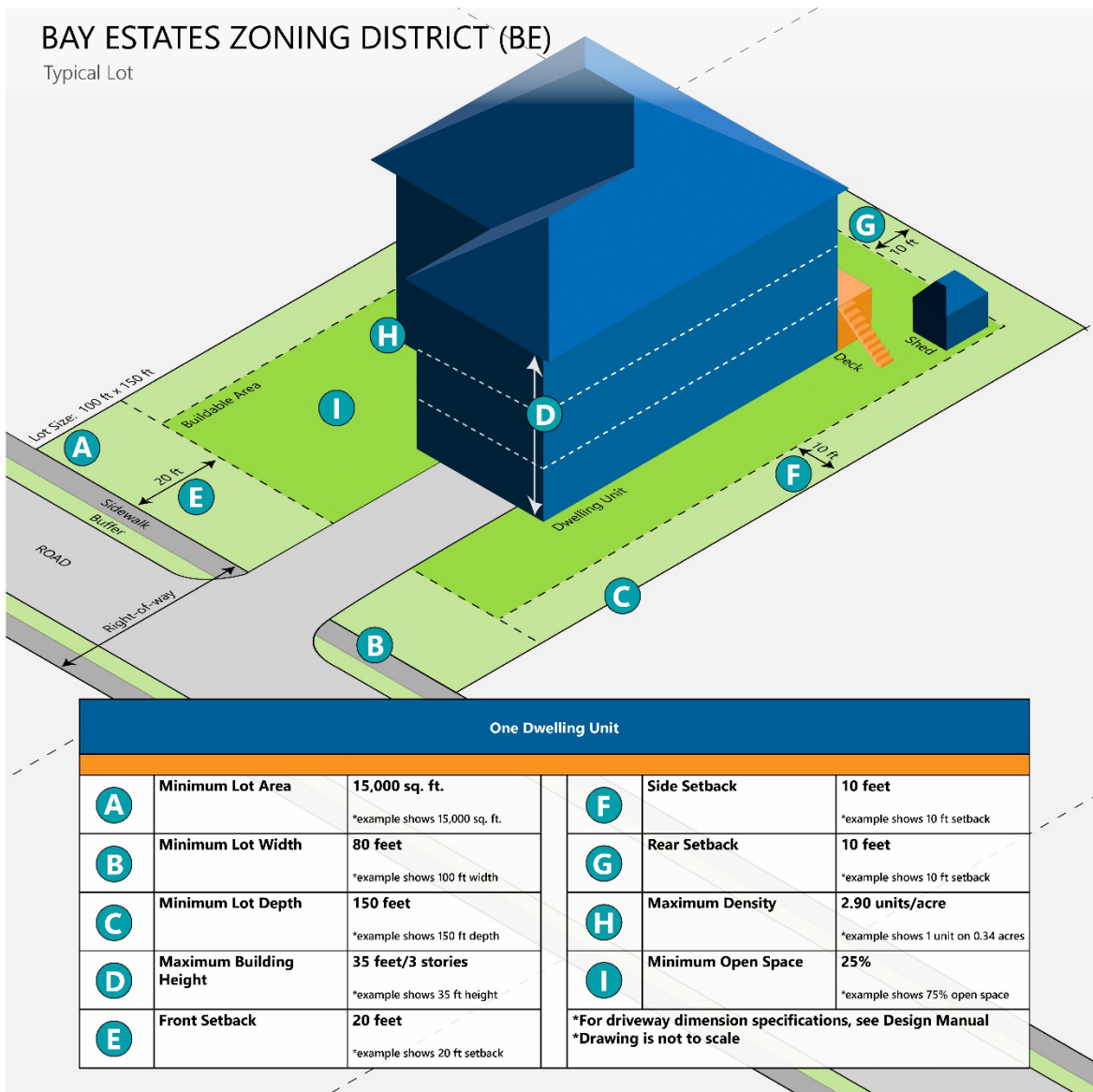
- E. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Bay Estate (BE)		
Residential Uses		
Dwelling Units		1
Minimum Lot Area (square feet)		15,000
Minimum Lot Size	Width	80'
	Depth	150'
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	Footnote 1
	Side	10'
	Rear	10'
Maximum Density (Units per acre)		2.9
Minimum Open Space (%)		25%
Institutional Uses FAR/Intensity		.25 FAR

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1. Footnote 1: The following setbacks shall apply to developments proposed in the BE zoning district:

	10'	20'
Front Setback	For any portion of a building or structure that does not contain a garage or other similar vehicle use within or under the structure, whether enclose or not.	For any portion of a building or structure that contains a garage or other similar vehicle use area within or under the structure whether enclosed or not.



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SECTION 4.03.02 LOW DENSITY RESIDENTIAL –(LDR)

- A. Zoning District Intent. The Low Density Residential zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the Village Planning Area.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Other Residential Uses</i>				
Community Residential Home, Small (1-6)	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

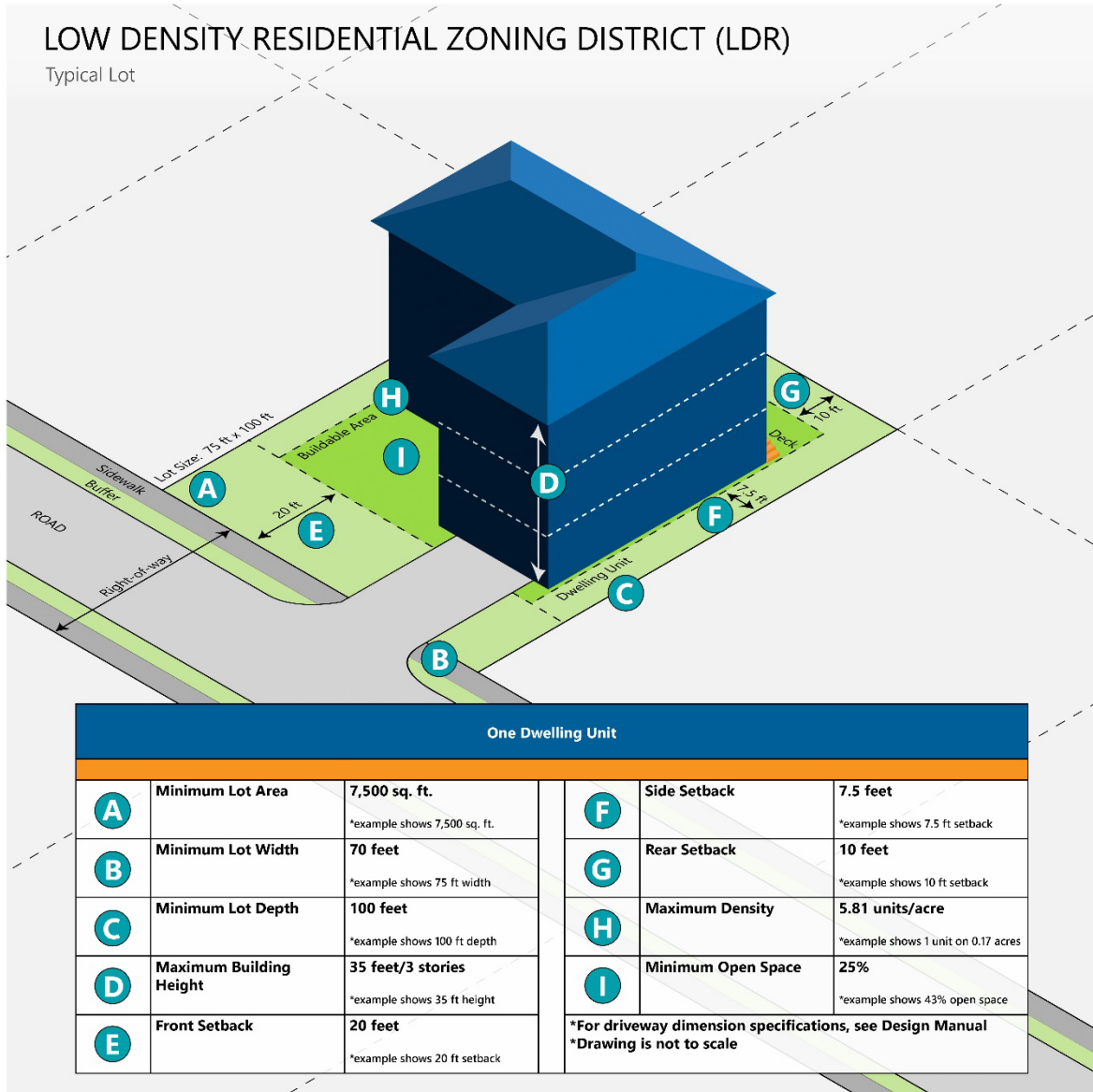
- E. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Low Density Residential - Village (LDR-V)		
Dwelling Units		1
Minimum Lot Area (square feet)		7,500
Minimum Lot Size	Width	70'
	Depth	100'
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	Footnote 1
	Side	7½'
	Rear	10'
Maximum Density (units per acre)		5.81
Minimum Open Space (%)		25%
Institutional Uses FAR/Intensity		.25 FAR

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- Footnote 1: The following setbacks shall apply to developments proposed in the LDR zoning district:

	10'	20'
Front Setback	For any portion of a building or structure that does not contain a garage or other similar vehicle use within or under the structure, whether enclosed or not.	For any portion of a building or structure that contains a garage or other similar vehicle use area within or under the structure whether enclosed or not.



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SECTION 4.03.03 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.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Single-family detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
<i>Other Residential Uses</i>				
<u>Community Residential Home, Small (1-6)</u>	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

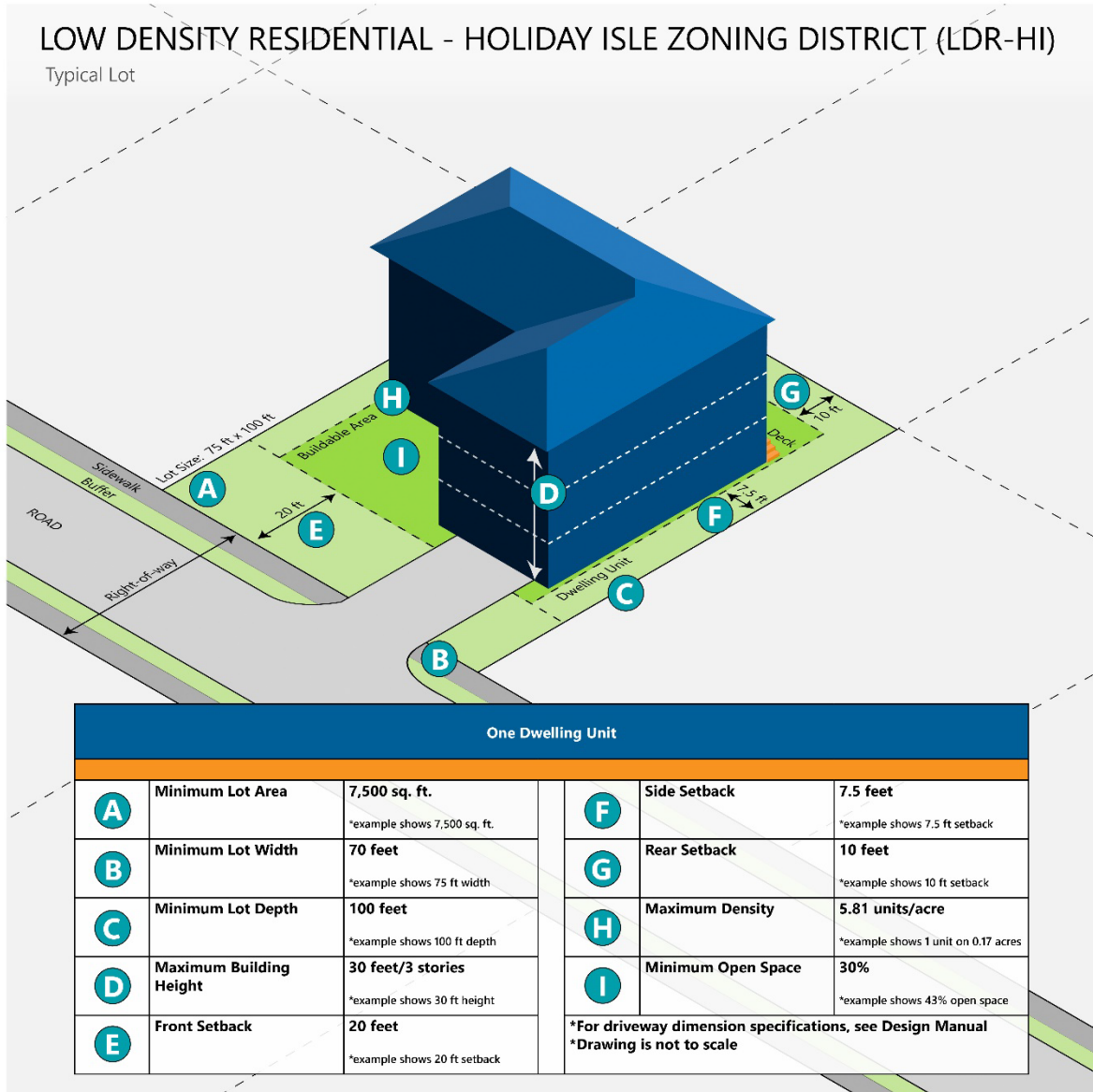
- E. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Low Density Residential – Holiday Isle (LDR-HI)		
Dwelling Units		1
Minimum Lot Area (square feet)		7,500
Minimum Lot Size	Width	70'
	Depth	100'
Maximum Building Height / Stories		30'/3 stories
Setbacks	Front	Footnote 1
	Side	7½'
	Rear	10'
Maximum Density (units per acre)		5.81
Minimum Open Space (%)		30%
Institutional Uses FAR/Intensity		.25 FAR

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- Footnote 1: The following setbacks shall apply to developments proposed in the LDR-HI zoning district:

	10'	20'
Front Setback	For any portion of a building or structure that does not contain a garage or other similar vehicle use within or under the structure, whether enclosed or not.	For any portion of a building or structure that contains a garage or other similar vehicle use area within or under the structure whether enclosed or not.



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SECTION 4.03.04 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.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
Accessory Dwelling	P	4.08.03	1 space per Dwelling Unit	N/A
Guest House	P	4.08.03	1 space per Dwelling Unit	N/A
Multi-family attached dwelling	P		1.5 spaces per 1 bedroom dwelling unit + 10% for visitors	N/A
			2.25 spaces per 2-bedroom dwelling unit + 10% for visitors	
			2.5 spaces per 3+ bedroom dwelling unit + 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
<i>Other Residential Uses</i>				
Single-Room Occupancy Housing	P		1 space per rental room	N/A
Community Residential Home, Large (7-14)	P	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Community Residential Home, Small (1-6)	P	4.08.02		N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

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

Medium Density Residential - Village (MDR-V)			
Dwelling Units		1	2+
Minimum Lot Area (square feet)		7,500	None
Minimum Lot Size	Width	70'	None
	Depth	100'	None
Maximum Building Height / Stories		35/3 stories	35'/3 stories
Setbacks	Front	Footnote 1	Footnote 2
	Side	7½'	
	Rear	10'	
Maximum Density (units per acre)		5.81	9.90
Maximum Floor Area Ratio		N/A	N/A
Minimum Open Space (%)		25%	25%
Institutional Uses FAR/Intensity		.25 FAR	

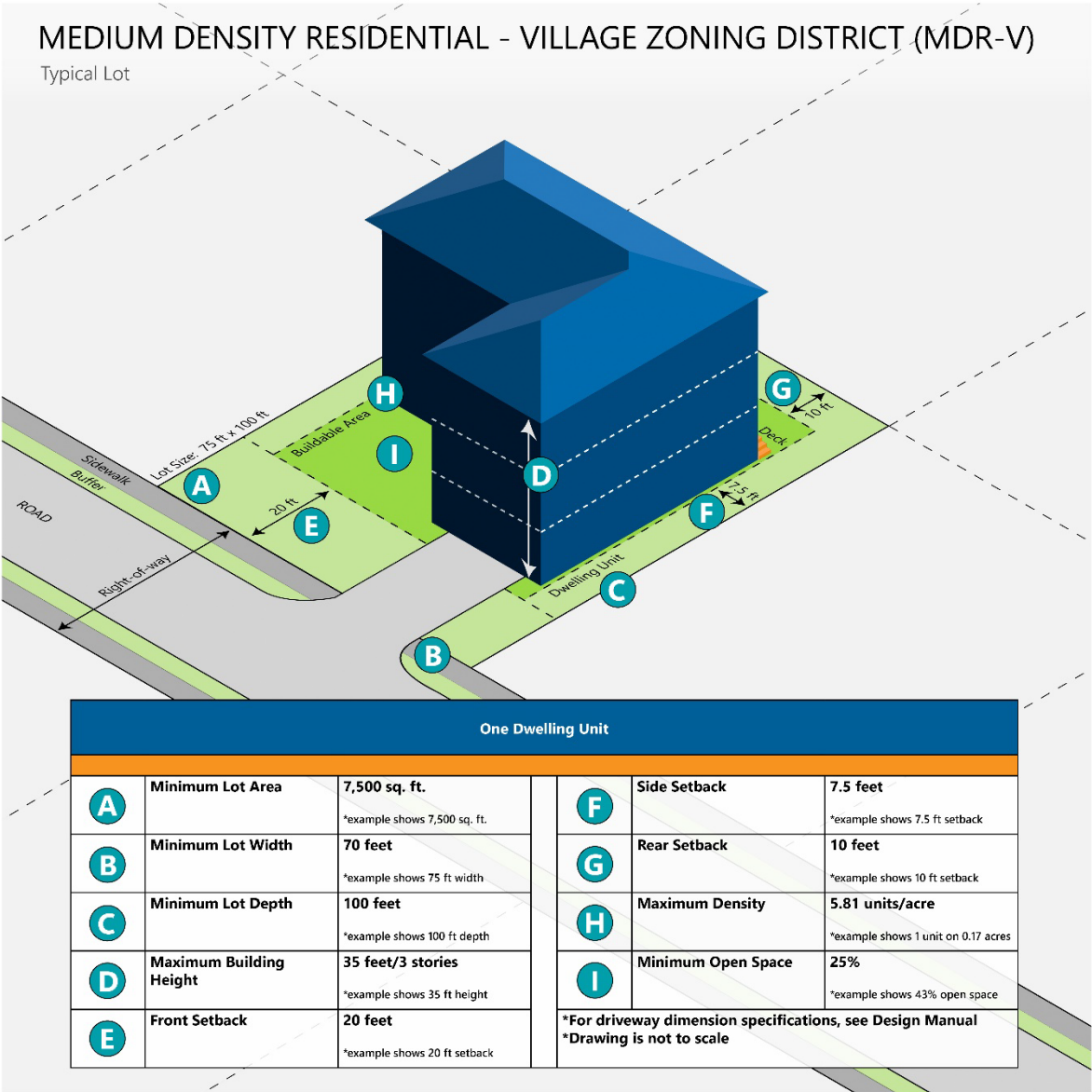
1. Footnote 1: The following setbacks shall apply to developments proposed in the MDR-V zoning district:

Front Setback	10'	20'
	For any portion of a building or structure that does not contain a garage or other similar vehicle use within or under the structure, whether enclosed or not.	For any portion of a building or structure that contains a garage or other similar vehicle use area within or under the structure whether enclosed or not.

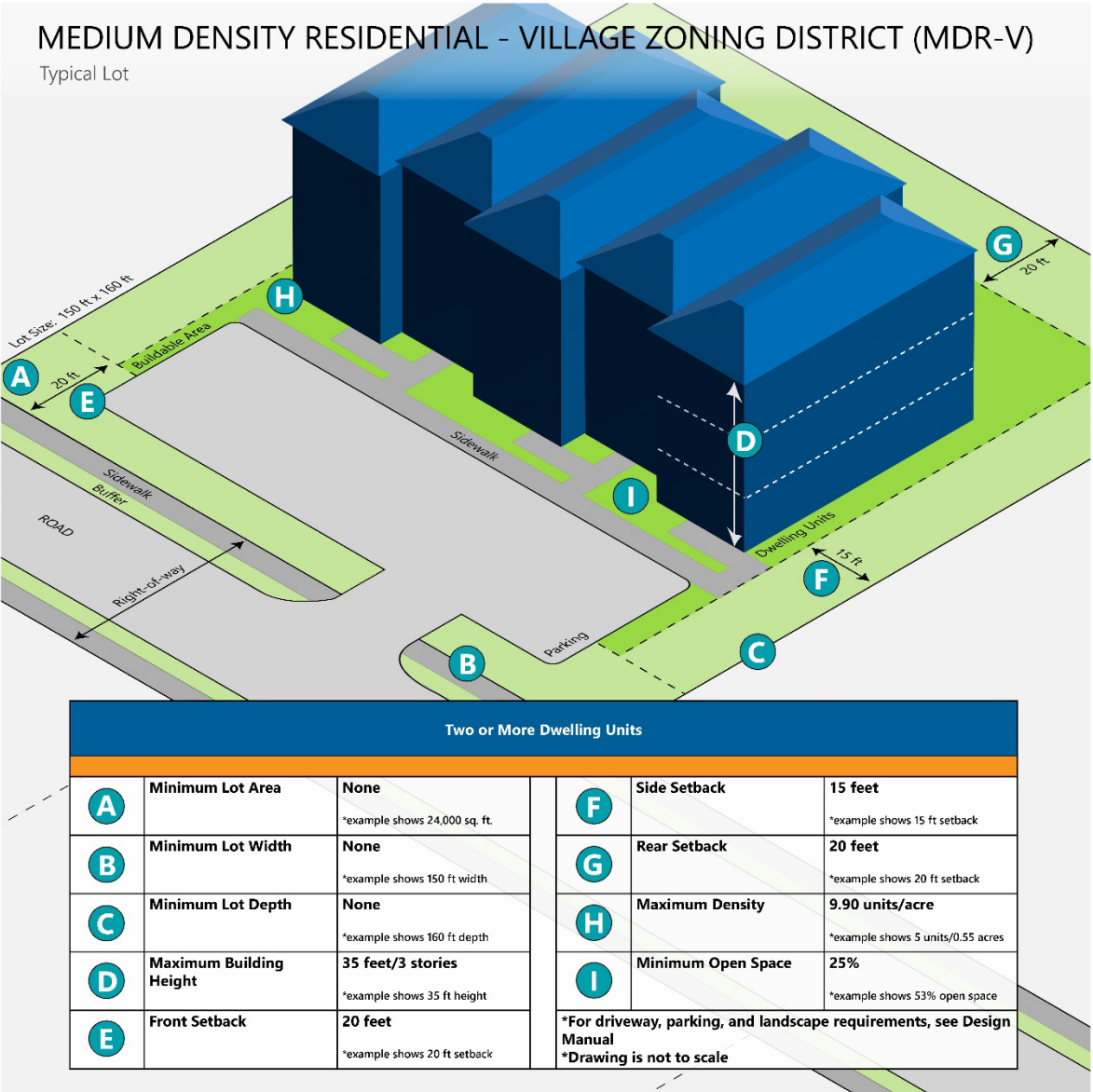
2. Footnote 2: The following setbacks shall apply to developments proposed in the MDR-V zoning district:

Building Height	Setbacks		
	Front	Side	Rear
2-Stories or less	20'	No side or rear yards are required except where development is contiguous with any residential district boundary; then a 10' setback shall be required and maintained as open space.	
3-Stories	20'	15'	20'
4-Stories	20'	20'	25'
5-Stories or more	20'	20' + 2' feet on each side for each story exceeding four stories	25'

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SECTION 4.03.05 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.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Accessory Dwelling	P	<u>4.08.03</u>	1 space per Dwelling Unit	
Guest House	P	<u>4.08.03</u>	1 space per Dwelling Unit	
Multi-family attached dwelling	C		1 bedroom: 1.50 spaces per Dwelling Unit + 10% for visitors	
			2 bedrooms: 2.25 spaces per Dwelling Unit + 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit + 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	
Single room occupancy	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	C		1 space per bedroom	
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
Community Residential Home, Large (7-14)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	P	<u>4.08.02</u>		
Family Day Care Home	P		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Child day care services	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Religious organizations	C		1 space for every 4 persons allowed within the maximum occupancy	8131

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RECREATIONAL USES				
Museum, historical site	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

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

Crystal Beach Neighborhood (CBN)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		30'/3 stories	50'/4 stories	50'/4 stories
Setbacks	Front	Footnote 1	20'	20'
	Side	7½'	Footnote 2	
	Rear	10'		
Maximum Density (units per acre)		6.00	6.00	N/A
Maximum Floor Area Ratio		N/A	N/A	.50
Minimum Open Space (%)		30%	25%	25%

1. Footnote 1: The following setbacks shall apply to developments proposed in the CBR zoning district:

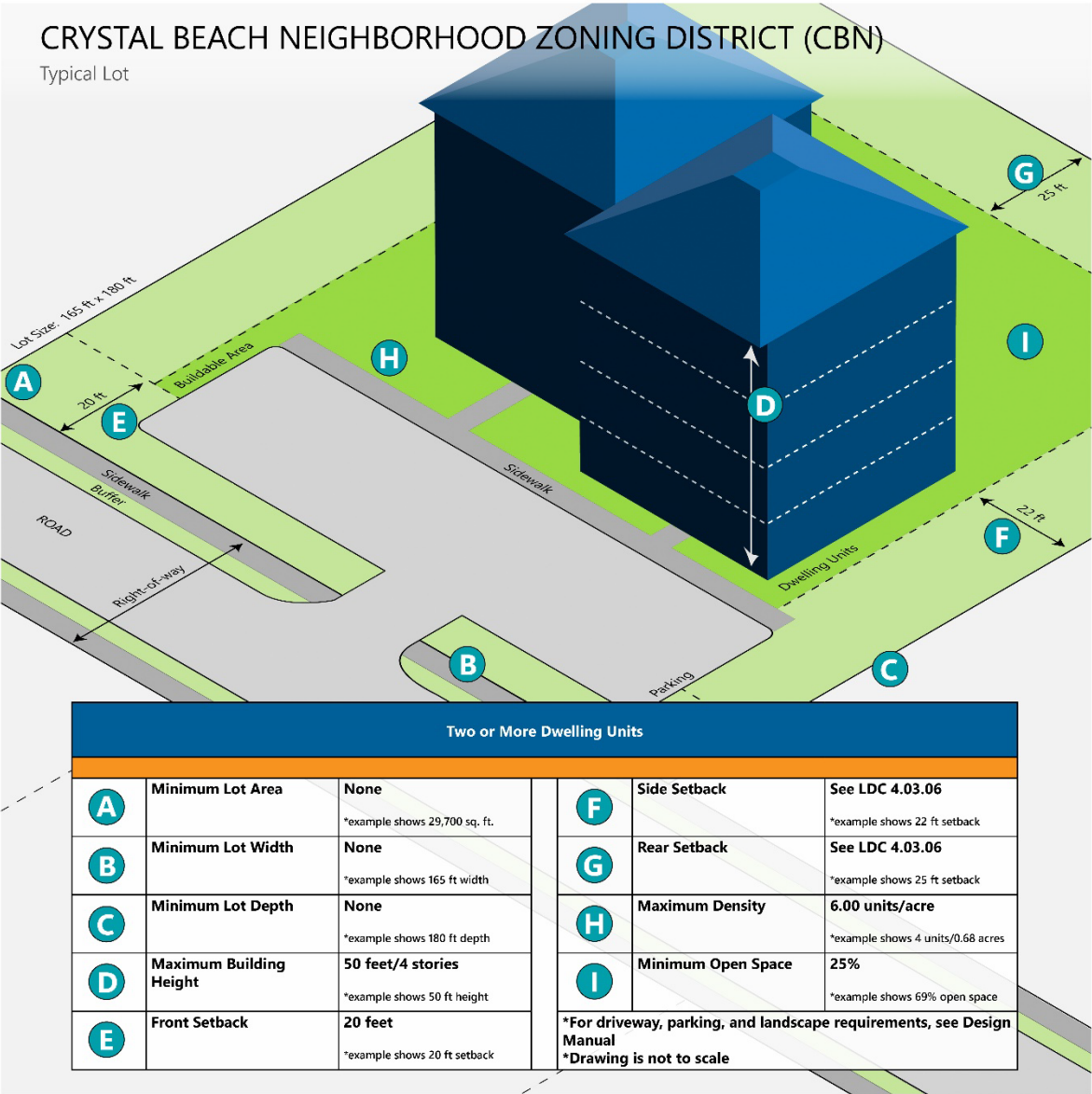
	10'	20'
Front Setback	For any portion of a building or structure that does not contain a garage or other similar vehicle use within or under the structure, whether enclosed or not.	For any portion of a building or structure that contains a garage or other similar vehicle use area within or under the structure whether enclosed or not.

2. Footnote 2: The following setbacks shall apply to developments proposed in the CBN zoning district:

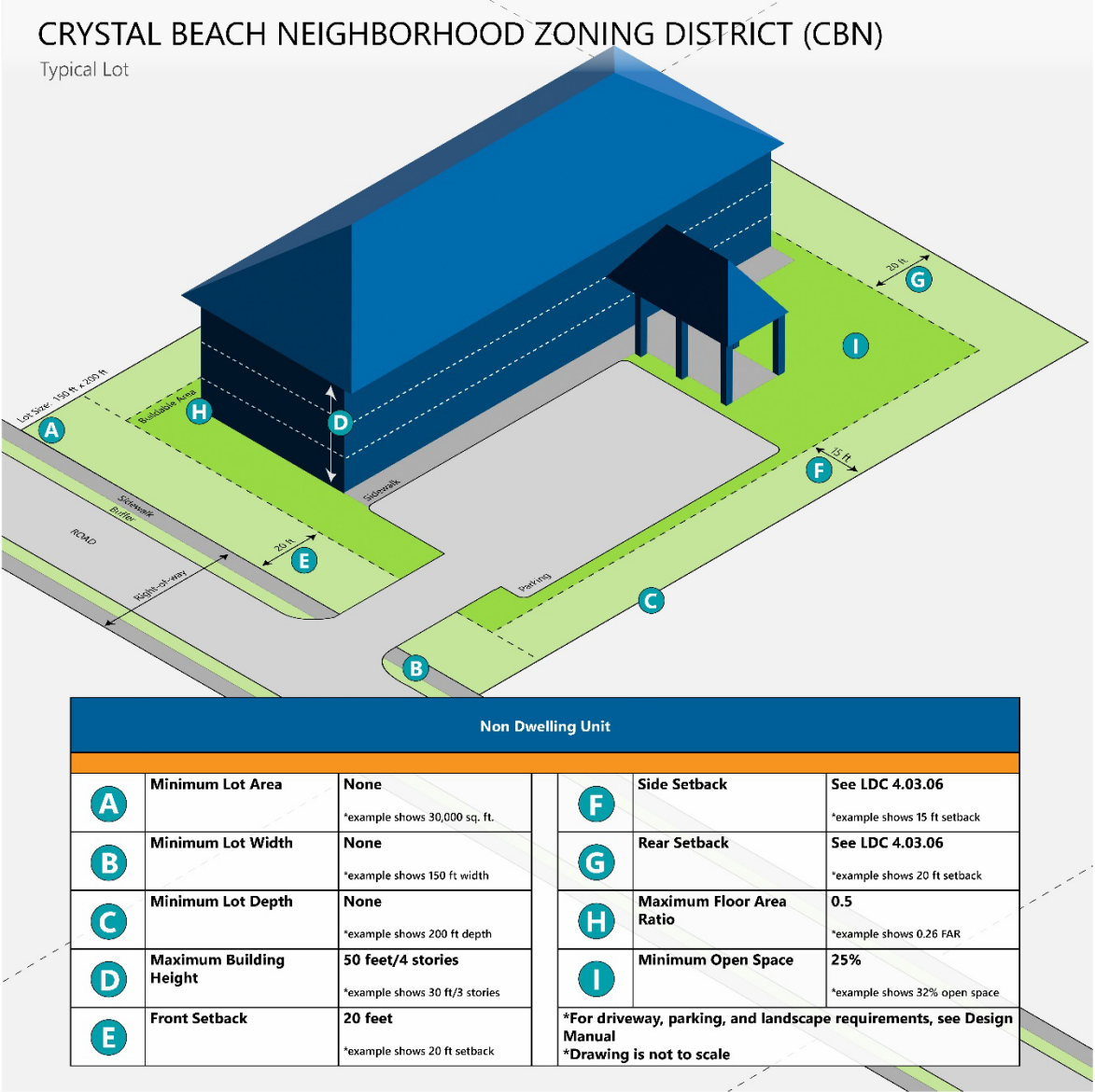
Building Height	Setbacks		
	Front	Side	Rear
2-Stories or less	20'	10'	10'
3-Stories	20'	15'	20'
4-Stories	20'	20'	25'
5-Stories or more	20'	20' + 2' on each side for each story exceeding four stories	25'



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SECTION 4.03.06 HIGH DENSITY RESIDENTIAL – (HDR)

- A. Zoning District Intent. The High-Density Residential zoning district implements Future Land Use Element Policy 1-2.2.4, High-Density Residential of the Comprehensive Plan within the Holiday Isle Planning Area.
- B. The HDR 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
<u>Accessory Dwelling</u>	P	<u>4.08.03</u>	1 space per Dwelling Unit	N/A
<u>Guest House</u>	P	<u>4.08.03</u>	1 space per Dwelling Unit	N/A
Mobile Home Development	C	<u>4.08.02</u>	2.25 spaces per Dwelling Unit	N/A
Multi-family attached dwelling	P		1 bedroom - 1.50 spaces per Dwelling Unit + 10% for visitors	N/A
			2 bedrooms - 2.25 spaces per Dwelling Unit + 10% for visitors	
			3+ bedrooms - 2.5 spaces per Dwelling Unit + 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	N/A
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
<i>Other Residential Uses</i>				
Community Residential Home, Large (7-14)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Community Residential Home, Small (1-6)	P	<u>4.08.02</u>		N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

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

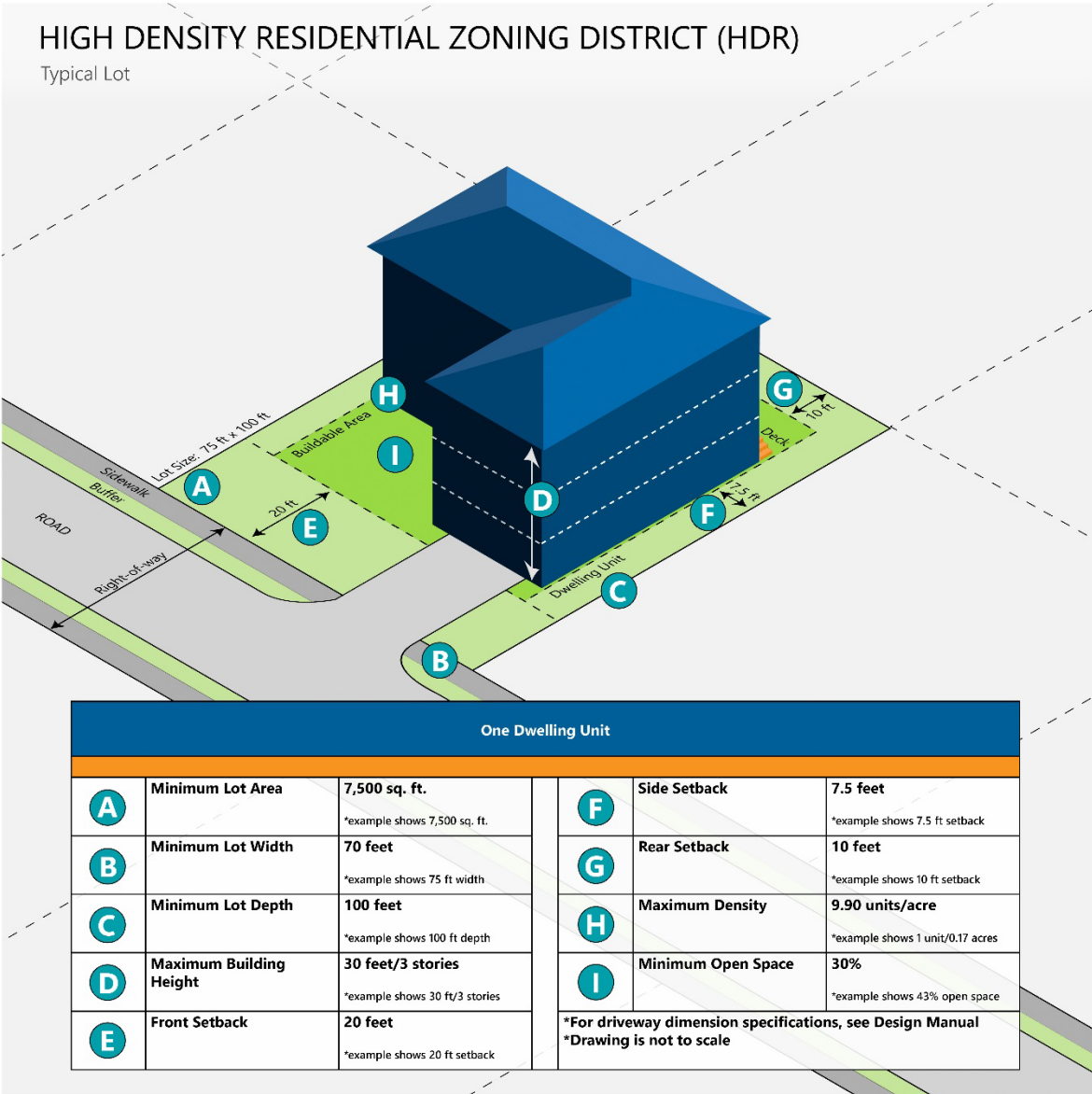
High Density Residential (HDR)			
Dwelling Units		1	2+
Minimum Lot Area (square feet)		7,500	None
Minimum Lot Size	Width	70	None
	Depth	100	None
Maximum Building Height / Stories		30/3 stories	50/4 stories
Setbacks	Front	Footnote 1	Footnote 2
	Side	7½	Footnote 2
	Rear	10	Footnote 2
Maximum Density (units per acre)		9.90	19.90
Maximum Floor Area Ratio		N/A	N/A
Minimum Open Space (%)		30%	

1. Footnote 1: The following setbacks shall apply to developments proposed in the HDR zoning district:

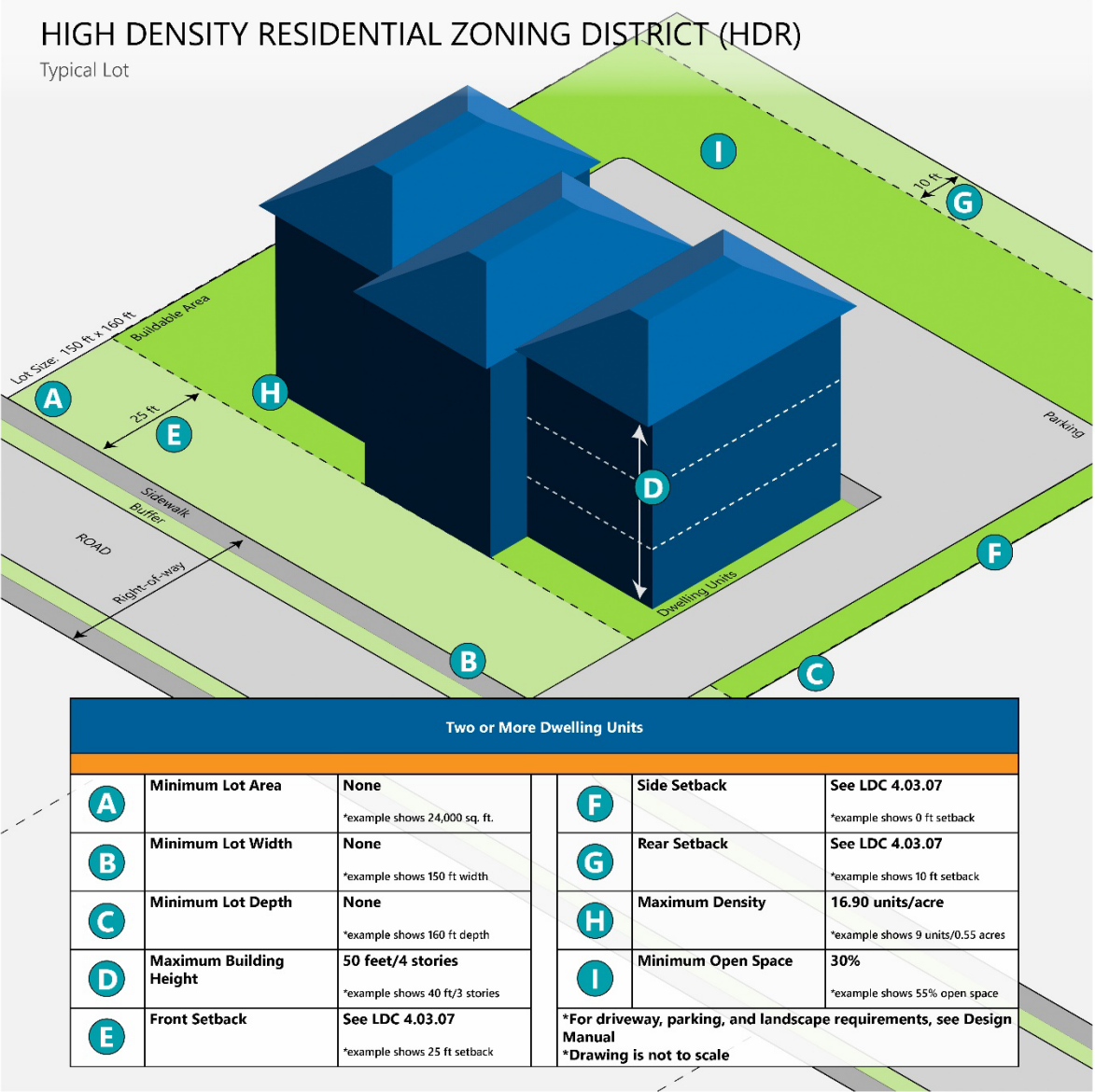
Front Setback	10'	20'
	For any portion of a building or structure that does not contain a garage or other similar vehicle use within or under the structure, whether enclosed or not.	For any portion of a building or structure that contains a garage or other similar vehicle use area within or under the structure whether enclosed or not.

2. Footnote 1: The following setbacks shall apply to developments proposed in the HDR zoning district:

Front Setbacks			
Building Height	Less than 40'	Properties on U.S. Highway 98	15 – 25
		Properties not on U.S. Highway 98	10 – 20
	More than 40'	Properties on U.S. Highway 98	Min. 45
		Properties not on U.S. Highway 98	Min. 30
Side Setbacks			
Building Height	35' or less	0	
	35' to 50'	15	
	50' or more	Increased by 2' on each side for each 10' or fraction thereof exceeding 50'	
Rear Setbacks			
Building Height	35' or less	10	
	35' to 50'	15	
	50' or more	Increased by 2' on each side for each fraction thereof exceeding 50'	
Lots on the Gulf		Established by DEP	
Lots on the Harbor		0'	
Lots on the Choctawhatchee Bay		Must meet the requirements set forth in Section 7.XX.XX Bay shoreline protection zone	



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SECTION 4.04 COMMERCIAL/INDUSTRIAL DISTRICTS

SECTION 4.04.01 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.
- B. The Commercial General zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate and encourage a variety of uses to address general commercial needs of the permanent and seasonal residents.
- C. Special Design criteria
 - 1. Long-term/permanent residential uses shall be prohibited within the Commercial General (CG) zoning district.
 - a. Exception: Any proposed Long-term/permanent residential developments shall incorporate a minimum of forty-five percent (45%) of the development area as "publicly leasable commercial space" (e.g., retail, office, restaurant, etc.).
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
Permanent/Long-Term Residential Uses				
Multi-family attached dwelling	C		1 bedroom: 1.50 spaces per Dwelling Unit +10 % for visitors	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit = 10% for visitors	
			3+ bedrooms: 2.50 spaces per Dwelling Unit + 10% for visitors	
Seasonal/Short-Term Residential Uses				
Multifamily attached dwelling	P		1 space per bedroom	N/A
Other Residential Uses				
Community Residential Home, Large (7-14)	C	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	C		2 spaces per Dwelling Unit	N/A
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	C		1 space for every 250 sq. ft. of gross floor area	621

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Amusement arcades	C		1 space for every 250 sq. ft. of gross floor area	713120
Auto parts, accessories, and tire stores (retail)	C		1 space for every 250 sq. ft. of gross floor area	4413
Automotive equipment rental and leasing	C		1 space for every 400 sq. ft. of gross floor area	5321
Automotive repair and maintenance (major repair)	C	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	C	<u>4.08.01</u>	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	
Bed-and-breakfast inns	C		1 space for every room for rent	721191
Beer, wine, and liquor stores	C		1 space for every 250 sq. ft. of gross floor area	4453
Boat and motorcycle repair	C	<u>4.08.01</u>	1 space for every 400 sq. ft. of gross floor area	811491
Boat, vehicle, equipment, etc., storage leasing	C		1 parking space for every 10,000 sq. ft. 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 sq. ft. of office area.	531190
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
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	713950
Brewpubs	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
Building material and garden equipment and supply dealer	C	<u>4.08.01</u>	1 space for every 500 sq. ft. of gross floor area	444
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Car washes (automated)	C		1 space for every 200 sq. ft. of office/employee support area, plus stacking for 3 vehicles.	811192
Car washes (self-service)	C		2.5 spaces for every washing stall	811192
Child day care services	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or 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 sq. ft., whichever is greater.	531120
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	C		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	C		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning and laundry services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	C		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
Gasoline station (with convenience store)	C		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	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)	447
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
General warehousing and storage	C	<u>4.08.01</u>	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing; 1 space for every 2,000 sq. ft.	4931

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			of gross floor area for the second 20,000 sq. ft.; 1 space for every 4,000 sq. ft. of gross floor area more than 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area more than the 25% allowance	
Grocery stores	C		1 space for every 250 sq. ft. of gross floor area	4451
Health and personal care stores and medical marijuana treatment center dispensing facilities	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446
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)	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Kitchen cabinet stores	C		1 space for every 500 sq. ft. of gross floor area	444190
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 sq. ft. of outdoor ground storage/display area	561730
Laundromat (coin operated)	P		1 space for every 2 washing machines	
Linen and uniform supply services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	81233
Machinery and equipment rental and leasing	C		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mini-warehouse and self-storage leasing (drive-up)	C		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings are a	531130

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			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.	
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.	531130
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Motion picture theaters	C		1 space for every 4 seats, plus 5 spaces for employees	512131
Nurseries	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 2,000 sq. ft. of outdoor ground storage/display area plus 1 space for each acre of growing area	
Office supplies, stationery, and gift stores	C		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	4539
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Parts and Accessories Dealer – Automotive/marine	C		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Pawn shops	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	522298
Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	C		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Publishing industries, except internet	P		1 space for every 250 sq. ft. of gross floor area	511
Real Estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Repair and maintenance (non-automotive)	C		1 space for every 400 sq. ft. of gross floor area	811
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	C		1 space for every room for rent, plus 2 spaces	7213
RV parks and recreational camps	C		1 space for every lot or campsite	7212
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Skating rinks	C		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	C		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Tattoo Parlors	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Telecommunications	P		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	517

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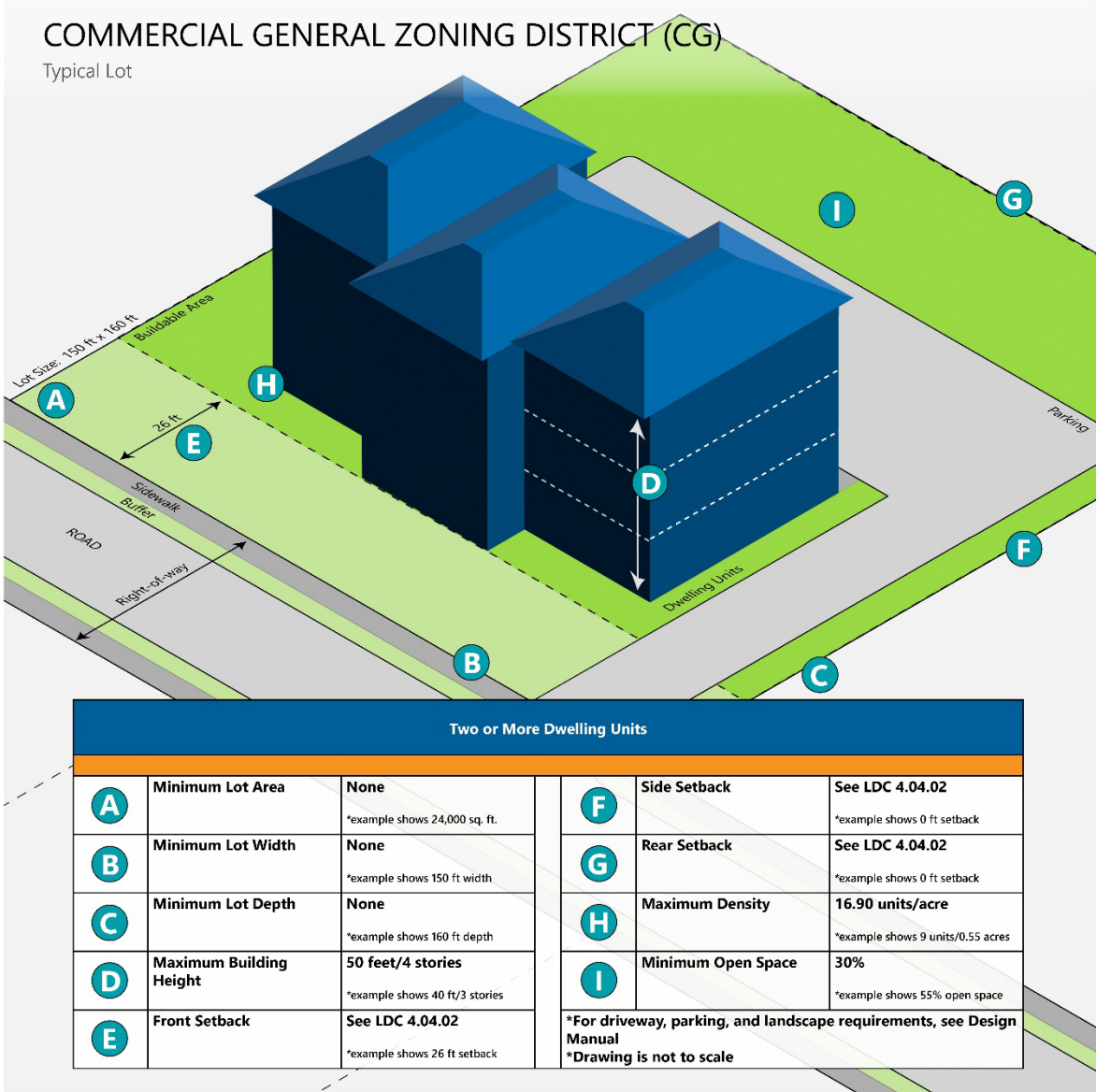
USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	713990
Theater, Single screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater, multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Thrift Stores	C	4.08.01	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	C		1 space for every 250 sq. ft. of gross floor area	541940
General warehousing and storage	C	<u>4.08.01</u>	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing, then, 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft., then, 1 space for every 4,000 sq. ft. of gross floor area more than 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area	493
INSTITUTIONAL USES				
Bus and Transit systems	C		1 space for each employee on maximum shift	4851 4852
INDUSTRIAL USES				
Lumberyards	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 1,000 sq. ft. of outdoor ground storage/display area	444
Motor vehicle towing	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 5,000 sq. ft. of outdoor storage area	48841
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
Wholesale Trade (except motor vehicles)	C		1 space for every 1,000 square feet of gross floor area	42
RECREATIONAL USES				
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

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

Commercial General (CG)			
Dwelling Units		2+	Non
Minimum Lot Area (square feet)		None	None
Minimum Lot Size	Width	None	None
	Depth	None	None
Maximum Building Height / Stories		50/4 stories	50/4 stories/Footnote 1
Setbacks	Front	Footnote 2/3	
	Side		
	Rear		
Maximum Density (units per acre)		16.90	N/A
Maximum Floor Area Ratio		N/A	1.30
Minimum Open Space (%)		30%	

- Footnote 1: Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories.
- Footnote 2: Those portions of a development that abut single-family, duplex or townhome uses the setback shall be equal to the height of the building (one-foot of setback for every one-foot of height).
- Footnote 3: The following setbacks shall apply to developments proposed in the CG zoning district:

Building Height	Location	Setbacks		
		Front	Side	Rear
Less than 40'	Properties on U.S. Highway 98	16 – 26	0	0
	Properties not on U.S. Highway 98	10 – 20		
More than 40'	Properties on U.S. Highway 98	Min. 45	2' + 2' for each 10' or fraction exceeding 40'	0
	Properties not on U.S. Highway 98	Min. 30		



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SECTION 4.04.02 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.
- B. The Commercial Trades and Services zoning district is intended to accommodate 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Custodian or night-watchman dwelling	P		1 space per dwelling unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Auto parts, accessories, and tire stores (retail)	P		1 space for every 250 sq. ft. of gross floor area	4413
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
Automotive repair and maintenance (major repair)	P	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	<u>4.08.01</u>	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Barbershops or beauty parlors/salon	P		1 space for every 150 sq. ft. of gross floor area	812
Boat and motorcycle repair	P	<u>4.08.01</u>	1 space for every 400 sq. ft. of gross floor area	811491
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. 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 sq. ft. of office area.	531190
Brewpubs	C		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
Building material and garden equipment and supply dealer	P	<u>4.08.01</u>	1 space for every 500 sq. ft. of gross floor area	444
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Car washes (automated)	P		1 space for every 200 sq. ft. of office/employee support area, plus stacking for 3 vehicles.	811192
Car washes (self-service)	P		2.5 spaces for every washing stall	811192
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Couriers and messengers	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for each vehicle used in operation	492
Death care services	P		1 space for every 50 sq. ft. plus 1 space for every 2 employees	8122
Dry cleaning and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
General warehousing and storage	P	<u>4.08.01</u>	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing, then, 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft., then, 1 space for every 4,000 sq. ft. of gross floor area more than 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area	4931
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Kitchen cabinet stores	P		1 space for every 500 sq. ft. of gross floor area	444190
Landscaping services	P		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1	561730

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			space for every 2,000 sq. ft. of outdoor ground storage/display area	
Laundromat (coin operated)	P		1 space for every 2 washing machines	
Linen and uniform supply services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	81233
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
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.	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.	531130
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Motion picture theaters – Single screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Motion picture theaters – Multi screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Non-store retailers	P		1 space for every 750 sq. ft. of gross floor area	454
Other ground passenger transportation	P		1 space for each employee on maximum shift	4859
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Parts and Accessories Dealer – Automotive/marine	P		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Publishing industries, except internet	P		1 space per 200 sq. ft. of gross floor area	511
Real Estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Repair and maintenance (non-automotive)	P		1 space for every 400 sq. ft. of gross floor area	811
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Taxi and limousine service	P		1 space for every 750 sq. ft. of gross floor area	4853
Telecommunications	C		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	517
INSTITUTIONAL USES				
Bus and Transit systems	C		1 space for each employee on maximum shift	4851 4852
School and employee bus transportation	P		1 space for each employee on maximum shift	4854
Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6115
INDUSTRIAL USES				
Breweries and microbreweries	C		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312120
Distilleries and craft distilleries	C		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312140
<u>Indoor Shooting Ranges</u>	P	<u>4.08.01</u>	1 space for every shooting lane plus 1 space for every 250 sq. ft. of retail sales gross floor area	713990
Lumberyards	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 1,000 sq. ft. of outdoor ground storage/display area	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Motor vehicle towing	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 5,000 sq. ft. of outdoor storage area	48841
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
Residential and non-residential contractors	P		1 space for every 400 sq. ft. of gross floor area	236
Specialty trade contractors	P		1 space for every 400 sq. ft. of gross floor area	238
Wholesale Trade (except motor vehicles)	P		1 space for every 1,000 square feet of gross floor area	42
Fish and seafood merchant wholesalers	P		1 space for every 1,000 sq. ft. of gross floor area	424460

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

Commercial Trades & Services (CTS)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35' or 3-stories
Setbacks	Front	0' minimum – 10' maximum
	Side	No side or rear yards are required unless the development shares a property line with a residential district boundary. Then a ten-foot setback maintained as open shall be required.
	Rear	
Maximum Density (units per acre)		No residential uses allowed, except for one custodian or night-watchman residence per development.
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

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SECTION 4.04.03 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.
- B. 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.
- C. 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.
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
COMMERCIAL USES				
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Automobile dealers	P		1 space for every 400 sq. ft. of gross floor area	4411
Auto/Marine parts, accessoires dealer	P		1 space for every 250 sq. ft. of gross floor area	441310
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
Automotive repair and maintenance (major repair)	P	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	<u>4.08.01</u>	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Boat and motorcycle repair	P	<u>4.08.01</u>	1 space for every 400 sq. ft. of gross floor area	811491
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. 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 sq. ft. of office area.	531190
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Death care services	P		1 space for every 50 sq. ft. plus 1 space for every 2 employees	8122
Dry cleaning and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
General warehousing and storage	P	<u>4.08.01</u>	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing, then, 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft., then, 1 space for every 4,000 sq. ft. of gross floor area more than 40,000 sq. ft.: plus 1 space for every 300 sq. ft. of office area	4931
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
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 sq. ft. of outdoor ground storage/display area	561730
Linen and uniform supply services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	81233
Medical marijuana dispensing facilities	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446
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.	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.	531130
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Non-store retailers	P		1 space for every 750 sq. ft. of gross floor area	454
Other motor vehicle dealers	P		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Auto/Marine Parts and Accessories Dealer – Automotive/marine	P		1 space for every 250 sq. ft. of gross floor area	441310
Repair and maintenance (non-automotive)	P		1 space for every 400 sq. ft. of gross floor area	811
Tattoo Parlors	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Telecommunications	P		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	517
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary Services	C		1 space for every 250 sq. ft. of gross floor area	541940
SEXUALLY ORIENTED BUSINESSES				
Adult stores	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Adult cabaret	P	<u>4.08.01</u>	1 space for every 150 sq. ft. of gross floor area	
Adult motel	P	<u>4.08.01</u>	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	
Adult motion picture theater	P	<u>4.08.01</u>	1 space for every 3 seats, plus 5 spaces for employees	
Escort service	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Sexual-encounter center	P	<u>4.08.01</u>	1 space for every 150 sq. ft. of gross floor area	
INSTITUTIONAL USES				
School, Urban/Interurban and rural bus transportation system	P		1 space for each employee on maximum shift	4851, 4852, 4854
Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6115
INDUSTRIAL USES				

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Breweries and microbreweries	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312120
Distilleries and craft distilleries	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312140
Heavy and civil engineering contractors	P		1 space for every 400 sq. ft. of gross floor area	237
Indoor Shooting Ranges	P	<u>4.08.01</u>	1 space for every shooting lane plus 1 space for every 250 sq. ft. of retail sales gross floor area	713990
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Motor vehicle towing	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 5,000 sq. ft. of outdoor storage area	48841
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
Residential and non-residential contractors	P		1 space for every 400 sq. ft. of gross floor area	236
Specialty trade contractors	P		1 space for every 400 sq. ft. of gross floor area	238
Truck transportation	P		1 space for every 250 sq. ft. of office and 2 spaces for each company vehicle operating from the premises	484
Waste management and remediation services	C		1 space for every 1000 sq. ft. of gross floor area, plus 1 space for each company vehicle	562
Wholesale Trade (except motor vehicles)	P		1 space for every 1,000 square feet of gross floor area	42
MISCELLANEOUS USES				
Solar electric power generation	P		1 space for every 200 sq. ft. of gross floor area	221119
Wind electric power generation	P		1 space for every 200 sq. ft. of gross floor area	221119
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110

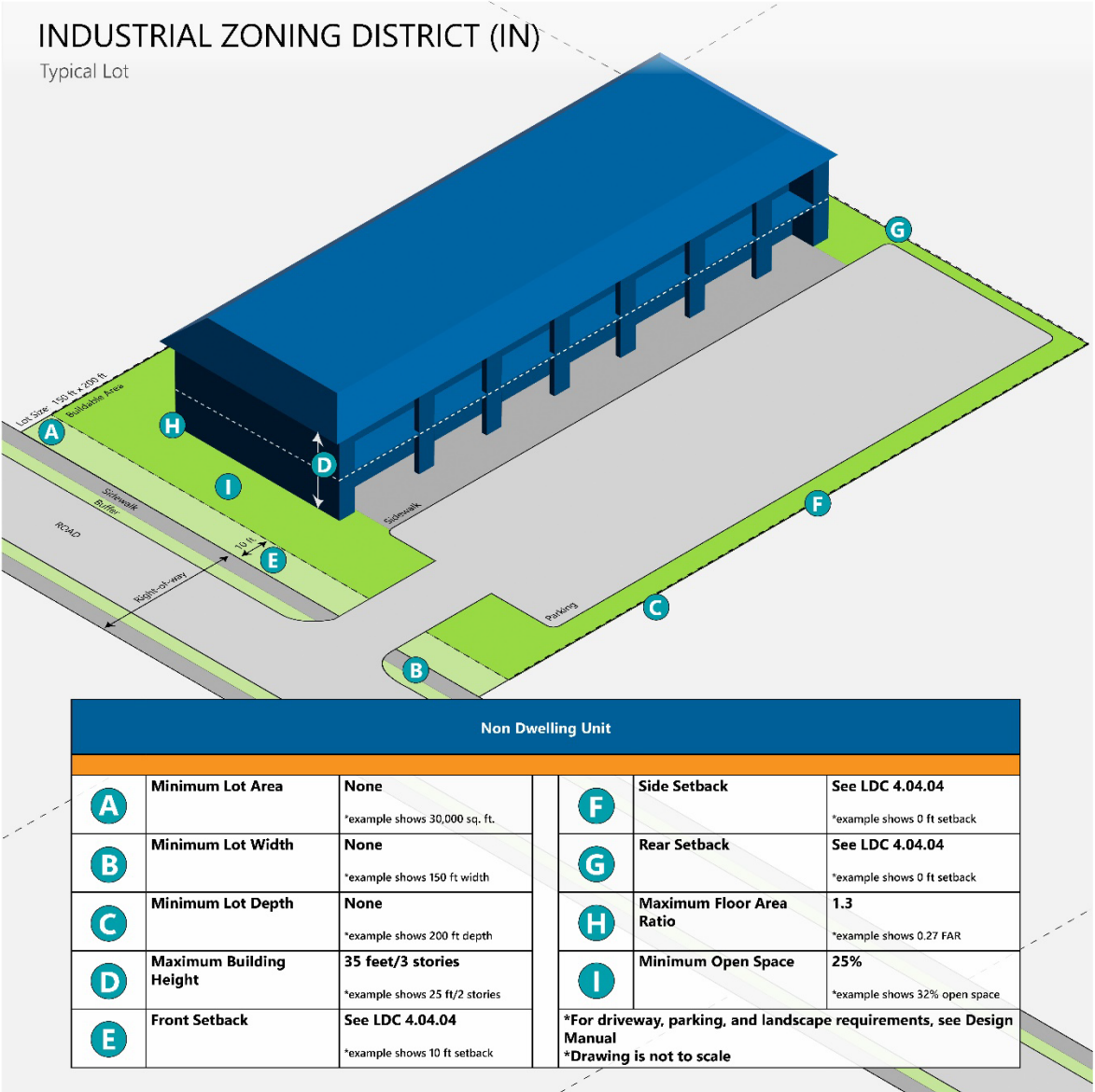
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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712
Zoos	C		1 space for every 4 seats in facilities available for patron use; or 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.	712110

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

Industrial (IN)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3 stories
Setbacks	Front	0' minimum – 10' maximum
	Side	No side or rear yards are required unless the development shares a property line with a residential district boundary. Then a ten-foot setback maintained as open shall be required.
	Rear	
Maximum Density (units per acre)		No residential uses allowed, except for one custodian or night-watchman residence per development.
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

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SECTION 4.05 MIXED USE DISTRICTS

SECTION 4.05.01 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.
- B. 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.
- C. Special Design Criteria:
 1. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 sq. ft. designed primarily to serve the needs of the adjacent "Old Destin" area,
 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 sq. ft.
 3. Diverse and complementary land uses:
 - a. Development in the CMU District shall require a minimum of two distinct and complementary land uses.
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Accessory Dwelling	C	<u>4.08.03</u>	1 space per dwelling unit	N/A
Guest House	C	<u>4.08.03</u>	1 space per dwelling unit	N/A
Multi-family attached dwelling	C		1 bedroom: 1.50 spaces per Dwelling Unit	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit	
			3+ bedrooms: 2.5 spaces per Dwelling Unit	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single room occupancy	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)	N/A
Community Residential Home, Large (7-14)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	C	<u>4.08.02</u>		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	C		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	C		1 space for every room for rent	721191
Beer, wine, and liquor stores	C		1 space for every 250 sq. ft. of gross floor area	4453
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
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	713950
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	C		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue 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 sq. ft., whichever is greater.	531120
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Drinking places, alcoholic beverages	C		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Educational support services	C		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	C		1 space for every 200 sq. ft. of gross floor area	713940
Health and personal care stores and medical marijuana treatment center dispensing facilities	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446
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.	721110
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
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	713930
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.	
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	
Dry boat storage facilities	C		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			be used for wash and dry racks or for boats or trailers.	
Dry dock facilities	C		2 parking spaces for each dry dock.	
Fare-carrying vessels	P		1 parking space for each 4 passengers based on maximum 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 watercrafts.	
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Other general merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4529
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	C		1 space for every 300 sq. ft. of gross floor area	6116
Shopping center	C		1 space for every 250 sq. ft. of gross floor area	
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	453981149
Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	C		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	C		1 space for every 200 sq. ft. of gross floor area	
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	713990
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
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	483
Bus and Transit systems	C		1 space for each employee on maximum shift	4851 4852
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

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

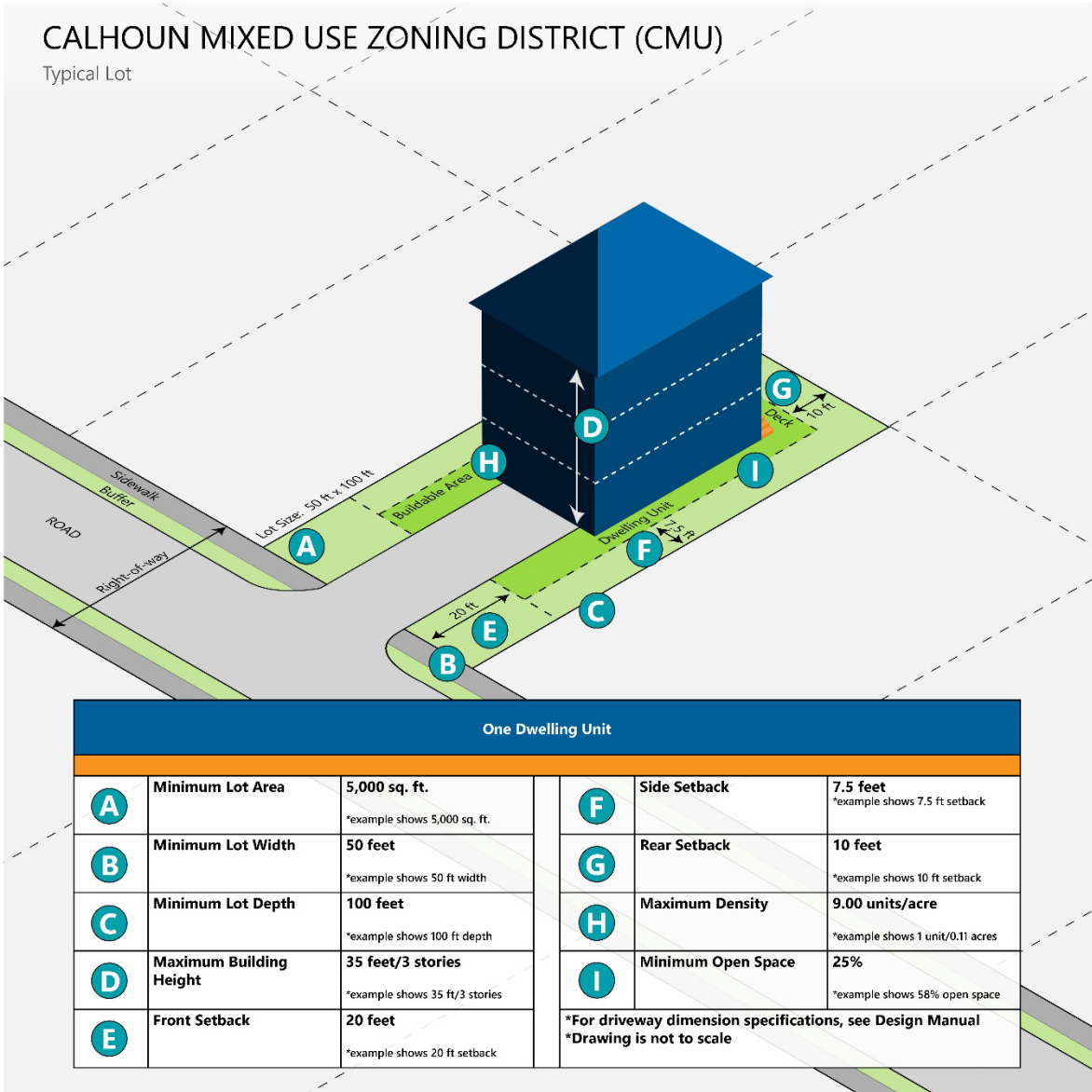
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Calhoun Mixed Use (CMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		35/3 stories		
Setbacks	Front	20'	Footnote 1	Footnote 1
	Side	7½'	Footnote 1	Footnote 1
	Rear	10'	Footnote 1	Footnote 1
Maximum Density (units per acre)		6.00	12.00	N/A
Maximum Floor Area Ratio		N/A	N/A	.50
Minimum Open Space (%)		25%	25%	30%

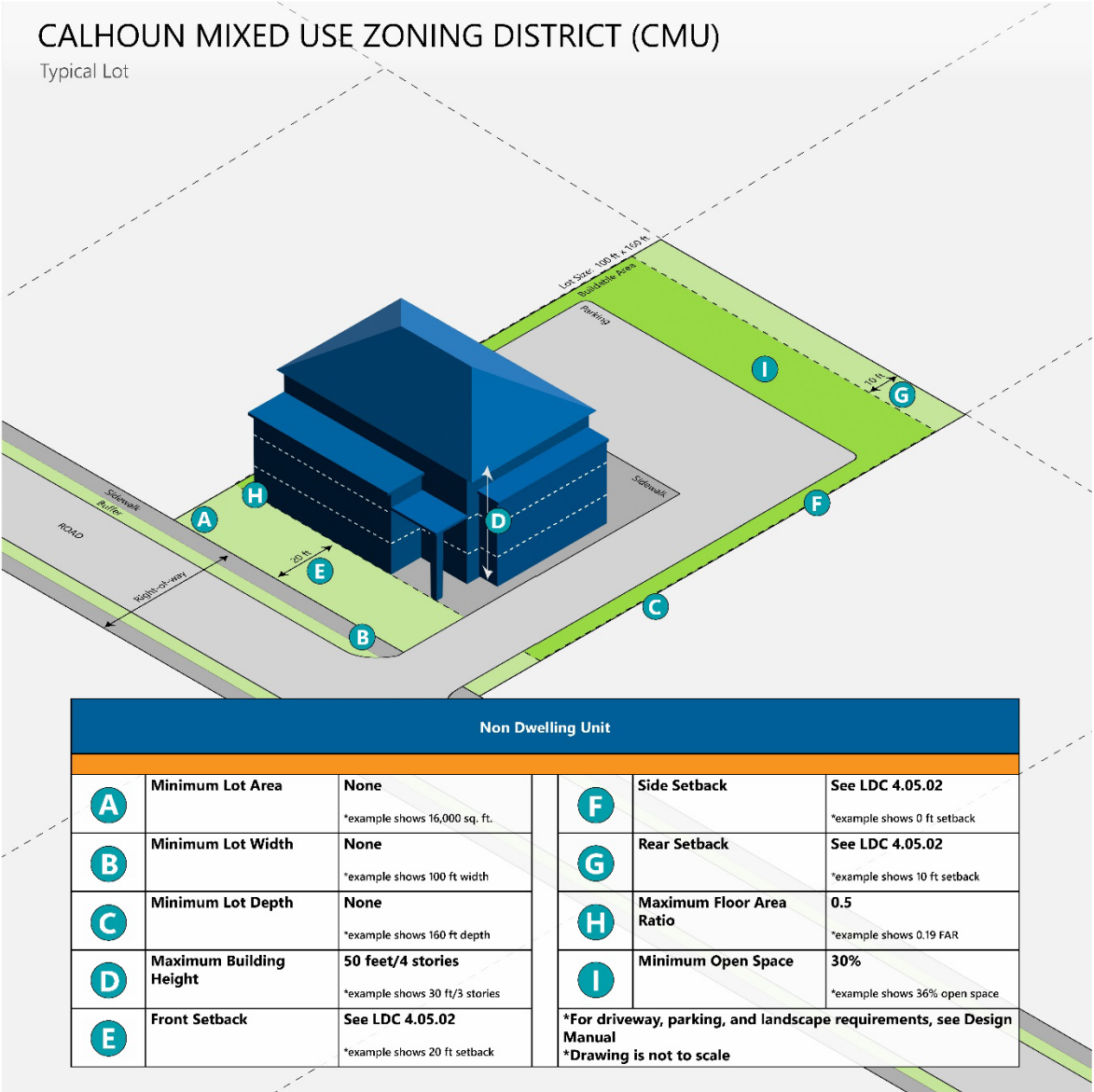
1. Footnote 1: The following setbacks shall apply to developments proposed in the CMU zoning district:

Front Setbacks			
Building Height	Less than 40'		10' – 20'
	More than 40'		Min. 30"
Side Setbacks			
Building Height	35' or less		0'
	35' to 50'		15'
	50' or more		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not along the Choctawhatchee Bay	Building Height	35' or less	10'
		35' to 50'	15'
		50' or more	15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Lots fronting the Choctawhatchee Bay			Must meet the requirements set forth in Article 7 for Bay shoreline protection zone

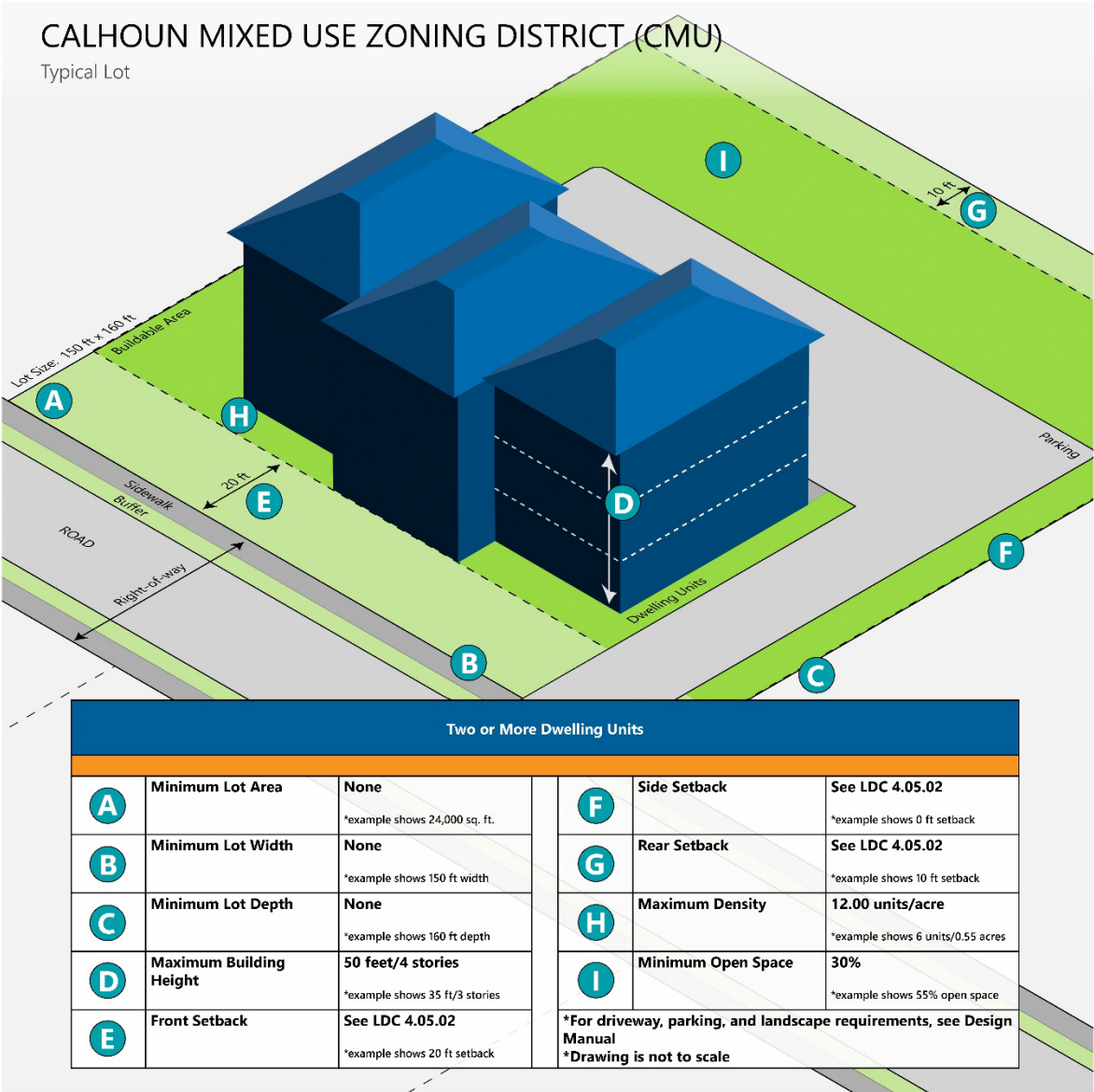
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SECTION 4.05.02 CRYSTAL BEACH RESORT (CBR)

- 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.
- B. Special Design Criteria:
1. The following uses shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach Resort area.
 - a. Florists
 - b. Health and personal care stores and medical marijuana treatment center dispensing facilities
 - c. Office supplies, stationery, and gift stores
 - d. Other general merchandise stores
 - e. Other miscellaneous store retailers
 - f. Specialty food stores
 2. The following uses shall only be approved on properties with direct or secondary access to Emerald Coast Parkway and north of Luke Avenue.
 - a. All other amusement and recreation industries
 - b. Hospitals
 - c. Internet publishing and broadcasting
 - d. ISPs, search portals, and data processing
 - e. Libraries
 - f. Nursing Care Facilities
 - g. Residential mental health facilities
 - h. Social assistance
 - i. Thrift Stores
 - j. Used merchandise stores
 - k. Schools, colleges, technical educational facilities or other similar educational institutes
 - l. School, Urban/Interurban and rural bus transportation system
- C. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Accessory Dwelling	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
Guest House	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single room occupancy	P		1 space per rental room	N/A
Seasonal/Short-Term Residential Uses				
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	
Other Residential Uses				
Community Residential Home, Large (7-14)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	P	<u>4.08.02</u>		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	C	<u>4.05.02</u>	1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Barbershops or beauty parlors	C		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Business, computer, and management training	C		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Clothing and clothing accessories stores	C		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue	C		1 space for every 4 persons allowed within the maximum occupancy	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Couriers and messengers	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for each vehicle used in operation	492
Drinking places, alcoholic beverages	P	<u>4.08.01</u>	1 space for every 75 sq. ft. of gross floor area	7224
Educational support services	C		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P	<u>4.05.02</u>	1 space for every 300 sq. ft. of gross floor area	4531
Gasoline stations (with convenience store)	C		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	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)	447
Health and personal care stores and medical marijuana treatment center dispensing facilities	C	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	446
Hospitals	C	<u>4.05.02</u>	2 spaces for every bed	622
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.	721110

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Internet publishing and broadcasting	C		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	C		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift Four spaces for four—six employees on shift	
Nursing care facilities	C	<u>4.05.02</u>	1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Office supplies, stationery, and gift stores	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	4529
Other information services	C		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	4539
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Performing arts and spectator sports	C		1 space for every 4 persons allowed within the maximum occupancy	711
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Residential mental health facilities	C	<u>4.05.02</u>	1 space for every 4 beds, plus one space per staff person working the largest shift	6232
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	4452
Thrift stores	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
INSTITUTIONAL USES				
Elementary and Middle schools	C		2 spaces per classroom	6111
High schools	C		1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Governmental or quasi-governmental offices and programs	C		1 space for every 300 sq. ft. of gross floor area, or if public assembly is provided on site, 1 space for every 4 people of max occupancy	921, 922, 926, 927, 928
Libraries	C		1 space for every 300 sq. ft. of gross floor area	
Post Secondary Education	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6113, 6112, 6115
Postal service	P		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Social assistance	C	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	624
School, Urban/Interurban and rural bus transportation system	C		1 space for each employee on maximum shift	4851, 4852, 4854
RECREATIONAL USES				

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	P		Minimum 1 handicap parking space per park	

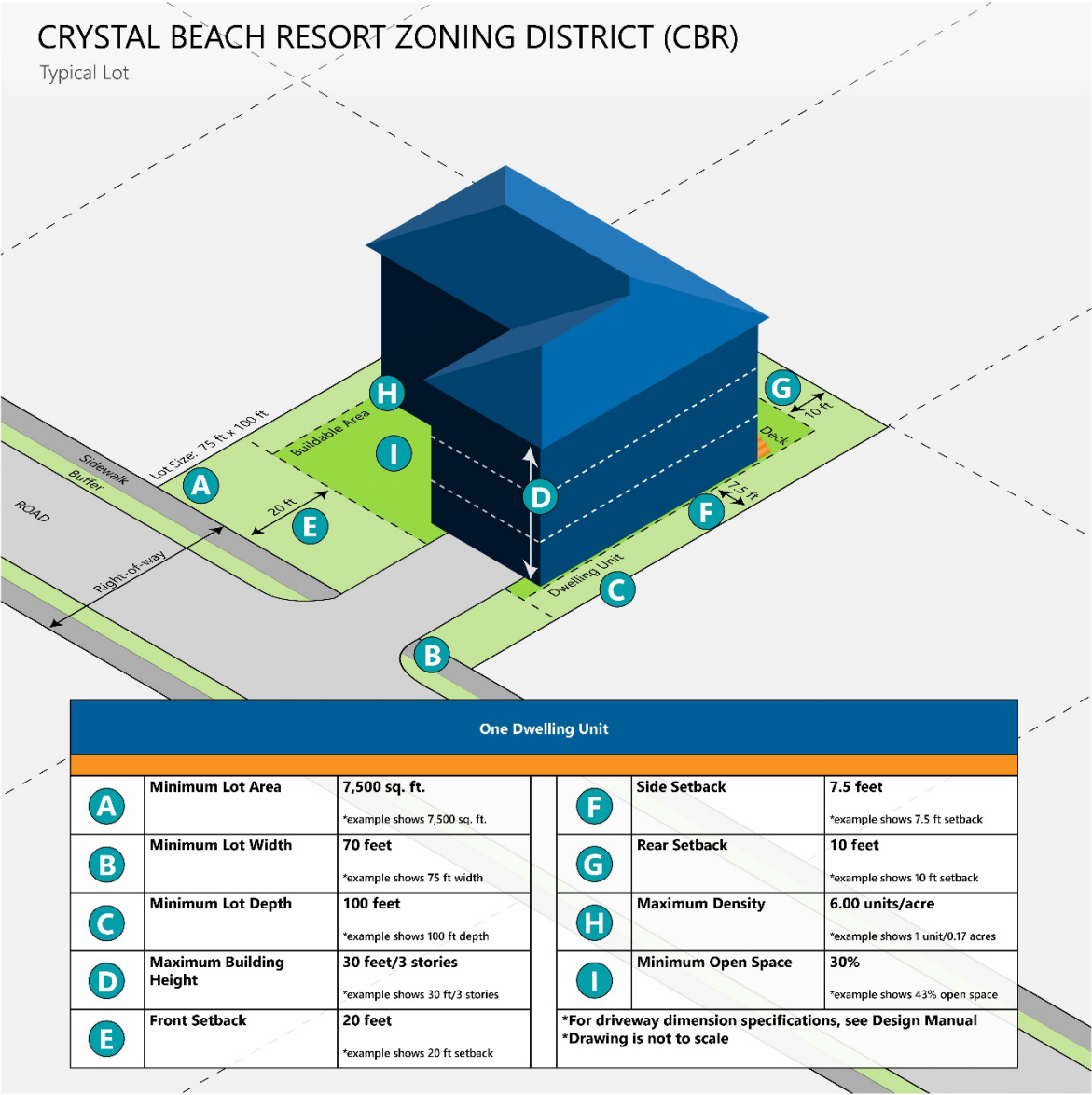
D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Crystal Beach Resort (CBR)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	
Minimum Lot Size	Width	70'	None	
	Depth	100'	None	
Maximum Building Height / Stories		30/3 stories	50/4 stories	50/4 stories
Setbacks	Front	20'	10'	
	Side	7½'	Footnote 1	
	Rear	10'	Footnote 1	
Maximum Density (units per acre)		6.0	12.0	N/A
Maximum Floor Area Ratio		N/A	N/A	0.70
Minimum Open Space (%)		30%		

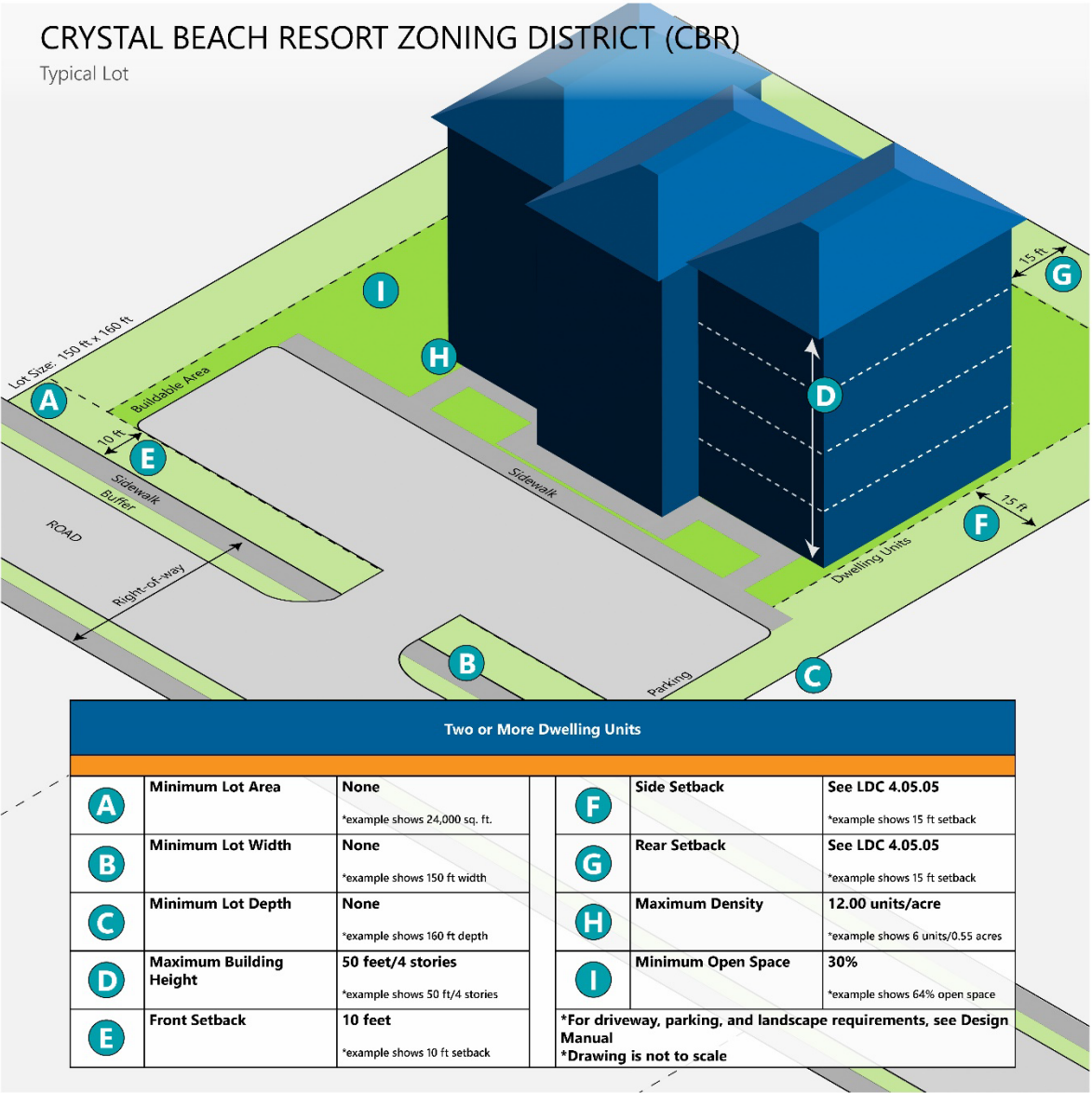
1. Footnote 1: The following setbacks apply to development in the CBR district.

Side Setbacks			
Building Height	35' or less		10'
	35' to 50'		15'
	50' or more		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not fronting the Gulf of Mexico	Building Height	35' or less	10'
		35' to 50'	15' setback for any portion 35' – 50'
		50' or more	15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Lots fronting the Gulf of Mexico			Established by DEP

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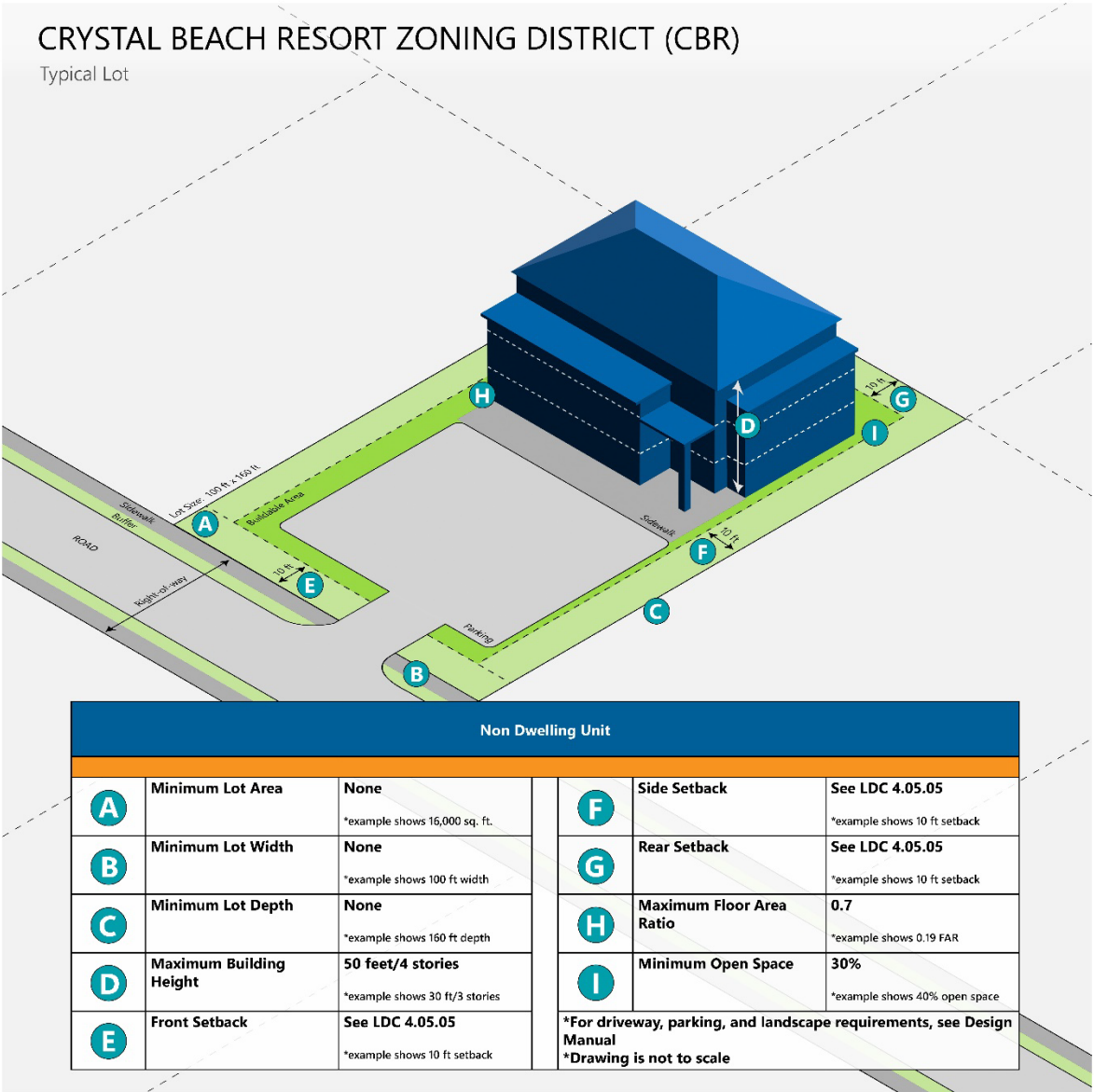


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SECTION 4.05.03 GULF RESORT MIXED USE (GRMU)

- 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.
- B. The Gulf Resort Mixed Use zoning district is intended to provide the city with its major mixed use resort destination.
- C. Special Design Criteria:
 - 1. Diverse and complementary land uses:
 - a. Development in the CMU District shall require a minimum of two distinct and complementary land uses.
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single room occupancy	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
<u>Luxury motor home resort</u>	P	<u>4.08.01</u>	1 space per dwelling unit/pad	
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
Community Residential Home, Large (7-14)	C	<u>4.08.01</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	P	<u>4.08.01</u>		

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Family Day Care Home	P		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlours	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
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	713950
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	P	4.08.01	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/convention center	P		1 space for every 4 persons allowed within the maximum occupancy	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Drinking places, alcoholic beverages	P		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Gasoline stations (with convenience store)	P		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	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)	447
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.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)			1 space for every 2 washing machines	812
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mini-warehouse and self-storage leasing (drive-up)	C		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings are a minimum of	531130

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			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.	
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.	531130
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater, Single screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater, multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
INDUSTRIAL USES				
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

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

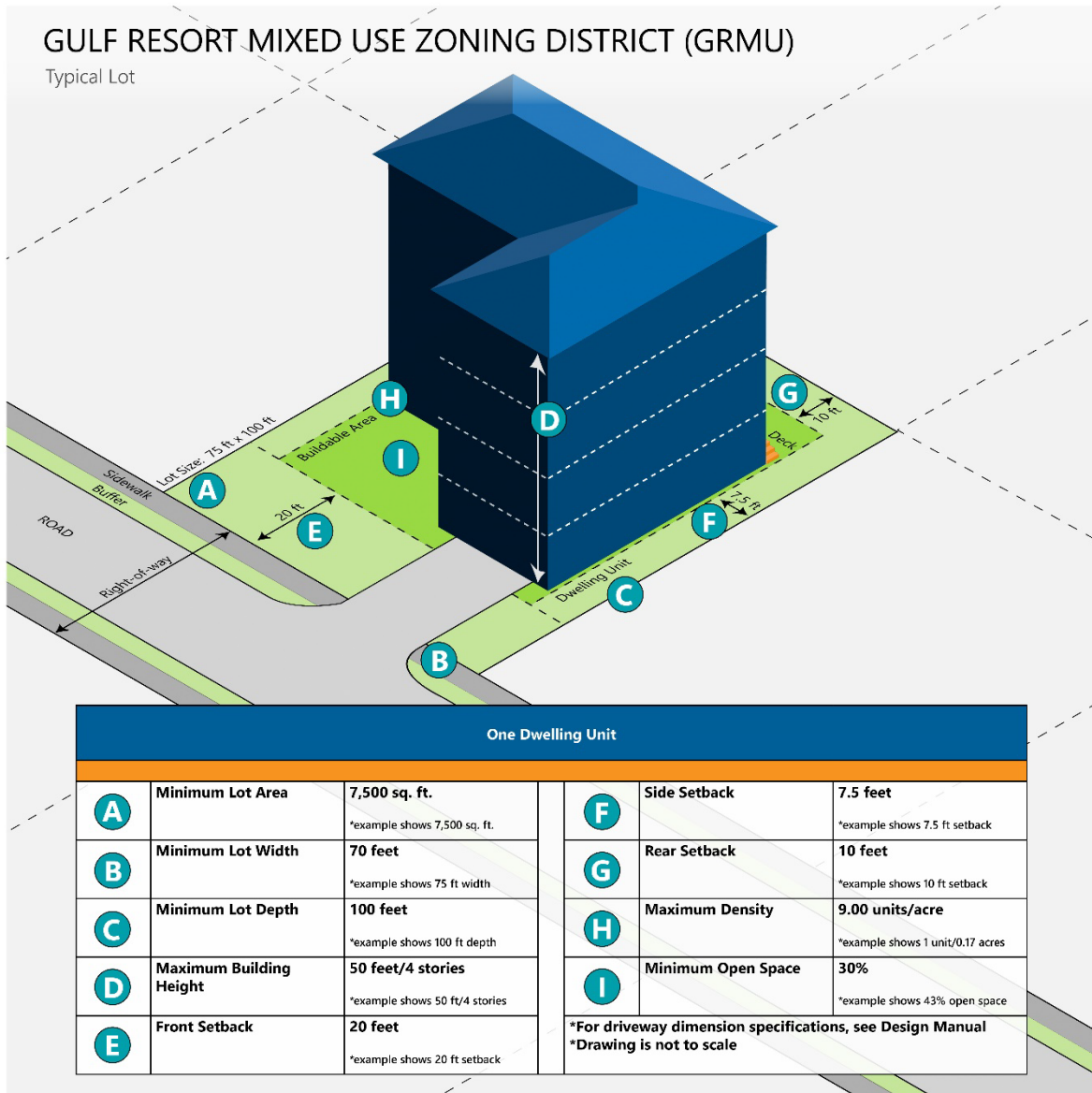
Gulf Resort Mixed Use (GRMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height/Stories		50/4 stories	50/4 stories	65/5 stories
Setbacks	Front	20	Footnote 1	
	Side	7½		
	Rear	10		
Maximum Density (units per acre)		9.00	24.00	N/A
Maximum Floor Area Ratio		N/A	N/A	1.30
Minimum Open Space (%)		30%		

1. Footnote 1: The following setbacks shall apply to developments proposed in the GRMU zoning district:

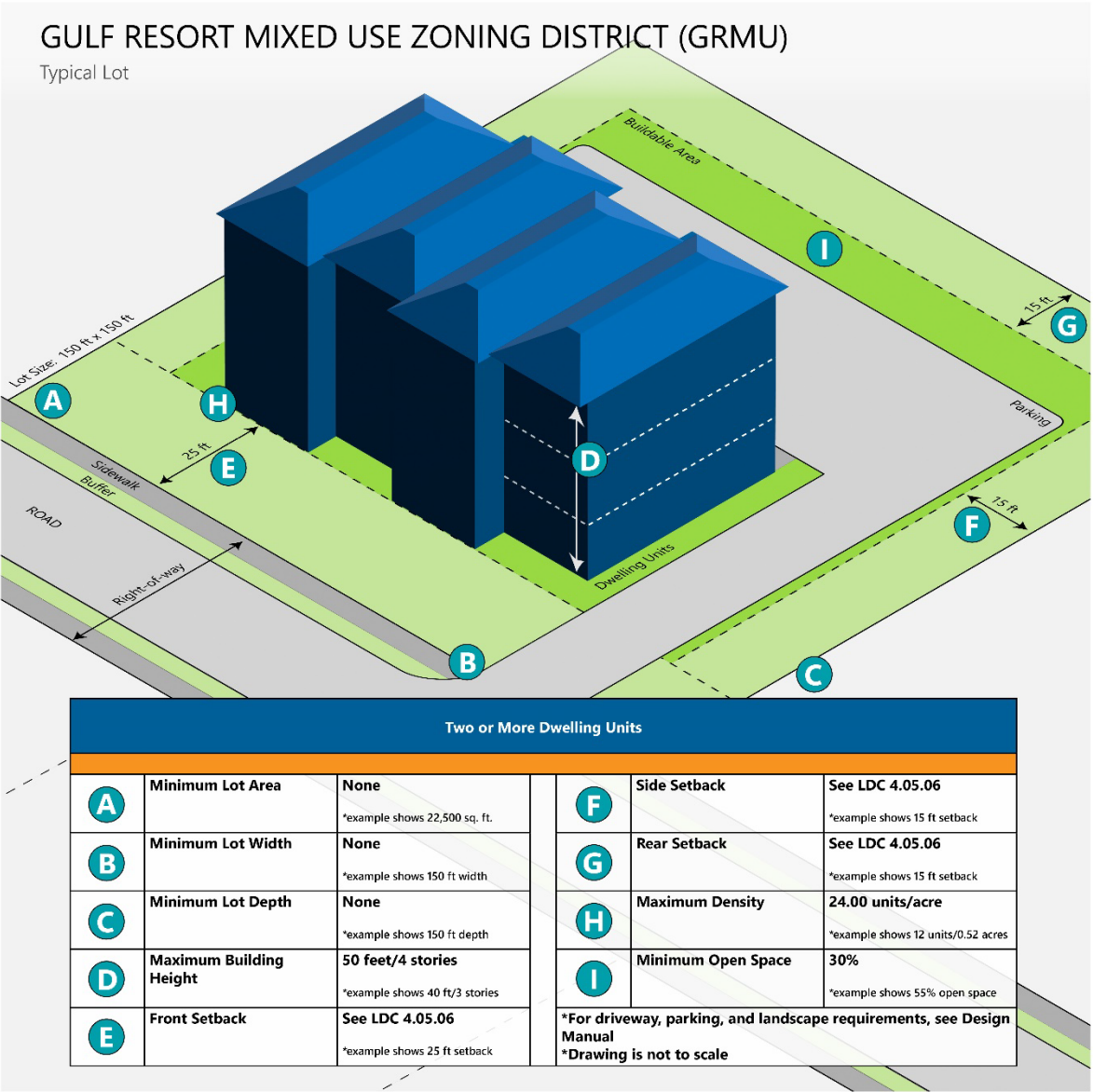
Front Setbacks			
Building Height	40'or less for any building or portion thereof	Properties along HWY 98	15' minimum to 25' maximum
		Properties not along HWY 98	10' minimum to 20' maximum
	40' or more for any building or portion thereof	Properties along HWY 98	45' minimum
		Properties not along HWY 98	30' minimum
Side Setbacks			
Building Height	35' or less		10'
	35' to 50'		15'
	50' or more		15' + 2' on each side for each 10' or fraction thereof exceeding 50'

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Rear Setbacks			
Lots not along the Gulf of Mexico	Building Height	35' or less	10'
		35' to 50'	15'
		50' or more	15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Lots fronting the Gulf of Mexico			Established by DEP

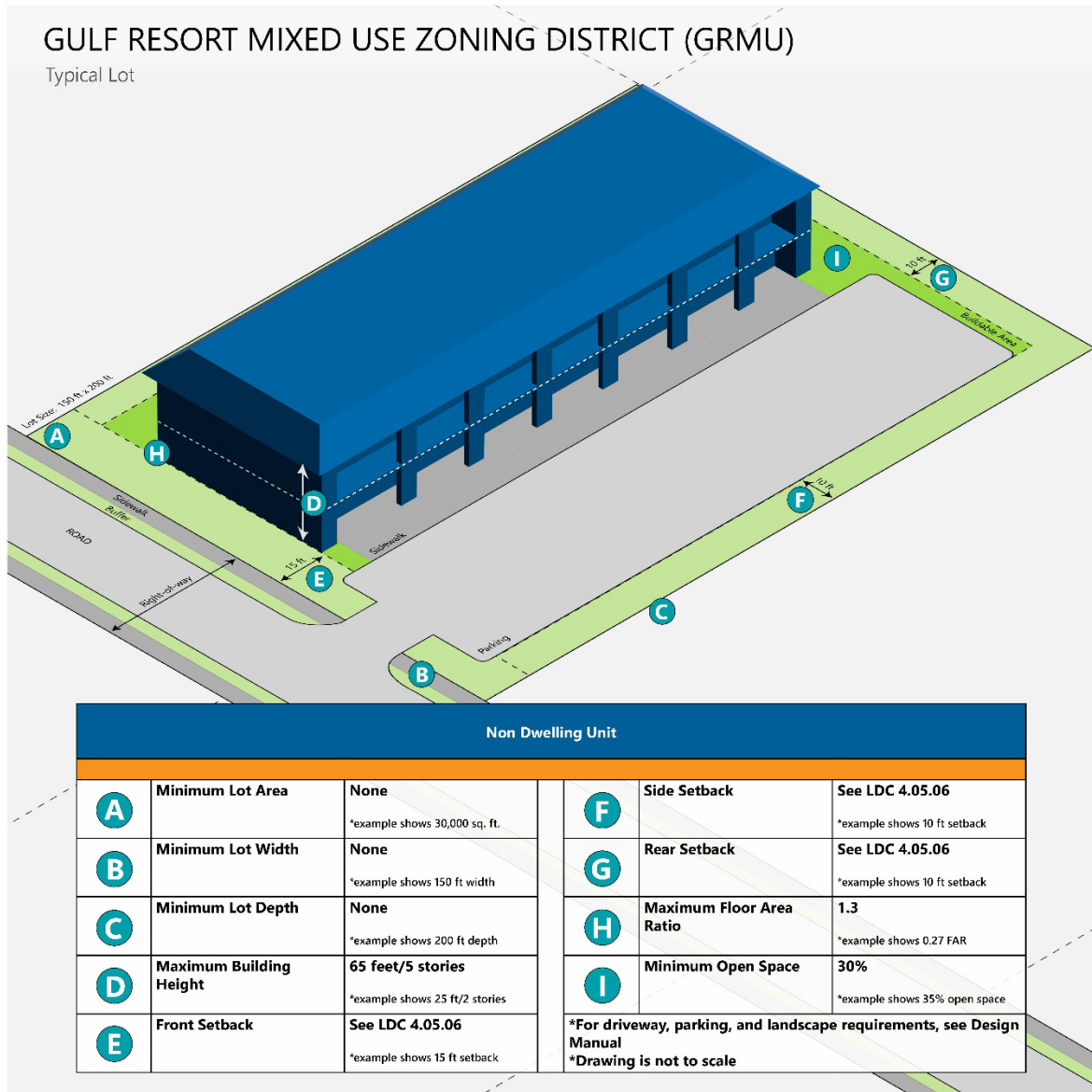


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SECTION 4.05.04 HOLIDAY ISLE MIXED USE (HIMU)

- 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.
- B. The Holiday Isle Mixed Use zoning district is intended to provide the city with an intense mixed use resort destination.
- C. Special Design Criteria:
 - 1. Diverse and complementary land uses:
 - a. Development in the HIMU District shall require a minimum of two distinct and complementary land uses.
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10 % for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10 % for visitors	
Single-family detached dwelling	C		2 spaces per Dwelling Unit	
Single room occupancy	C		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
Community Residential Home, Large (7-14)	C	<u>4.08.01</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	C	<u>4.08.01</u>		

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/convention center	P		1 space for every 4 persons allowed within the maximum occupancy	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Drinking places, alcoholic beverages	P		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning and laundry services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Hotels and motels	P		1 space for the first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff).	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
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	713930
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	
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.	
Fare-carrying vessels	P		1 parking space for each 4 passengers based on maximum 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 watercrafts.	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111

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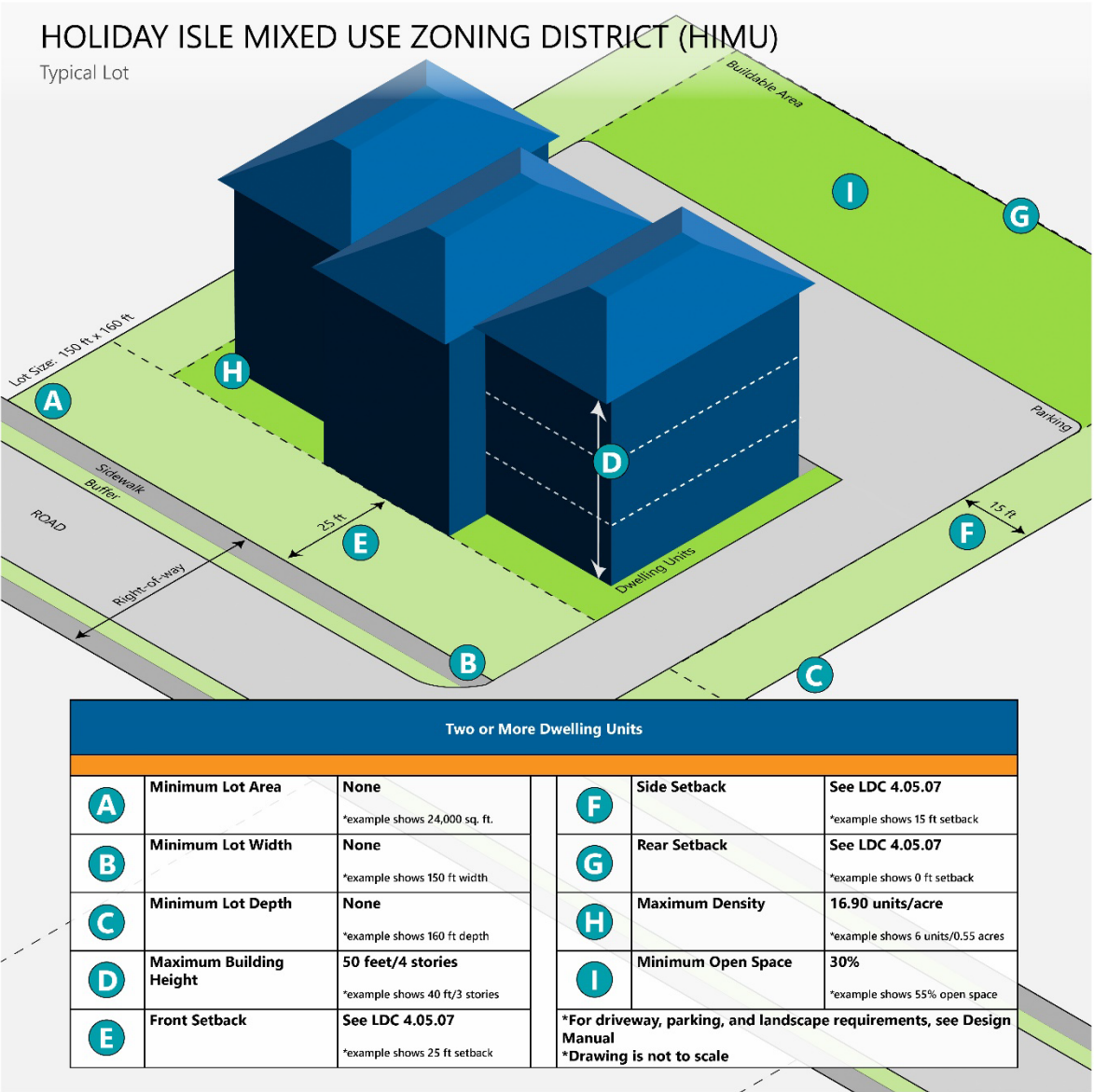
USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater - Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater - multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
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	483
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851,4852
INDUSTRIAL USES				
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712110

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

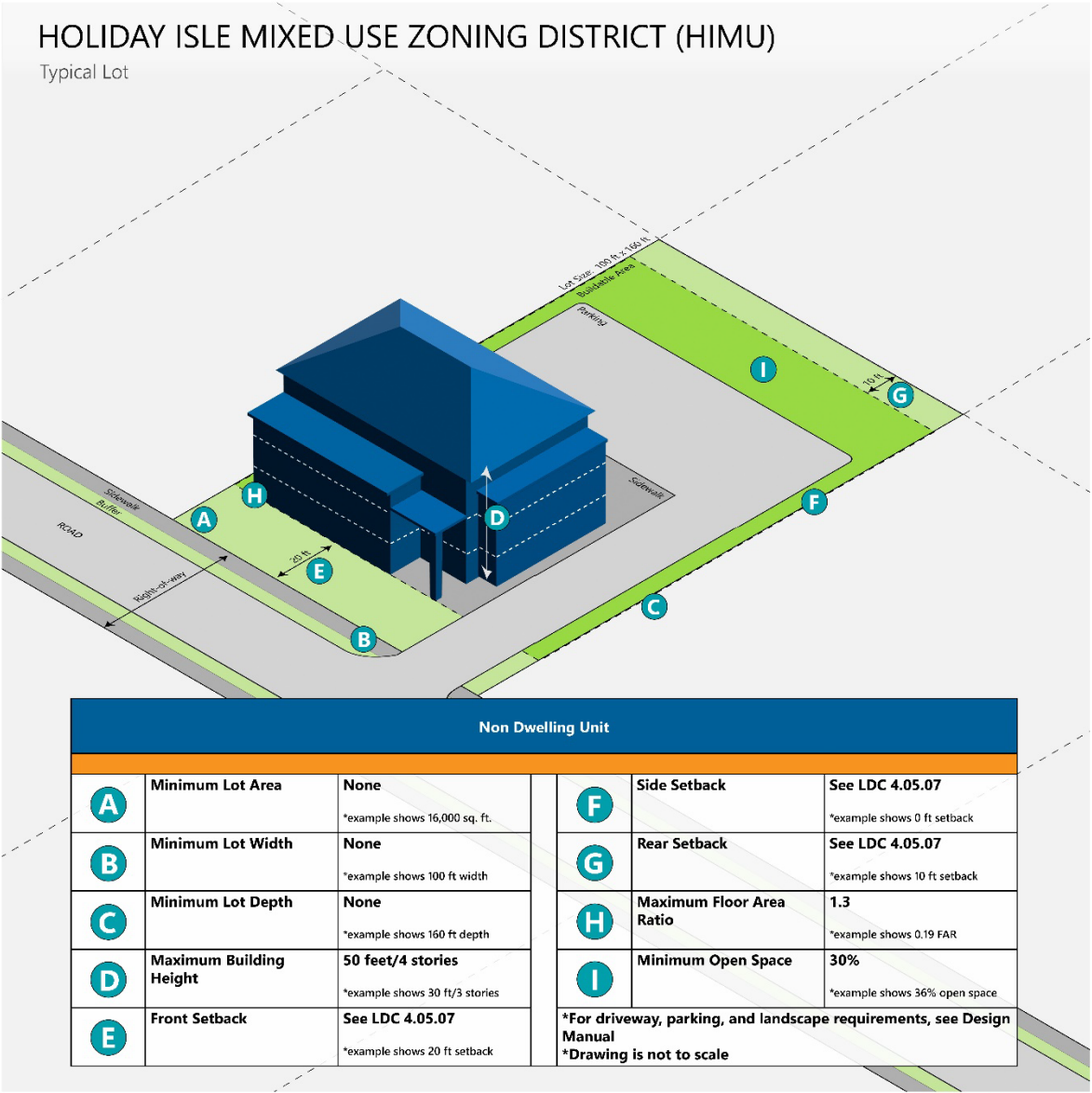
Holiday Isle Mixed Use (HIMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories		50/4 stories	50/4 stories	50/4 stories
Setbacks	Front	20	Footnote 1	
	Side	7½		
	Rear	10		
Maximum Density (units per acre)		9.00	16.90	N/A
Maximum Floor Area Ratio		N/A	N/A	1.30
Minimum Open Space (%)		30%		

1. Footnote 1: The following setbacks shall apply to developments proposed in the HIMU zoning district:

Front Setbacks			
Building Height	40'or less for any building or portion thereof		10' – 20'
	40'or more for any building or portion thereof		Min. 30''
Side Setbacks			
Building Height	35' or less for any building or portion thereof		0'
	35' to 50' for any building or portion thereof		15'
	50' or more for any building or portion thereof		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not along any body of water	Building Height	35' or less for any building or portion thereof	10'
		35' to 50' for any building or portion thereof	15'
		50' or more for any building or portion thereof	15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Lots fronting the Gulf of Mexico			Established by DEP
Lots fronting the Destin Harbor			0'



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SECTION 4.05.05 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.
- B. The North Harbor Mixed Use zoning district is intended to complement the South Harbor festive marketplace.
- C. Special Design Criteria:
 - 1. Diverse and complementary land uses:
 - a. Development in the NHMU District shall require a minimum of two distinct and complementary land uses.
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	C		2 spaces per Dwelling Unit	
Single room occupancy	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
Community Residential Home, Large (7-14)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	C	<u>4.08.02</u>		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Automobile dealers	C		1 space for every 400 sq. ft. of gross floor area	4411
Automotive repair and maintenance (major repair)	P	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	<u>4.08.01</u>	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Beer, wine, and liquor stores	P		1 space for every 250 sq. ft. of gross floor area	4453
<u>Boat and motorcycle repair</u>	P	<u>4.08.01</u>	1 space for every 400 sq. ft. of gross floor area	811491
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. 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 sq. ft. of office area.	531190
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
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	713950
Brewpubs	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
<u>Child day care services</u>	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or 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 sq. ft., whichever is greater.	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	P		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	P		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
Gasoline stations (with convenience store)	P		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	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)	447
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
Grocery stores	P		1 space for every 250 sq. ft. of gross floor area	4451

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Health and personal care stores and medical marijuana treatment center dispensing facilities	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446
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.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Kitchen cabinet stores	P		1 space for every 500 sq. ft. of gross floor area	444190
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 300 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other motor vehicle dealers	P		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Parking lots and garages (public and private)	P		N/A	812930
Parts and accessories dealer – automotive/marine	P		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Tattoo parlors	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater - Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater - multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Thrift stores	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
INDUSTRIAL USES				
Fish and seafood merchant wholesalers	P		1 space per employee on max shift plus 1 space per 250 sq. ft. of retail space	424460
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

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

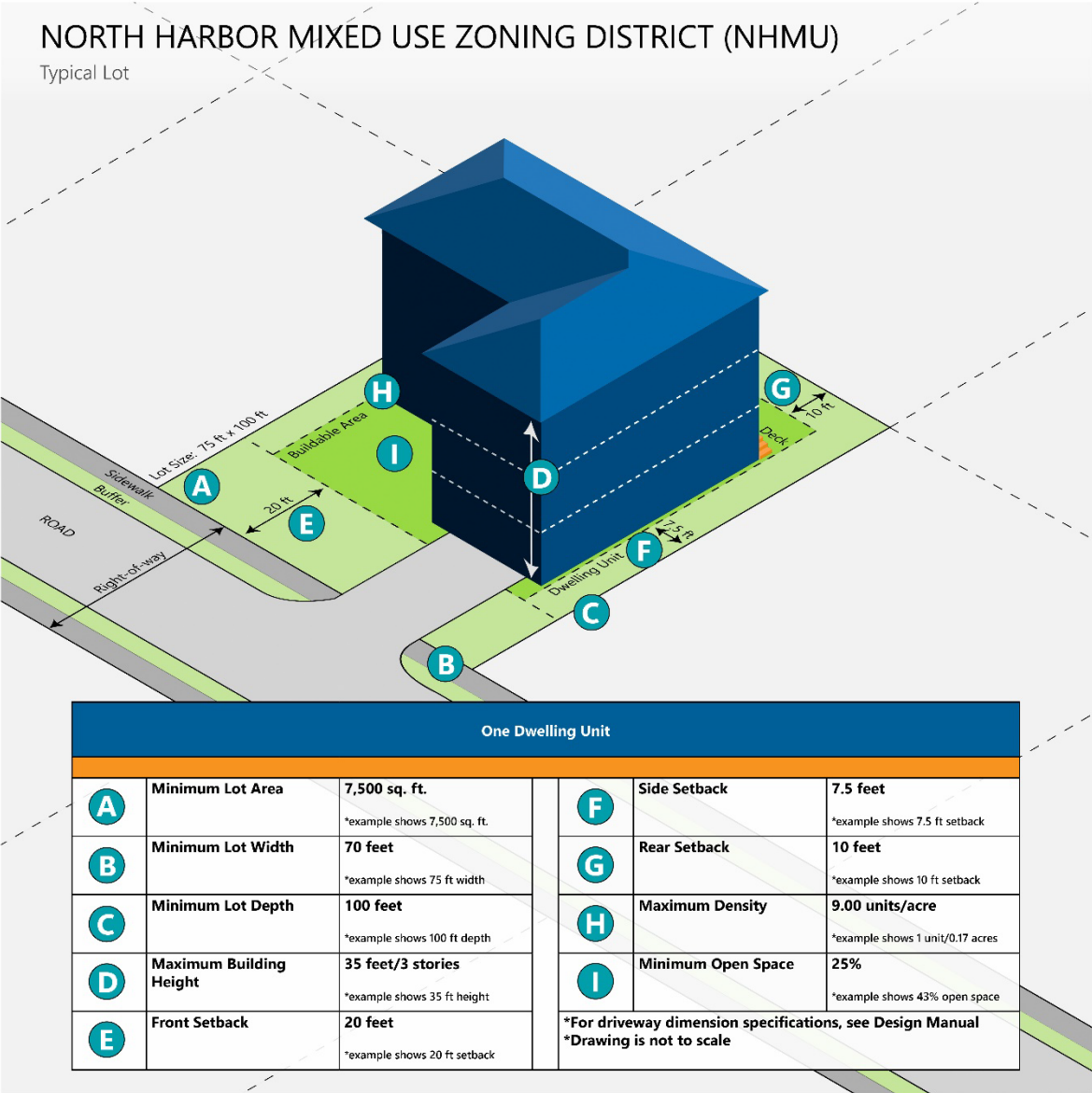
North Harbor Mixed Use (NHMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories		35/3 stories	50/4 stories	35/3 stories
Setbacks	Front	20	Footnote 1 & 2	
	Side	7½		
	Rear	10		
Maximum Density (units per acre)		9.00	24.00	N/A
Maximum Floor Area Ratio		N/A	N/A	0.60
Minimum Open Space (%)		25%	25%	30%/Footnote 3

1. Footnote 1: The following setbacks shall apply to developments proposed in the NHMU zoning district:

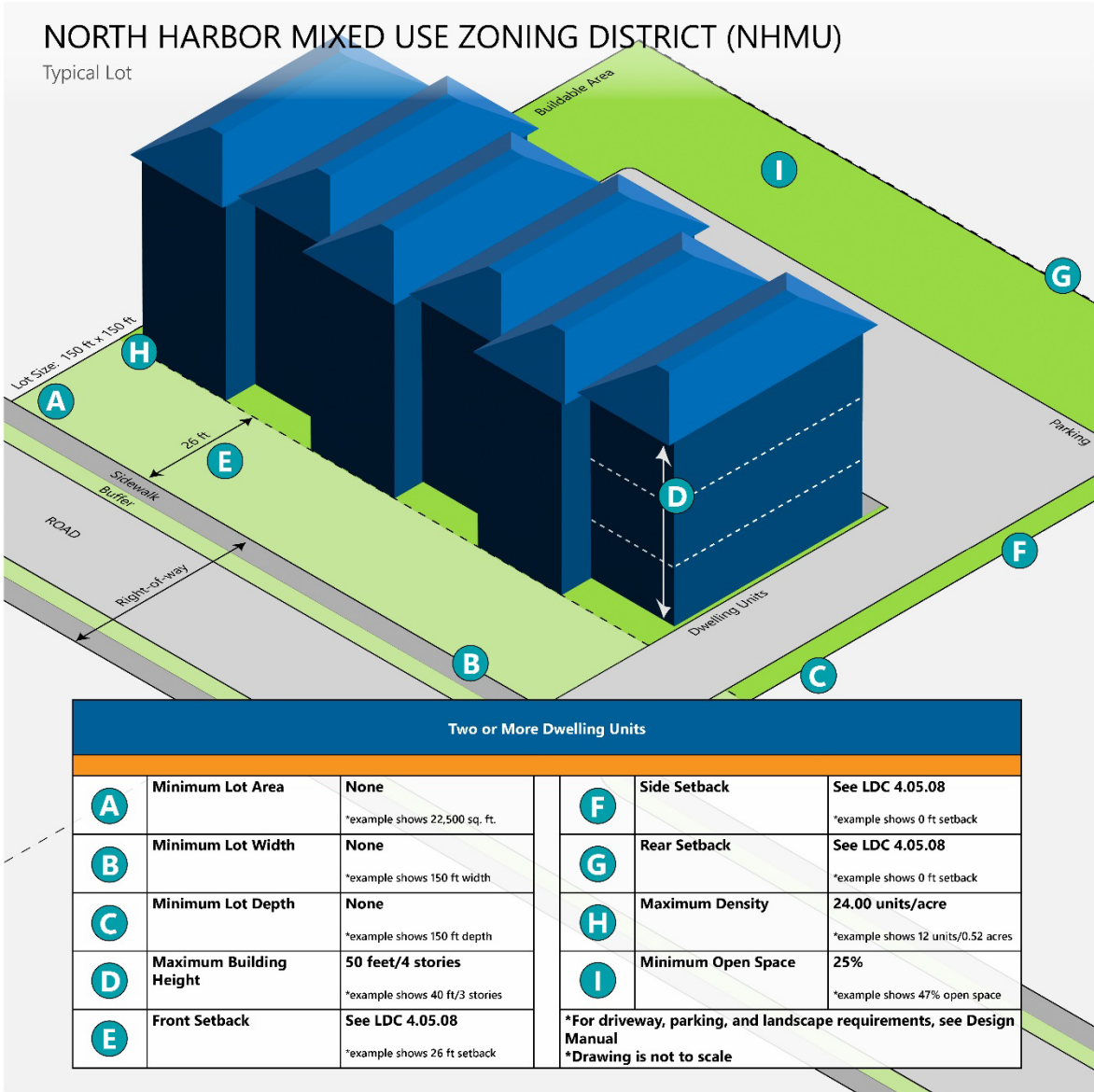
Building Height	Location	Setbacks		
		Front	Side	Rear
40' or less for any building or portion thereof	Properties on U.S. Highway 98	16' minimum – 26' maximum	0'	
	Properties not on U.S. Highway 98	10' minimum – 20' maximum		
40' or more for any building or portion thereof	Properties on U.S. Highway 98	45' minimum	2' + 2' on each side for each 10' or fraction exceeding 40' in height	0'
	Properties not on U.S. Highway 98	30' minimum		

2. Footnote 2: Those portions of a development that abut single-family, duplex or townhome uses the setback shall be equal to the height of the building (one-foot of setback for every one-foot of height).

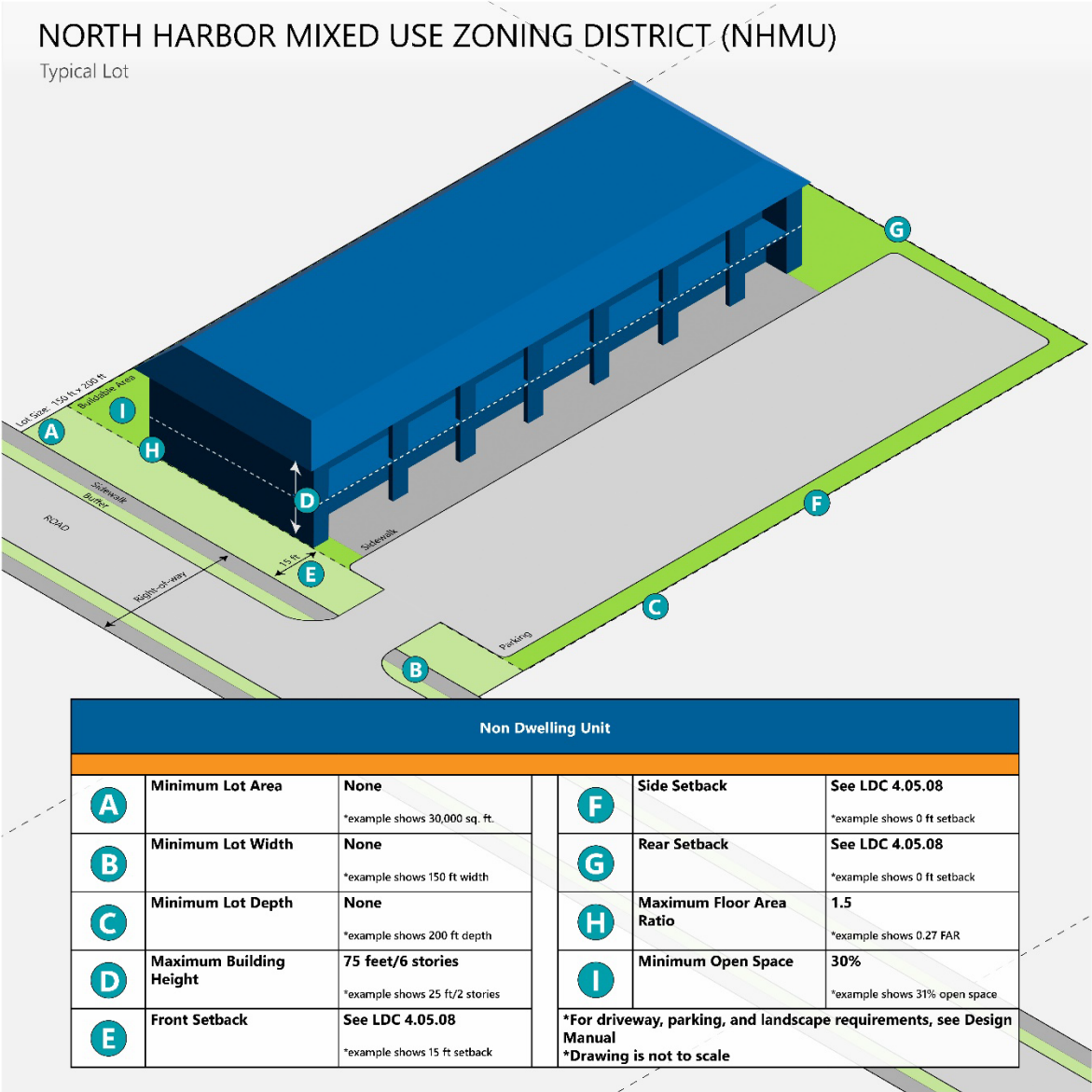
3. Footnote 3: Developments proposed in the NHMU zoning designation can reduce the amount of required open space from the required minimum of 30 percent, provided they meet the requirements indicated in **Section 6.06.03.**



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SECTION 4.05.06 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.
- B. The ROI - VR zoning district intends to allow land zoned ROI-VR to be developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units, with or without limited and supportive commercial uses.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Accessory Dwelling	C	<u>4.08.03</u>	1 space per dwelling unit	
Guest House	C	<u>4.08.03</u>		
Multi-family attached dwelling	C		1 bedroom unit: 1.50 spaces per Dwelling Unit plus 10% for visitors	
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit:	
Single room occupancy	P		1 space per rental room	
<i>Other Residential Uses</i>				
Community residential home, large (7-14)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	P	<u>4.08.02</u>		
Family day care home	P		2 spaces per dwelling unit	
COMMERCIAL USES				
Administrative and support services	C		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Ambulatory health care services/physician's office	C		1 space for every 250 sq. ft. of gross floor area	621
Barbershops or beauty parlors	C		1 space for every 150 sq. ft. of gross floor area	812
Book, periodical, and music stores	C		1 space for every 250 sq. ft. of gross floor area	4512
Business, computer, and management training	C		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	C		1 space for every 250 sq. ft. of gross floor area	448
Community care facilities for the elderly	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6233
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Couriers and messengers	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for each vehicle used in operation	492
Dry cleaning and laundry services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
Educational support services	C		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	C		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Florists	C		1 space for every 300 sq. ft. of gross floor area	4531
Hospitals	C		2 spaces for every bed	622

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Internet publishing and broadcasting	C		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	C		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	C		1 space for every 2 washing machines	812
Management of companies and enterprises	C		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	C		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Nursing care facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Office supplies, stationery, and gift stores	C		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4529
Other information services	C		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	4539
Other residential care facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6239
Other schools and instruction	C		1 space for every 300 sq. ft. of gross floor area	6116

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	C		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	C		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	C		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	C		1 space for every 4 persons allowed within the maximum occupancy	8131
Residential mental health facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6232
Skating rinks	C		1 space for every 200 sq. ft. of gross floor area	
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	
Thrift stores	C	4.08.01	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	C		1 space for every 250 sq. ft. of gross floor area	541940
Waste management and remediation services	C		1 space for every 1000 sq. ft. of gross floor area, plus 1 space for each company vehicle	562
INSTITUTIONAL USES				
Governmental or quasi-governmental offices and programs	C		1 space for every 300 sq. ft. of gross floor area, or if public assembly is provided on site, 1 space for every 4 per max occupancy	921, 922, 923, 924, 925, 926, 928
Elementary and Middle schools	C		2 spaces for every classroom	6111
High schools	C		1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Postal service	C		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Post Secondary Education	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6112, 6113, 6114, 6115, 6116, 6117,
School, Urban/Interurban and rural bus transportation system	C		1 space for each employee on maximum shift	4851, 4852, 4858
Social assistance	C		1 space for every 250 sq. ft. of gross floor area	624
INDUSTRIAL USES				
Printing and related support activities	C		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

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

Residential, Office & Institutional – Village Residential (ROI-VR)				
Dwelling Units		1	2+	
Minimum Lot Area (square feet)		7,500	None	
Minimum Lot Size	Width	70'	None	
	Depth	100'	None	
Maximum Building Height / Stories		35'/3 stories	35'/3 stories	
Setbacks	Front	20'	0'	
	Side	7½'	No minimum side or rear setbacks are required, except where the property line is contiguous with a LDR residential district boundary; then ten-foot (10') side and rear yards, maintained as open space, shall be provided.	
	Rear	10'		
Maximum Density (units per acre)		9.00	12.00	
Maximum Floor Area Ratio		N/A	N/A	
Minimum Open Space (%)		25%	25%	

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Typical Lot



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Typical Lot





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SECTION 4.05.07 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.
- B. 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 marketplace.
- C. Special Design Criteria:
 1. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 sq. ft. of "publicly leasable commercial space" (e.g., retail, office, restaurant, etc.).
 2. Parcels that have 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.
 - a. Commercial store front 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.
 3. Diverse and complementary land uses:
 - a. Development in the SHMU District shall require a minimum of two distinct and complementary land uses.
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom unit: 1.50 spaces per Dwelling Unit plus 10% for visitors	
			2 bedrooms unit: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	C		2 spaces per Dwelling Unit	
Single room occupancy	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community Residential Home, Large (7-14)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	C	<u>4.08.02</u>		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	C		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Beer, wine, and liquor stores	P		1 space for every 250 sq. ft. of gross floor area	4453
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. of outdoor storage area, plus 1 space for every 300 sq. ft. of office area.	531190
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
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	713950
Brewpubs	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or 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 sq. ft., whichever is greater.	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	P		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	P		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
Health and personal care stores and medical marijuana treatment center dispensing facilities	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
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	713930
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.	
Dry dock facilities	P		2 parking spaces for each dry dock.	
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	
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.	
Fare-carrying vessels	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity.	

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 watercrafts.	
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other motor vehicle dealers	P		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Parts and accessories dealer – automotive/marine	P		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Tattoo parlors	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater, Single screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater, multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Thrift stores	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
Water transportation	P		Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum number of seats or occupancy.	483

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation	P		1 space for each employee on maximum shift	4851, 4852
INDUSTRIAL USES				
Fish and seafood merchant wholesalers	P		1 space per employee on max shift plus 1 space per 250 sq. ft. of retail space	424460
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

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

South Harbor Mixed Use (SHMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories		30/3 stories	50/4 stories/G	75/6 stories/G
Setbacks	Front	20	Footnote 1 & 2	
	Side	7½	Footnote 2	
	Rear	10	Footnote 1 & 2	
Maximum Density (units per acre)		9.00	24	N/A
Maximum Floor Area Ratio		N/A	N/A	0.60
Minimum Open Space (%)		30%		30%/Footnote 3

- Footnote 1: Buildings in SHMU within the "Harbor Waterfront" area, with an elevation facing the waterfront must step back 20 feet after the fourth floor or 50 feet, whichever is lower.

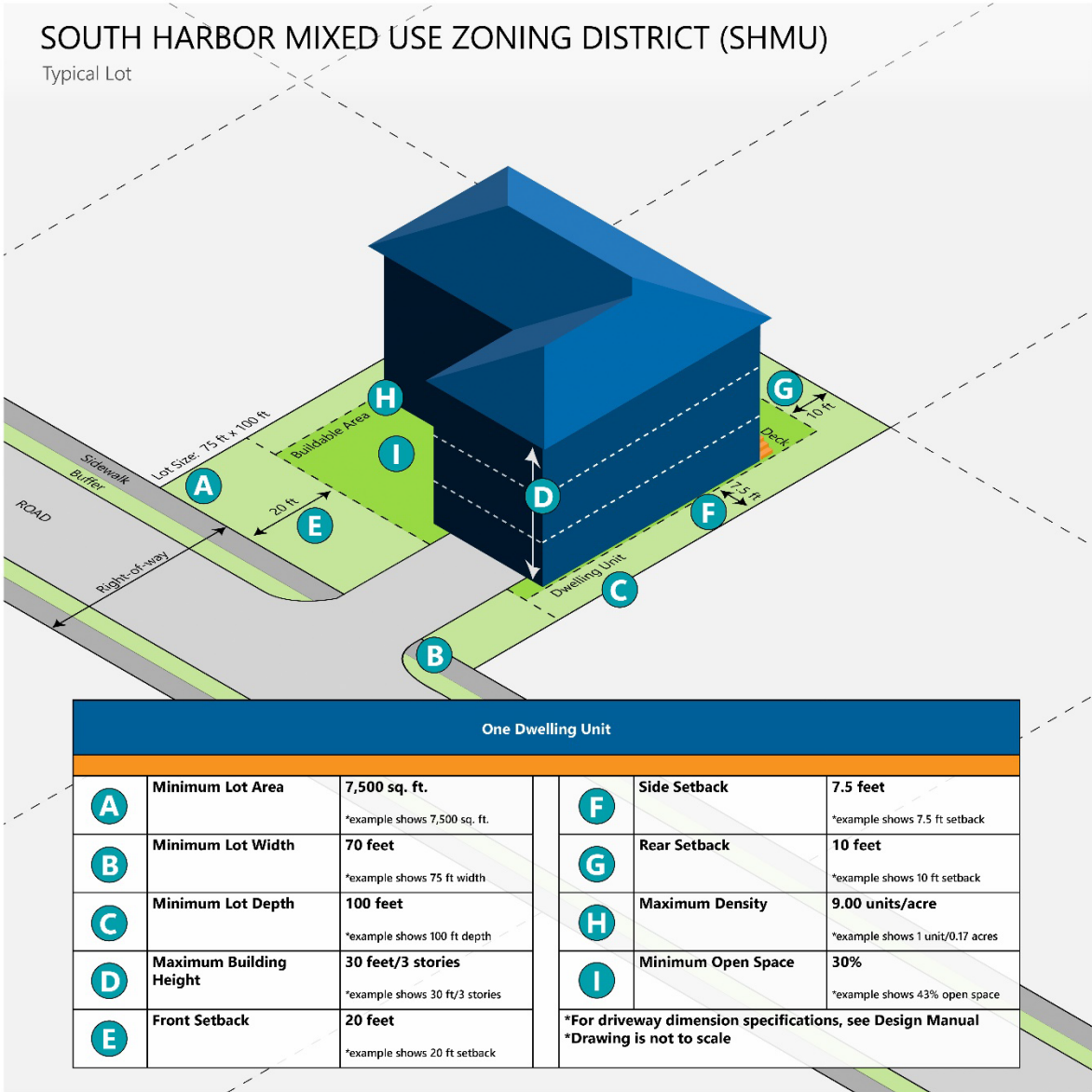
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2. Footnote 2: The following setbacks apply to development in the SHMU district.

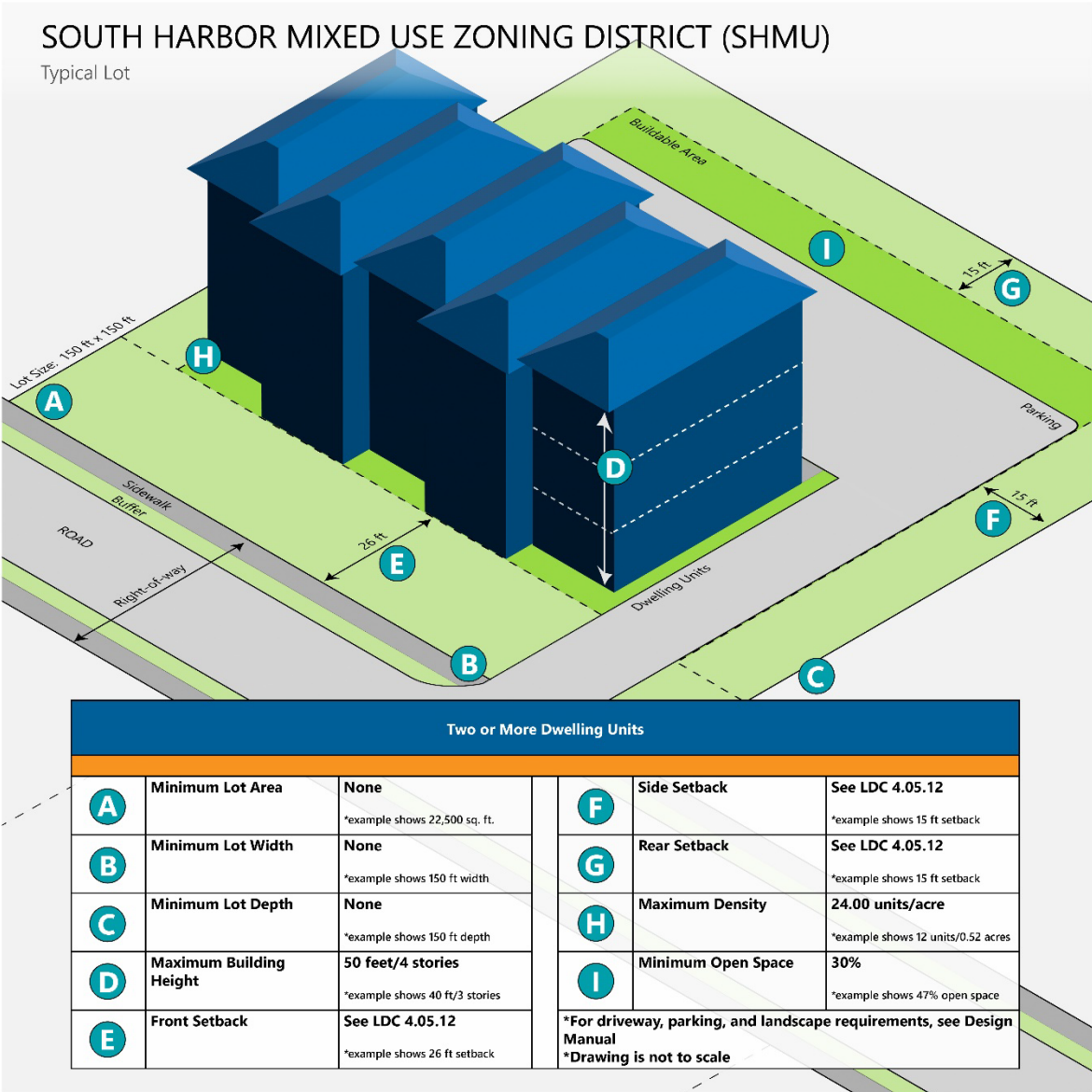
Front Setbacks			
Building Height	40'or less for any building or portion thereof	Properties along HWY 98	16' minimum to 26' maximum
		Properties not along HWY 98	10' minimum to 20' maximum
	40' or more for any building or portion thereof		45' minimum
Side Setbacks			
Building Height	35' or less		0'
	35' to 50' for any building or portion thereof		15'
	50' or more		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not fronting the Destin Harbor or Choctawhatchee Bay			0'
Lots fronting the Destin Harbor			15' minimum to provide space for the Destin Boardwalk. Properties must provide for the Harbor Boardwalk in accordance with Section 8.09.03(A)(9).
Lots fronting the Choctawhatchee Bay			Must meet the requirements set forth in Article 7 for Bay shoreline protection zone.

3. Footnote 3: Developments proposed in the SHMU zoning designation can reduce the amount of required open space from the required minimum of 30 percent, provided they meet the requirements indicated in **Section 6.06.03**.

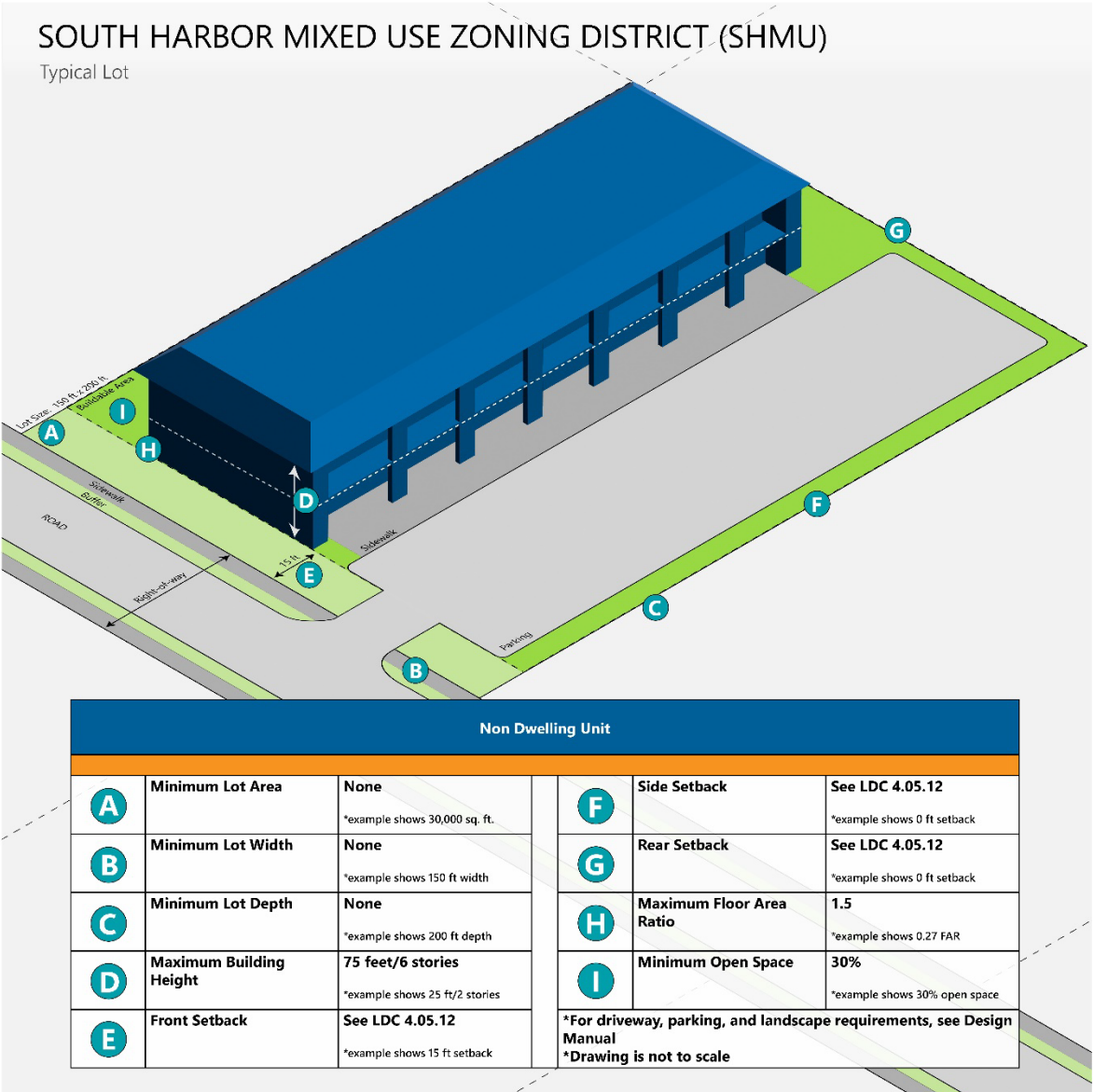
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SECTION 4.05.08 TOWN CENTER MIXED USE (TCMU)

- 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.
- B. The Town Center Mixed Use zoning district intends to provide for increased buffering and setbacks from nearby residential and mixed-use developments, while allowing lands in this district to be developed, redeveloped and/or maintained and conserved as areas that accommodate mixed-use development.
 1. It is the intent of the TCMU zoning district to specifically not allow permanent or seasonal single-family residential uses.
- C. Special Design Criteria
 1. All multi-family developments within the TCMU zoning district shall contain a minimum nonresidential square footage of:
 - a. Ten percent (10%) of the total multi-family square footage if the property does not have direct access, is not directly accessed from, or does not directly abut Harbor Boulevard/U.S. 98, or Main Street.
 - b. Twenty percent (20%) of the total multi-family square footage if the property has direct access to, is primarily accessed from, or directly abuts either Harbor Boulevard/U.S. 98, or Main Street
 2. In either instance listed above, the nonresidential uses shall exist in the same structure(s) as the multi-family use to create a true mixed-use environment.
 3. Nonresidential uses may be consolidated into one structure oriented towards Harbor Blvd/U.S. 98, or Main Street so long as there is a multi-family component within the same structure and the total required nonresidential square footage is met.
 4. Diverse and complementary land uses:
 - a. Development in the TCMU District shall require a minimum of two distinct and complementary land uses.
- D. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- E. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	C		1 bedroom unit: 1.50 spaces plus 10% for visitors	
			2 bedroom unit: 2.25 spaces plus 10% for visitors	
			3+ bedroom unit: 2.5 spaces plus 10% for visitors	
Single room occupancy	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Multi-Family Attached Dwelling	P		1 space per bedroom	
Other Residential Uses				
Community Residential Home, Small (1-6)	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Auto parts, accessories, and tire stores	C		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	4413
Automobile dealers	C		1 space for every 400 sq. ft. of gross floor area	4411
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Beer, wine, and liquor stores	P		1 space for every 250 sq. ft. of gross floor area	4453
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
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	713950
Brewpubs	C		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Car washes (automated)	C		1 space for every 200 sq. ft. of office/employee support area, plus stacking for 3 vehicles.	811192
Car washes (self-service)	C		2.5 spaces for every washing stall	811192
Child day care services	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or 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 sq. ft., whichever is greater.	531120
Community care facilities for the elderly	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6233
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	P		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	P		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	52
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
Grocery stores	P		1 space for every 250 sq. ft. of gross floor area	4451

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Health and personal care stores and medical marijuana treatment center dispensing facilities	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446
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.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous retailers	C		1 space for every 250 sq. ft. of gross floor area	4539
Other motor vehicle dealers	C		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	C		1 space for every 400 sq. ft. of gross floor area	81149
Other residential care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6239
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Parking lots and garages (public and private)	C		N/A	812930
Parts and accessories dealer – automotive/marine	C		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Restaurants, full-service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating	722110
Restaurants, limited-service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating	722111

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Restaurants, limited-service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	C		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	C		1 space for each 4 seats on the boat or 1 space for every 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Single-screen theater	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Multi-screen theater	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Thrift stores	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	453310
Thrift stores, large	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
Wireless telecommunications carriers (except satellite)	P	<u>4.08.01</u>	See Section 4.08.01.R.12.h	5172
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
INDUSTRIAL USES				
Printing and related support activities	C		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	

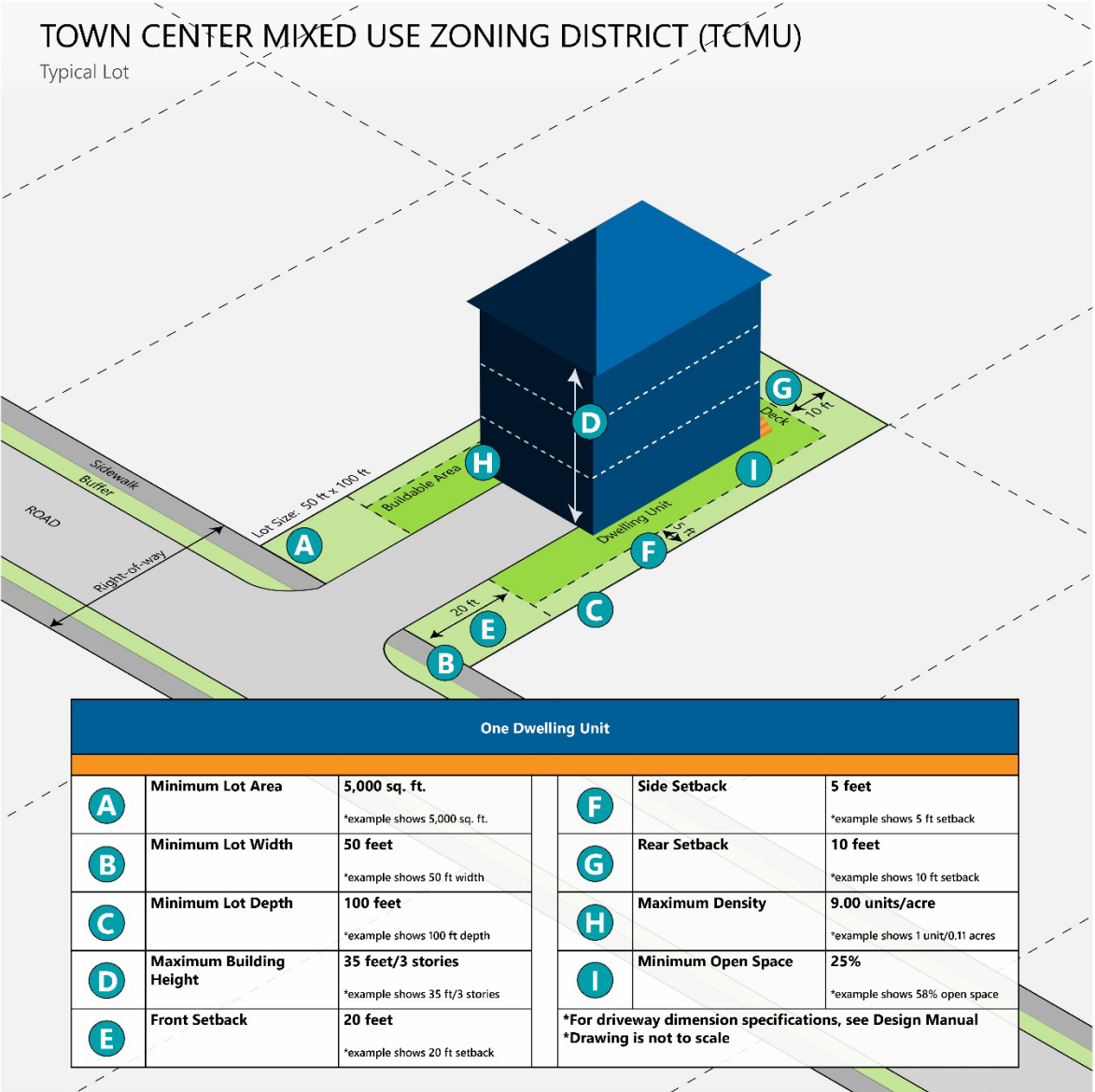
F. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Town Center Mixed Use (TCMU)				
Dwelling Units		1	2+	None
Minimum Lot Area (square feet)		5000	None	None
Minimum Lot Size	Width	50'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		35'/3 stories	50'/4 stories	75'/6 stories/Footnote 1
Setbacks	Front	20'	Footnote 1 & 2	
	Side	5'		
	Rear	10'		
Maximum Density (Units per acre)		9.0	24.0	N/A
Maximum Floor Area Ratio		N/A	N/A	1.5
Minimum Open Space (%)		25%	25%	30%/Footnote 3

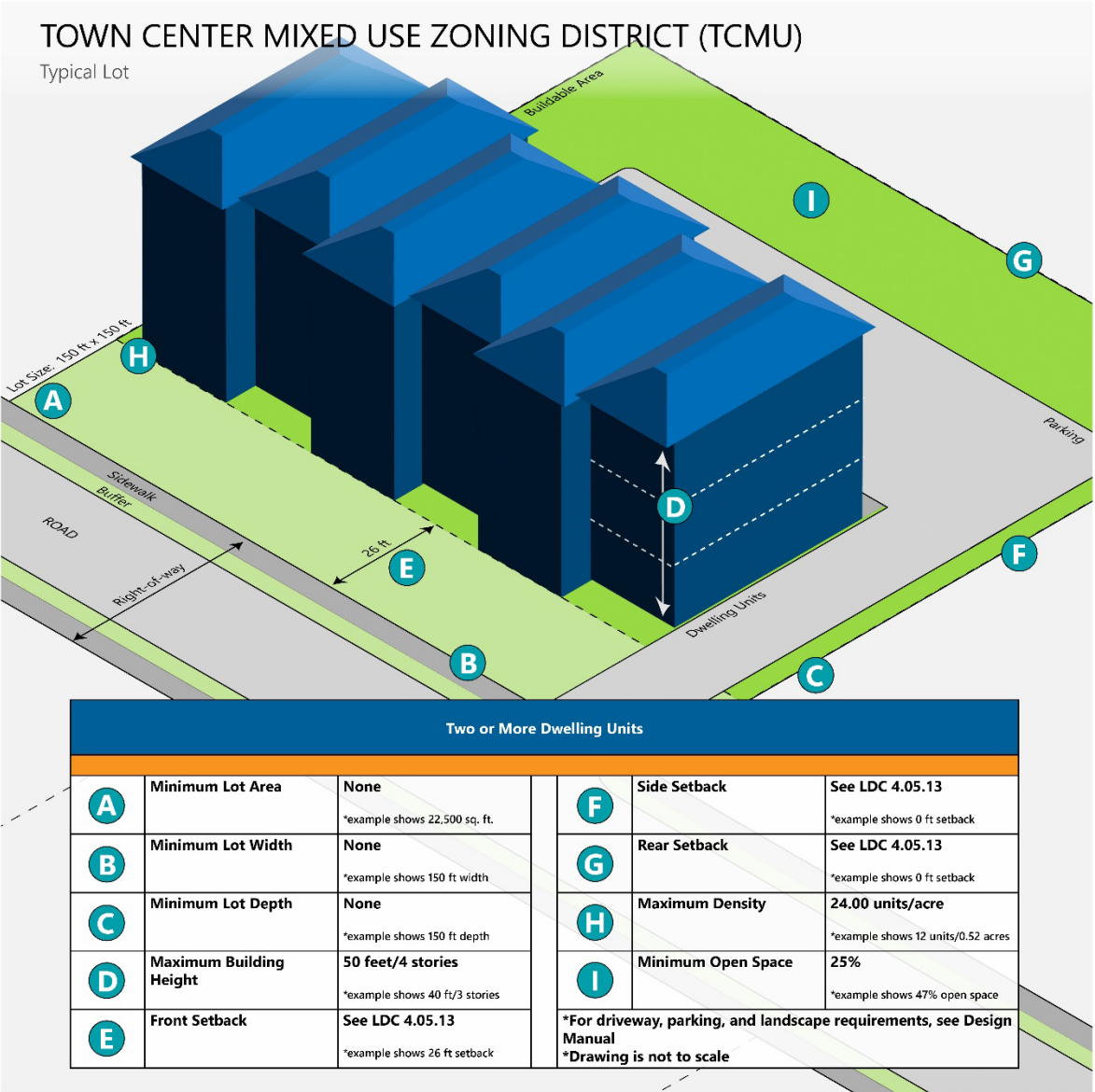
- Footnote 1: Those portions of a development that abut single-family, duplex or townhome uses the setback shall be equal to the height of the building (one-foot of setback for every one-foot of height).
- Footnote 2: The following setbacks apply to development in the TCMU district.

Building Height		Setbacks		
		Front	Side	Rear
Less than 40'	Properties on U.S. Highway 98	16 – 26	0	0
	Properties not on U.S. Highway 98	10 – 20		
More than 40'	Properties on U.S. Highway 98	Min. 45	Increased by 2' for each 10' or fraction exceeding 40'	0
	Properties not on U.S. Highway 98	Min. 30		

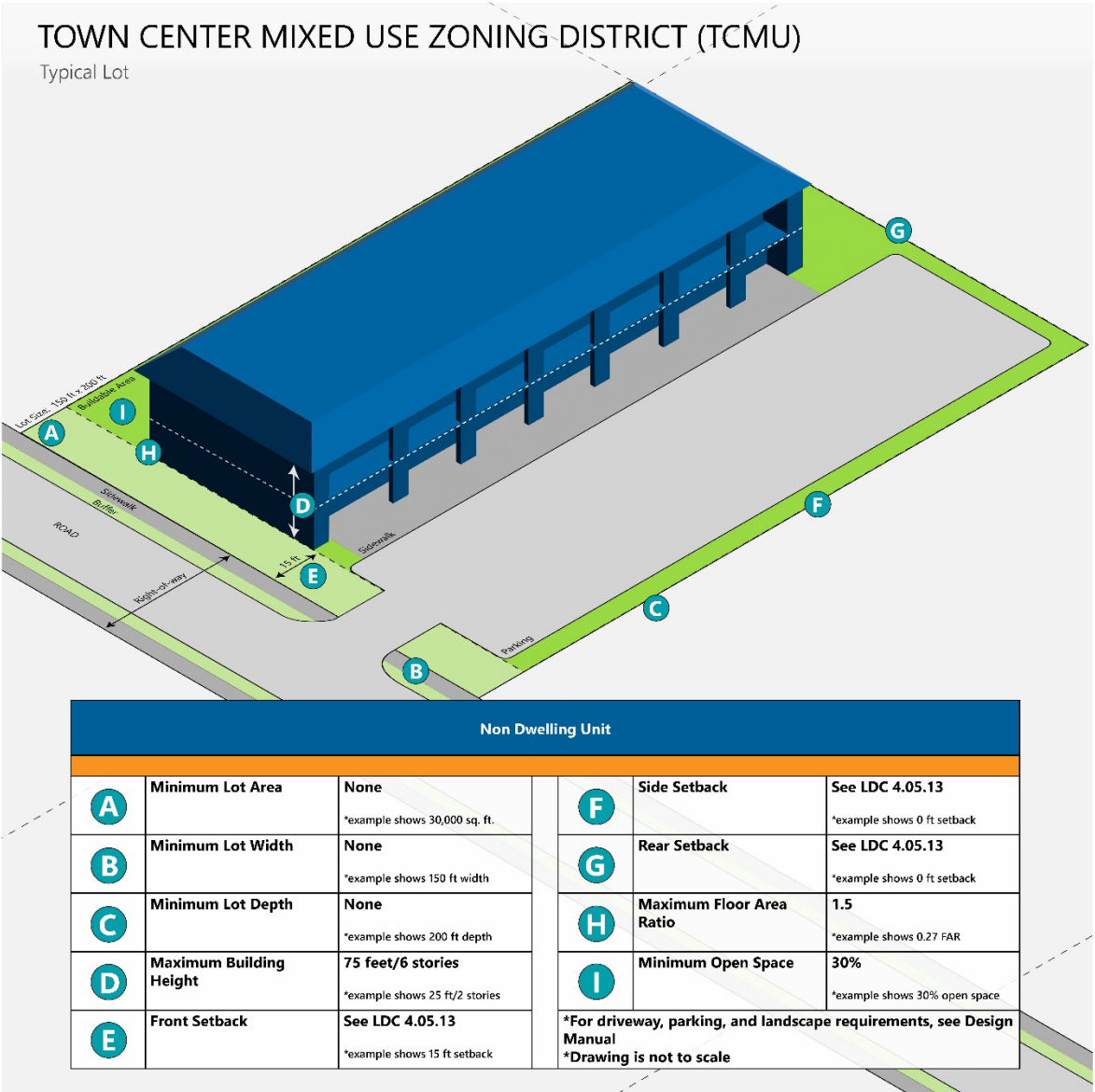
- Footnote 3: Developments proposed in the TCMU zoning designation can reduce the amount of required open space from the required minimum of 30 percent, provided they meet the requirements indicated in Section XX.XX.XX (Currently 12.04.03.)



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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.
- B. The Airport zoning district is comprised of land that encompasses the Destin Executive Airport (DTS).
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NIACS CODE
COMMERCIAL USES				
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	481
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Charter bus industry	P		1 space for each employee on maximum shift, plus 1 space for each service vehicle	4855
Drinking places, alcoholic beverages	P		1 space for every 75 sq. ft. of gross floor area	7224
Restaurants, limited-service (fast-food)	P		1 space for every 75 sq. ft. of gross floor area	722111
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Other ground passenger transportation	P		1 space for each employee on maximum shift	4859
Other schools and instruction (Aviation Industry)	P		1 space for every 300 sq. ft. of gross floor area	6116
Scenic and sightseeing transportation, other	P		1 space for each 3 seats in the vehicle	4879
Support activities for air transportation	P		1 space for every 300 sq. ft. of terminal/office/fixed base operation area	4881
Taxi and limousine service	P		1 space for every 750 sq. ft. of gross floor area	4853

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NIACS CODE
INSTITUTIONAL USES				
Other schools and instruction (Aviation Industry)	P		1 space for every 300 sq. ft. of gross floor area	6116
Postal service	P		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6115
Bus & Transit systems	P		1 space for each employee on maximum shift	4851, 4852
MISCELLANEOUS USES				
Solar electric power generation	C		1 space for every 200 sq. ft. of gross floor area	221119

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

Airport (A)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3 stories/Footnote 1 & 2
Setbacks	Front	Footnote 3
	Side	
	Rear	
Maximum Density (Units per acre)		N/A
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

1. Footnote 1: Aircraft communication towers are exempt from the height limitations of this district but shall be subject to the remaining standards set forth in this Code or other City Regulations, as now or hereafter amended.
 2. Footnote 2: Subject to aeronautical study and approval by the FAA to not impact Part 77 imaginary surfaces that would create an airspace obstruction hazard around the airport.
 3. Footnote 3: The setback requirements for the A district are as follows:
 - a. Setbacks from runways or taxiways pursuant to adopted FAA construction standards.
 - b. Setbacks from property lines minimum of 15 feet.
- E. Airport and aircraft zoning regulations.
1. Compatible land uses.

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- a. Purpose. It is hereby declared that the purpose of this section 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 section 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.
2. 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.
 - a. 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:
3. Public civil airport height zones and limitations.
 - a. Primary zone:
 1. 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.
 - (i) 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:
 - b. 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.
 1. The width of the primary zone of a runway will be that width prescribed in this section for the most precise approach existing or planned for either end of that runway. No structure or obstruction will be permitted within the primary zone that is not part of the landing and takeoff facilities and is of a greater height than the nearest point on the runway centerline.
 - c. 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.
 2. 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.
 - (i) No structure or obstruction will be permitted in the horizontal zone that has a height greater than 150 feet above the airport height.
 - d. 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

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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.

- e. 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:
 - (i) 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:
 - (i) 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:
 - (i) 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.
 - f. 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.
 - g. 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.
- F. No use may be established on land or water within any zones established by this section that interfere with the operation of an airborne aircraft or other operation of the Destin Executive Airport.
- 1. Any proposed development which would encroach upon 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.
 - 2. Evidence from Okaloosa County shall be required from any applicant proposing development within the proposed expansion areas as shown in the ALP. The following special requirements shall apply to each permitted use:

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- 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:
 - 1. Landfills located within 10,000 feet of any runway used or planned to be used by turbojet or turboprop aircraft.
 - 2. Landfills located within 5,000 feet of any runway used only by piston type aircraft.
 - 3. 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.
 - 4. 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.
- G. Obstruction Lighting Requirements
- 1. Notwithstanding the preceding provisions of this section, the owner of any structure over 200 feet above ground level shall install lighting in accordance with the Federal Aviation Administration (FAA).
 - a. If any Aeronautical Study or other FAA approval requires obstruction lighting for a structure below 200 feet above ground level, lighting shall be installed per the FAA approval and regulations.
 - 2. High intensity white obstruction lights shall be installed on a high structure which exceeds 749 feet above mean sea level.
 - 3. All high-intensity white obstruction lights shall be in accordance with Federal Aviation Administration regulations.
- H. Noise zones:
- 1. Such zones are shown on Figure 4.06-1. 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).
 - 1. 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. 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.
 - 1. 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.

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- 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.
 - 1. 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.
- I. 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:
 - 1. 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
 - 2. 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
 - 3. Notwithstanding the above, where boundaries are shown on any platted lot, provisions of the more restricted zone shall apply; or
 - 4. Where boundaries are shown on unsubdivided property less than ten acres in area, provisions of the more restricted zone shall apply; or
 - 5. 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.
- J. Sound level requirements for structures—Scope of requirements.
 - 1. 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.
 - 2. Additions, alterations, repairs, and changes of use or occupancy in all buildings and structures shall comply with the provisions of this article.
- K. Sound level requirements for structures—Application to existing buildings.
 - 1. 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.
 - 2. 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.
 - 3. 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.
 - 4. 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.
 - 5. Existing occupancy. Buildings in existence at the time of the passage of this Code.
- L. Notification of potential noise impact.
 - 1. Noise zone A. No residential development shall be allowed within noise zone A.
 - 2. 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

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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.

M. Sound Level Requirements (SLR) for structures:

1. Approval of methods of construction:
 - a. The building inspector may approve any methods of construction provided for in the recommended material and construction list and provided that the proposed design is satisfactory and complies with the sound level reduction requirements.
 - b. The building inspector may require that sufficient evidence of proof be submitted to substantiate any claims made as to the performance of submitted construction methods.
2. SLR design requirements:
 - a. General
 1. The SLR requirements may be achieved by any suitable combination of building design, choice of building materials and execution of construction details in accordance with established architectural and acoustical principles.
 2. The SLR requirements shall apply to all occupied rooms having one or more exterior walls or ceilings, when furnished in accordance with the intended final usage of the room.

Table 4.06-1 SLR Requirements

Activities and/or Land Uses	Land Use Noise Zones			Noise Zones Located in Overflight Areas		
	A 75 DNL	B 70—75 DNL	C 65—70 DNL	A 75 DNL	B 70—75 DNL	C 65—70 DNL
Residential:						
Single units detached Attached duplexes	NA	SSA SLR-30	SLR-25	NA	NA	SSA SLR-25
Mobile homes	NA	NA	SLR-30	NA	NA	NA
Multifamily	NA	SSA SLR-30	SLR-25	NA	NA	SSA SLR-25
Motels—Residential	NA	NA	SLR-25	NA	NA	SSA SLR-25
Motels—Tourist	NA	NA	SLR-25	NA	SSA SLR-30	SSA SLR-25
Other residential	NA	NA	SLR-25	NA	SSA SLR-30	SSA SLR-25
Manufacturing:						
Professional and scientific	NA	SSA	SSA	NA	NA	SSA
Chemical and allied products, petroleum refining	SSA	Permitted	Permitted	NA	NA	NA

Table 4.06-1 SLR Requirements

Activities and/or Land Uses	Land Use Noise Zones			Noise Zones Located in Overflight Areas		
	A 75 DNL	B 70—75 DNL	C 65—70 DNL	A 75 DNL	B 70—75 DNL	C 65—70 DNL
General manufacturing	SSA	Permitted	Permitted	NA	SSA	SSA
Services:						
Medical and health, inpatient care	NA	NA	SSA SLR-30	NA	NA	NA
Medical and health, outpatient care	NA	NA	SSA SLR-30	NA	NA	NA
Educational and religious activities	NA	NA	SLR-25	NA	NA	NA
Correctional institutions	NA	SSA SLR-30	SLR-25	NA	SSA SLR-30	SSA SLR-25
Repair services, contract construction	SSA	Permitted	Permitted	NA	SSA	Permitted
Cultural, entertainment, recreation:						
Entertainment assembly (outdoors) (cultural)	NA	NA	NA	NA	NA	NA
Entertainment assembly (indoors) (cultural)	NA	NA	SLR-30	NA	NA	SSA SLR-30
Sport activities	SSA	Permitted	Permitted	SSA	SSA	SSA
Playgrounds and neighborhood parks	NA	Permitted	Permitted	NA	SSA	SSA
Community and regional parks	SSA	Permitted	Permitted	SSA	SSA	Permitted
Resource production:						
Agricultural	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Animal and poultry breeding	NA	NA	Permitted	NA	NA	SSA

b. Meeting SLR requirements

1. No building or structure, for which an SLR 25, SLR 30, or SLR 35 is required (refer to Table 4.06.-1) may be constructed, altered, moved, demolished, or repaired unless and until a building permit therefore has been issued by the building inspector.
2. No such permit shall be issued unless and until conformance with the requirements contained in article 7.15.12 is indicated by plans and specifications for the building or structure.

Table 4.06-2	
Octave Frequency Band (Hz)	Sound Absorption Floor Area
63	0.30
125	0.50
250	0.75
500 and higher	1.0

3. Design information.
 - a. For calculations undertaken for purposes of meeting the requirements of section 7.15.16, the building inspector may use the assumed outside spectrum shown in figure I. Such calculations shall take into account the area of exposed room surfaces, the sound transmission loss characteristics of exposed room surfaces, and the amount of sound absorption in the room. For rooms in residential structures, it can be assumed that the ratio of sound absorption in each room to the room floor area is as follows: Administration and Enforcement:
 4. The City Manager or designee may, prior to granting final approval of the finished building construction, require, at the expense of the owner, field tests by a qualified acoustical consultant to verify the sound level reduction (SLR) of the building.
- N. Conflicting Regulations:
1. Where there exists a conflict between any of the regulations or limitations prescribed in section Section 4.06 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.

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THE LPA GROUP
TRANSPORTATION CONSULTANTS



Destin Executive Airport *
FAR Part 150 Noise Compatibility Study

* Formerly Destin-Fort Walton Beach Airport

Figure 4.06-1 Destin Executive Airport/City of Destin Noise Zone Map

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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.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
COMMERCIAL USES				
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 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	C		1 space for every 250 sq. ft. of gross floor area	621
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area	6244
Community care facilities for the elderly	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6233
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Hospitals	P		2 spaces for every bed	622
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Nursing care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6231

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Other residential care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6239
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Parking lots and garages (public and private)	P		N/A	812930
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Residential mental health facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6232
Skating rinks			1 space for every 200 sq. ft. of gross floor area	
Tennis, handball, and racquetball facilities			2 spaces for every court, plus required parking for additional uses on-site	
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Waste management and remediation services	C		1 space for every 1000 sq. ft. of gross floor area, plus 1 space for each company vehicle	562
INSTITUTIONAL USES				
Cemeteries	P		5% of the land for the entire cemetery shall be dedicated to parking.	812220
Elementary and middle schools	P		2 spaces for every classroom	6111
High School	P		1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Governmental or quasi-governmental offices and programs	P		1 space for every 300 sq. ft. of gross floor area, or if public assembly is provided on site, 1 space for every 4 per max occupancy	921, 922, 923, 924, 925, 926, 927, 928
Libraries	P		1 space for every 300 sq. ft. of gross floor area	
Post-secondary educational institutions	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6112, 6113, 6115, 6116, 6117
Postal service	P		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Social assistance	P		1 space for every 250 sq. ft. of gross floor area	624
Urban/Interurban and rural, and school bus transportation system	P		1 space for each employee on maximum shift	4851, 4854, 4852
RECREATIONAL USES				
Museums, historical sites	P		1 space per 250 sq. ft. of gross floor area	712110

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Parks	P		Minimum 1 handicap parking space per park	
MISCELLANEOUS USES				
Wind electric power generation	P		1 space for every 200 sq. ft. of gross floor area	221119

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

Institutional (INST)		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		.50
Minimum Open Space (%)		25%

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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.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RECREATIONAL USES				
Passive recreation	P		1 space for every 5,000 sq. ft. of usable land area	

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

Conservation (CON)		
Dwelling Units		None
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		15'/1 Story
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		0.05
Minimum Open Space (%)		80%

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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.
- B. 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.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.
- D. Parking requirements are listed below or in Article 6 Section 6.03.08.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
COMMERCIAL USES				
Amusement and theme parks	P		1 space for every 4 seats in facilities available for patron use; or 1 space for every 150 sq. ft. 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.	713110
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
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	713950
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Golf courses and country clubs	P		6 spaces for every tee, plus required parking for any other uses on the site	713910
Driving range	P		1 space for every tee, plus required parking for any other uses on the site	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation system	P		1 space for each employee on maximum shift	4851, 4852
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Parks	P		Minimum 1 handicap parking space per park	

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

Recreation (REC)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3 stories
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		0.20
Minimum Open Space (%)		25%

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SECTION 4.07 OVERLAY DISTRICTS

SECTION 4.07.01 CRYSTAL BEACH NEIGHBORHOOD - TRADITIONAL DEVELOPMENT DISTRICT (CBN-TDD)

- A. The Crystal Beach Neighborhood-Traditional Development District zoning overlay district recognizes the lot dimensions and configurations of the 1937 Crystal Beach Subdivision Plat (Okaloosa County Plat Book 1, Page 17), as conforming lots within the CBN zoning district and portions of the CBR zoning district.
- B. The Crystal Beach Neighborhood-Traditional Development District zoning overlay allows 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.
- C. Dimensional Requirements:

CBN-TDD Overlay		
Dwelling Units		1
Minimum Lot Area (square feet)		7,500
Minimum Lot Size	Width	50
	Depth	150
Maximum Building Height / Stories		30/3 stories
Setbacks	Front	20
	Side	7½
	Rear	10
Maximum Density (units per acre)		6.00
Maximum Floor Area Ratio		N/A
Minimum Open Space (%)		30%

SECTION 4.07.02 HARBOR DISTRICT (HD)

- A. 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.
- B. The Harbor District Overlay encompasses all land that is zoned South Harbor Mixed Use or the North Harbor Mixed Use.
- C. 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.
- D. The intent of the Harbor District Overlay is to encourage:
 - 1. 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
 - 2. 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:
 - a. Restaurants or bars
 - b. Bed and breakfasts
 - c. Uses that encourage tourist commercial development

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- E. The Harbor District achieves its intent by preserving waterfront views and water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.
- F. 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.
- G. 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.
- H. 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. 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.
 - 1. The Town Center Mixed Use - Central Business District overlay is intended to apply to properties that are directly accessible from Main Street and located:
 - a. North 98 Palms Blvd intersection
 - b. South of Legion Drive/Airport Road
- B. 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.
- C. The TCMU-CBD zoning overlay district shall not allow:
 - 1. Permanent or seasonal single-family detached residential dwelling units
 - 2. Seasonal multi-family attached residential dwelling units
 - 3. Commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations.

SECTION 4.07.04 ZERBE – CALHOUN HISTORIC DISTRICT (Z-CHD)

- A. 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.
- B. The Zerbe-Calhoun Historic District Overlay intends 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. 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. 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. 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.

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- C. 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 4.07.05 WELLHEAD PROTECTION ZONES

- A. Florida's ground water resource is the primary source of drinking water in the State, supplying over ninety (90) percent of all public water supply. The intent of wellhead protection is to protect potable water wells, as defined in Rule 62-521, F.A.C., from contamination, and to prevent the need for their replacement or restoration due to contamination.
- B. Wellhead Protection Zone: All land within a five hundred (500) foot radius of a protected wellhead.
- C. The following land uses are prohibited within Wellhead Protection Zones:
 - 1. Landfills
 - 2. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List.
 - 3. Activities that require the storage, use, handling, production, or transportation of restricted substances: Agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes, and the like.
 - 4. Feedlots or other concentrated animal facilities.
 - 5. Wastewater treatment plants, percolation ponds, and similar facilities.
 - 6. Mines
 - 7. Excavation of waterways or drainage facilities which intersect the water table.
 - 8. Any use in conflict with Rule 62-521, F.A.C.
- D. Any approved use within the Wellhead Protection Zone shall adhere to all applicable regulations of Rule 62-521, F.A.C.

SECTION 4.08 SUPPLEMENTAL DESIGN AND DIMENSIONAL STANDARDS

The purpose and intent of the following regulations is to provide required additional development standards for certain uses and to mitigate their identified impacts.

SECTION 4.08.01. NON-RESIDENTIAL DESIGN STANDARDS FOR SPECIFIC USES

- A. 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

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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.

1. 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:
 - a. Church, similar place of worship,
 - b. School or preschool,
 - c. Cemetery.
2. Minimum separation is measured from the nearest point of the property line of the uses listed above to the front door of the building containing the liquor license.
 - a. Any applicant may provide a survey prepared, signed, dated, and sealed by a professional surveyor registered in the State of Florida, showing the distance measured as described above.
3. Exceptions:
 1. Any business located in either the North Harbor Mixed Use or South Harbor Mixed Use Zoning District
 2. Any business located at an address where a liquor license was issued by the State to engage in such business either on or before the effective date of this ordinance.
 3. Any business licensed by the State to engage in such business before the uses listed in paragraph B.1.a. of this section was established at the location in question.
- B. Ambulatory Health Care Services provided free of charge may be approved as conditional uses in the Institutional (INST) zoning district if such services conform to the following minimum requirements:
 1. 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.
 2. 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.
 3. Nontransferable: Approval of the conditional use for 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.
 4. Hours of operation: The hours of operation shall be limited to Monday through Saturday from 8:00 a.m. to 8:00 p.m.
 5. 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.
 6. 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.
 7. 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.
 8. 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 Article 6 for buffers, trees, and shrubs.

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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.

- C. Building material supply stores, where allowed, are required to provide a solid fence of at least six feet and no higher than eight feet around all outdoor storage areas.
- D. Childcare services, where allowed, shall be required to have all play areas enclosed on all four sides to a height of at least four feet.
- E. General Warehousing and Storage:
 - 1. Office space associated with this use shall not exceed 25 percent of the total square footage of the building.
- F. Indoor Shooting Ranges.
 - 1. 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).
- G. Luxury Motor Home Resorts. Luxury motor home resorts shall conform to the following requirements:
 - 1. Type of allowed motor homes: Only Class A and C motor homes, which are at least 26 feet in length, are allowed.
 - 2. Minimum parcel size: Ten acres.
 - 3. 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.
 - 4. 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.
 - 5. Material used to construct motor home pads: All motor home pads shall be constructed of concrete.
 - 6. 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.
 - 7. Density: To calculate density, one motor home lot shall equal one dwelling unit.
 - 8. 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.
 - 9. 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.
 - 10. Buffers: The following buffers are required for luxury motor home resorts:
 - a. Location of perimeter buffering: Perimeter buffering is required adjacent to and within 100 feet of residential uses outside of the Unified Development Plan.
 - b. 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.
 - c. 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.

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- d. 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.
- 11. 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 sq. ft. 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.
- 12. Parking:
 - a. There shall be a minimum of one automobile parking space per motorhome pad and one additional parking space per ten motor home lots.
 - b. Parking spaces shall be concrete or paver-block.
 - c. A centralized area located not closer than 100 feet from any residential use may be provided to park boats and trailers.
 - d. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.
- 13. 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.
- 14. 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, the said professional will certify that the project was built in accordance with approved plans.
- 15. 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.
- 16. Full-time on-site management: On-site live-in management is required and shall be available 24 hours a day, seven days a week.
- 17. The following minimum infrastructure improvements shall be provided: Paved access not less than 20 feet wide to every motor home lot; streetlights; 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.
- 18. Deed restrictions: Deed restrictions shall be equal to or more restrictive than provisions of this ordinance.
- H. Manufacturing business must conduct all operations entirely within a building.
- I. Medical Marijuana Dispensaries
 - 1. Location
 - a. No medical marijuana dispensary shall be located:
 - 1. On any Industrial (IN) zoned parcel within the Town Center CRA
 - 2. Within 330 feet south of the southern right-of-way boundary of Airport Road
 - 3. Within 330 feet east of the eastern right-of-way boundary of Main Street.
 - b. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way or Airport Road or Main Street to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located.
 - 2. Cultivating or processing medical marijuana shall be prohibited within the City.
- J. Mobile Vendors. The following regulations are applicable to all mobile vendors, as defined in City Code.

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1. Location criteria. A mobile vendor must comply with the following location criteria, whichever is applicable:
 - a. Public property
 1. Mobile vending is prohibited on public property unless a special event permit is approved by the City and issued to the owner or agent of the mobile vending business.
 2. A mobile vendor with a special event permit that is operating on public property shall comply with the following requirements:
 - (i) A mobile vendor shall not occupy more than 420 sq. ft. of space in total, to include:
 - (a) The mobile vending vehicle
 - (b) Trash receptacle
 - (c) Any covering, if applicable.
 - (ii) A mobile vending vehicle shall not exceed ten feet (10') in width by 40 feet (40') in length.
 - (a) The maximum height of a mobile vendor shall not exceed 15 feet, including any covering, such as its canopy, umbrella and excluding venting equipment.
 - (iii) More than one mobile vendor may be located on a site provided these requirements are met individually.
 - b. A mobile vendor may operate on private property, provided the vendor adheres to the following regulations:
 1. The mobile vendor vehicle and the property on which it is located shall meet all applicable ADA requirements.
 2. Location:
 - (i) A mobile vendor may locate within off-street parking spaces in private parking facilities.
 - (ii) A mobile shall not locate within required parking space for existing uses on the property.
 - (iii) The mobile vendor shall not obstruct or impede vehicular or pedestrian access, circulation, egress, or otherwise create a hazard.
 - (iv) Vendors shall not hinder or impede the use of any phone kiosk, mailbox, parking meter, fire alarm, fire hydrant, or traffic control device.
 3. Density:
 - (i) A maximum of five mobile vendors on any parcel.
 - (ii) The property on which the mobile vendor proposes to locate shall contain a minimum size of one-half acre.
 - (iii) No more than one mobile vendor per one-half acre shall be permitted.
 - (iv) In the SHMU and CMU zoning district, no more than one mobile vendor per 100 feet of water frontage shall be allowed, not to exceed five (5) vendors.
 4. Parking:
 - (i) All mobile vendors shall provide parking in the amount the vendor vehicle encumbers, plus:
 - (a) One space for one employee on shift
 - (b) Two spaces for two—three employees on shift
 - (c) Four spaces for four—six employees on shift
 5. Restrooms:

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- (i) 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. Maintenance and waste disposal.
 - 1. 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.
 - 2. The property at which the mobile vendor is located must also be clean and orderly at all times.
 - 3. The mobile vendor must provide a trash receptacle for use by its patrons.
 - 4. Trash receptacles must be emptied and removed when the mobile vendor is not located on the property, including but not limited to overnight, if applicable.
 - 5. 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).
- d. 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.
- e. Display and signage.
 - 1. Merchandise shall not
 - (i) Be displayed upon the sidewalk or right-of-way,
 - (ii) Intrude upon the accessible area around the mobile vendor vehicle,
 - (iii) Otherwise impedes parking or access to structures within the site.
 - 2. 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.
 - 3. No merchandise or signage of any sort may be placed upon the Harbor Boardwalk.
 - 4. Mobile vendors shall not utilize moving objects, excessive noise, or lighting systems to bring attention to their products or services.
- f. Prohibitions.
 - 1. A mobile vendor shall not solicit or conduct business with anybody who is in any motor vehicles(s).
 - (i) Exception: Vendors may conduct business or serve patrons with disabilities in parked vehicles.
 - 2. 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.
- g. 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.
- K. Neighborhood retail commercial goods and services
- L. Outdoor Storage and Display
 - 1. Outdoor storage and display of materials, equipment, and merchandise shall meet the following performance standards:
 - a. Outdoor storage shall be screened from view from the right-of-way and adjacent properties by an opaque wall, fence or landscaping of sufficient maturity, density, and height to screen such areas from view.

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- b. Outdoor display of merchandise customarily used outdoors such as pools, spas, lawn furniture, concrete fixtures and other similar items shall be limited to one of any one specific design.
- c. Inoperable motor vehicles shall be stored within screened areas and must be kept on the same site of motor vehicle repair facilities and motor vehicle service centers that will be performing the repair of said inoperable motor vehicle. No inoperable motor vehicle shall be stored onsite for a period exceeding 60 consecutive days.
- d. No storage or display of merchandise or new or used motor vehicles, boats, recreational vehicles, mobile homes, and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be in areas designated for landscaping or open swales or open retention areas used for stormwater management purposes.

M. Parking Structures

- 1. Parking structures shall be designed either interior to the block surrounded by nonresidential uses located on the ground level of the exterior and residential or nonresidential uses on the second and higher levels of the buildings or shall provide nonresidential uses on the ground level that attract pedestrian activity with the structured parking spaces located below ground level, above ground level, or on the interior of the ground level.
- 2. Where a parking structure has one or more walls facing the public right-of-way, the facade(s) of parking structures shall be designed to complement the existing character of surrounding buildings.
- 3. Design the facade of the floors above the ground floor to complement the architectural features of the surrounding buildings (refer to Figure 8-9). Windows, trellis work, planter boxes, or other architectural features may be used to minimize the visual impact of parking structures. Alternatively, nonresidential or residential uses may be provided along the wall facing the public right-of-way. Additional methods of screening from those indicated here may be approved by the City Manager or designee.
- 4. Minimize the visual and functional impact of the parking garage entrance by subordinating the garage entrance to the pedestrian entrance in terms of prominence on the street, location, and design emphasis.
- 5. Shall meet the requirements of **Section 3.00 of the Destin Design Manual** concerning Non-residential building siting.

N. Pay to Park Facilities.

- 1. Application. This section applies to all parking facilities, including but not limited to all parking structures and parking lots.
- 2. Payment collection location:
 - a. Pay-to Park facilities shall require patrons to pay for parking either:
 - 1. After the vehicle is parked in a designated parking spot
 - 2. Upon exiting the parking facility, when the vehicle is in the exit lane of the parking facility.
 - 3. 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.
- 3. 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.

- O. Pawn Shop.
 - 1. Location:
 - a. 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.
 - b. 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.
 - 2. Parking:
 - a. A pawn shop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking and other site requirements.
 - 3. Outside storage:
 - a. Outside storage, display, and sales are prohibited.
- P. Repair and maintenance shops.
 - 1. Outdoor storage
 - a. No storage of any parts or waste material is permitted 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.
- Q. Sexually Oriented Businesses.
 - 1. Location:
 - a. No sexually oriented business shall be located:
 - 1. On any Industrial (IN) zoned parcel within the Town Center CRA
 - 2. Within 330' south of the southern right-of-way boundary of Airport Road
 - 3. Within 330' east of the eastern right-of-way boundary of Main Street.
 - b. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way of Airport Road or Main Street to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.
- R. Tattoo Parlors.
 - 1. No tattoo parlor may be located within 1,500 feet of any other such business.
 - a. Measured from the closest exterior wall of one establishment to the closest exterior wall of another such establishment.
 - b. 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.
 - 2. Any salon that provides permanent makeup as a service and is not affiliated with or collocated with a tattoo parlor, is not limited by this distancing requirement.
 - a. A salon providing permanent makeup services shall be considered as "Personal and Laundry Service" use per NAICS code 812 or as amended.
- S. Thrift Stores.
 - 1. All thrift stores less than 15,000 square feet shall have a minimum separation of five-hundred feet (500') from other thrift stores, pawn shops or other used merchandise retailer.
 - 2. All thrift stores 15,000 square feet or more shall have a minimum separation of one-thousand feet (1,000') from other thrift stores, pawn shops or other used merchandise retailer.
 - 3. 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.

T. Electric distribution substation and electric transmission substation

1. All electric distribution substations and electric transmission substations shall conform to the following requirements:
 - a. The development of any new electric distribution or transmission substation must conform to the following requirements.
 - b. Setbacks:
 1. Minimum setback from the property line to any permanent equipment structure:
 - (i) 100 feet from any lot line where the adjoining lot is zoned for residential use.
 - (ii) 50 feet from any lot line where the adjoining lot is zoned for any nonresidential use.
 - (iii) 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.
 2. 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.
 3. The setback requirements do not apply to poles and pole anchoring devices.
 - c. Buffers, Landscaping, and Screening:
 1. Buffer
 - (i) A ten-foot (10') buffer shall be provided around the entire perimeter of the property.
 - (ii) The buffer shall consist of landscaping meeting the following minimum standard as listed in **paragraph (ii)** below.
 2. Landscaping:
 - (i) In addition to the requirements of **Article 6** for trees and shrubs, the following regulations shall apply to electric distribution or transmission substations:
 - (a) One (1) tree shall be provided for each twenty-five linear feet (25') of such landscaped buffer or fractional part thereof.
 - (b) One (1) shrub shall be provided for each five feet (5') on average and be three feet (3') tall at the time of planting.
 - (c) Grass, ground cover or other landscape material, excluding paving or gravel, shall be planted in addition to the required trees and shrubs.
 - (d) Existing native vegetation may be incorporated into buffer zones and credited toward the minimum standard as listed above.
 - (ii) The Landscaping requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.
 3. Screening:
 - (i) A minimum of eight-foot-tall decorative masonry, sound absorbing, non-reflective wall shall be erected within ten feet (10') of the entire perimeter of the property.
 - (ii) All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall.
 - (iii) The perimeter wall requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures

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onsite provide the same or greater sufficient opacity and depth buffering as required by this section.

- d. 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, and federal or state government agencies.
 - e. Outdoor lighting must meet all the requirements of the Outdoor Lighting Standards per the **Design Manual**.
- U. Commercial telecommunication towers, antennas, and facilities
- 1. 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.
 - a. 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.
 - 1. 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.

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- (vi) That other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved alternative tower structure.
- 2. 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.
- 3. Any proposed expansion or replacement of an existing tower must comply with the current standards pertaining to new telecommunications towers.
- 4. All applications proposing a new tower shall submit with the application a letter of "no objection" from the Eglin Air Force Base installation commander or their designee, and no determination on the application shall be made sooner than 30 days after receipt of such submittal by the Air Force.
- 5. Commercial telecommunication towers and accessory facilities include but are not limited to:
 - a. VHF and UHF television.
 - b. FM radio.
 - c. Two-way radio.
 - d. Common carriers.
 - e. Cellular telephone.
 - f. Fixed-point microwave.
- 6. The following regulations apply to the:
 - a. Construction of new telecommunication towers
 - b. Addition of antennas to existing telecommunication towers
 - c. Alternative tower structures
 - d. Creation of alternative towers
 - e. Use of temporary telecommunication towers or facilities.
- 7. 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.
- 8. Prior to the issuance of a building permit, 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.
- 9. Alternative towers. Rooftop, water tower, and other alternative tower mounted antennas and TV dish antennas:
 - a. Shall not exceed the height of 20 feet above the roofline of the structure serving as an alternative tower.
 - b. 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:
 - 1. Antennas may be side mounted to an alternative tower structure.
 - 2. 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.
 - 3. Where technically feasible, microwave antennas shall be constructed of open mesh design rather than solid material.

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4. Where possible, the design elements of the structure (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the antenna.
10. Temporary telecommunications facilities
 - a. A building permit is required for temporary telecommunications facilities.
 1. Temporary telecommunications facilities may be located within a zoning district in which telecommunications towers are an approved use.
 - (i) Temporary telecommunications facilities permits are valid for up to one year from the issuance of the permit when a permanent facility is rendered unusable by storms or other unusual circumstances.
 - b. 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. Siting standards for commercial telecommunications towers. In addition to the criteria cited above, proposed commercial communications towers must meet the following:
 1. 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.
 2. 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.
 - (i) Towers owned or leased to any government are exempt.
 3. All guy anchors, outdoor equipment, accessory buildings, and accessory structures erected for use in connection with commercial telecommunications towers shall:
 - (i) Meet the minimum setback requirements established for the district in which they are located.
 - (ii) Be visually screened to a height of, at a minimum, eight (8) feet by trees, shrubs, solid walls, or fences.
 - (iii) All towers and communications facilities not requiring FAA painting or markings shall at a minimum have an exterior finish which is galvanized or painted dull blue, gray or black and
 - (a) Shall be of camouflage design standards to include, but not limited to,
 1. architecturally screened roof,
 2. roof mounted antennas,
 3. antennas integrated into architectural elements,
 4. telecommunications towers designed to blend into the surrounding environment or to look other than a tower, such as light poles, power poles and trees.
 4. The commercial telecommunications tower and/or TV dish antenna shall not unreasonably interfere with the view of or from any public park or scenic vista.
 5. The height, mass, and guywire 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 **Section 4.06.01** Airport Zoning District.
 6. Applicants submitting an application for a tower exceeding 100 feet shall obtain:
 - (i) A determination of "No Hazard to Aviation" status from the Federal Aviation Administration (based on proposed height and/or electromagnetic interference).

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- (ii) A letter from the Eglin Air Force Base installation commander stating there is no hazard to the mission of the base or various commands of the base.
- 7. Maximum tower height shall be no greater than 200 feet in height.
- 8. A security fence around the tower base, or along the perimeter of the site shall be provided.
- 11. Compliance with Federal Regulations
 - a. 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.
 - b. It is not the intent of this section 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 4.08.01.Q.9**, or a new site in the higher priority allowable zoning districts.
 - c. 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.
 - (i) Except towers or macrocell communication facilities shall not be allowed within any right-of-way.
 - 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.
 - d. The unavailability, unsuitability, or inappropriateness of the higher priority zoning districts in which telecommunications towers are an allowable use shall be demonstrated by submitting a report developed and prepared by appropriate licensed professionals or qualified industry experts, and shall include the following:
 - 1. Lack of availability
 - (i) Do not have sufficient space to allow applicant's antenna and related equipment to function effectively; or
 - (ii) 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:

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- (i) Are not of sufficient height, or would not otherwise meet the applicant's engineering requirements; or
 - (ii) Do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or
 - (iii) 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.
12. Standards of approval for all telecommunication facilities. The following standards shall apply to approval of all telecommunication facilities.
- a. 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.
 - 1. A drawing depicting other locations and areas within the city where the antenna would function properly within the company's grid system. The area shall be considered the allowable zone.
 - b. 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.
 - c. The applicant shall demonstrate that the telecommunication tower is no higher than necessary to function satisfactorily and to accommodate the co-location requirement.
 - d. Telecommunication towers shall be monopole construction unless it is demonstrated that another type of tower is required for safety purposes.
 - e. All telecommunication towers shall be fitted with anti-climbing devices as approved by the manufacturers.
 - f. 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.
 - 1. The telecommunication provider and/or owner of the facility shall be provided with a thirty (30) calendar day opportunity to cure, during which operation of the facility may continue, unless there is imminent danger of the structure collapsing.
 - 2. This provision shall be applicable to telecommunication facilities located in the City prior to adoption of this Land Development Code.
 - g. Buffers, Landscaping, and Screening:
 - 1. Buffer
 - (i) A ten-foot (10') buffer shall be provided around the entire perimeter of the property.
 - (ii) The buffer shall consist of landscaping meeting the following minimum standard as listed in paragraph (ii) below.
 - 2. Landscaping:

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- (i) In addition to the requirements of Article 6 for trees and shrubs, the following regulations shall apply to all telecommunications towers:
 - (a) One (1) tree shall be provided for each twenty-five linear feet (25') of such landscaped buffer or fractional part thereof.
 - (b) One (1) shrub shall be provided for each five feet (5') on average and be three feet (3') tall at the time of planting.
 - (c) Grass, ground cover or other landscape material, excluding paving or gravel, shall be planted in addition to the required trees and shrubs.
 - (d) Existing native vegetation may be incorporated into buffer zones and credited toward the minimum standard as listed above.
 - (ii) The Landscaping requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.
3. Screening:
- (i) A minimum of eight-foot-tall decorative masonry, sound absorbing, non-reflective wall shall be erected within 15 feet of the entire perimeter of the property.
 - (ii) All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall.
 - (iii) The perimeter wall requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.
- h. Parking:
- 1. If the site is not fully automated, the number of required parking spaces shall equal the number of employees working on the largest shift.
13. Aesthetics. The following provisions shall apply to the design, construction and installation of all telecommunication towers and antennas:
- a. 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.
 - b. 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.
 - c. Telecommunication towers shall not be artificially lit, 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.
 - d. 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.
 - e. 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;

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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.
 - f. 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.
 - g. 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.
14. Setbacks and separation.
- a. The following setbacks and separation requirements shall apply to all new telecommunication towers and facilities except for alternative towers:
 1. Towers shall be setback a distance equal to total height of the tower to include all antennas to any public right-of-way or property line of the lot or parcel containing the tower.
 - (i) 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 (½) the height of the tower.
 - (ii) The City Council may allow towers or antenna to be located within the city owned right-of-way.
 - b. Telecommunication equipment (antennae, utility boxes, other essential structures buildings) shall meet the setback requirements of the zoning district in which it is located.
 - c. Antennas which are mounted on alternative tower structures must meet the minimum setback requirements for the district in which the structure is located.
15. Pre-existing towers or communications facilities
- a. Any previously permitted tower or antennas issued prior to the effective date of this Land Development Code shall not be required to meet the provisions of this Land Development Code.
 - b. Replacement, modifications, expansions, or changes to existing towers or communications facilities must comply with all current standards.

SECTION 4.08.02. RESIDENTIAL DESIGN STANDARDS FOR SPECIFIC USES

A. Accessory Dwellings.

1. This section shall apply to all accessory dwellings where allowed per this Article.

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2. Accessory dwellings shall meet the following design criteria:
 - a. Maximum square footage
 1. The maximum gross floor area of an accessory dwelling shall be 50% of the primary dwelling or 1,000 sq. ft. whichever is less. In no case may an accessory dwelling be larger than the primary dwelling on the property in question.
 - b. Appearance
 1. Accessory dwellings shall match the architectural design of the primary dwelling located on the subject property.
 - c. Location
 1. All accessory dwellings shall meet the setback requirements of the zoning district in which they are located.
 - d. Internal design
 1. All accessory dwellings may have 220-volt power or gas service to cooking appliances.
3. Renting an ADU
 - a. Accessory dwelling may be rented out separately from the primary dwelling provided both conditions below are met:
 1. The subject property's density allows for an additional dwelling unit
 2. The owner of the subject property occupies either the primary or accessory dwelling as their main residence.
4. Deed restriction
 - a. 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.
- B. Customary Yard accessory
 1. A movable object no more than 8 feet (8') in height that is displayed or intends to add character or utilized for recreation, whether active or passive, and does not require a building permit may be allowed within the building setbacks of a residential property.
 - a. The City Manager or their designee may require a customary yard accessory to follow the setback limitations per the underlying zoning district, if deemed a hazard or as having a potential negative impact on surrounding properties or the public realm.
- C. Guest Houses
 1. Only one guest house is permitted per lot or parcel.
 2. Size
 - a. The maximum size of the guest house cannot exceed 50 percent of the square footage of the primary dwelling unit or 1,000 sq. ft., whichever is less.
 1. 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.
 3. A guest house shall be prohibited from being rented or sold separately from the primary dwelling unit.
 4. Internal Design
 - a. Guest Houses shall not include 220-volt power or gas service to any cooking appliances.
 5. Deed restriction
 - a. 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

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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:

1. The 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.
2. 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.
3. This covenant shall run with the land and shall be binding upon all successors, heirs and assigns so long as the guest house exist on the property.

D. Households with special needs.

1. 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.

E. Mobile/Manufactured housing

1. Standards for sitting mobile/manufactured housing units in residential areas.
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. Reflection from the exterior shall not be greater than from siding coated with clear, white, gloss exterior enamel.
 - g. All transportation equipment must be removed, and the mobile/manufactured home must be placed on a permanent foundation and properly anchored.
2. Manufactured housing units located within a mobile home park designed exclusively for manufactured housing are exempt from the requirements listed in paragraphs 2 through 7 of section 1.a. above.

F. Community residential homes.

1. Community residential home, large:
 - a. Location:
 1. Community residential homes shall not be located within a radius of 500 feet of the following zoning districts:
 - (i) Bay Estates (BE)
 - (ii) Low Density Residential-Village (LDR-V)

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- (iii) Low Density Residential-Holiday Isle (LDR-HI)
 - (iv) Low Density Residential-Harbor (LDR-H)
 - 2. 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.
 - (i) 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.
- 2. Community residential home, small:
 - a. 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, provided that:
 - 1. 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.
- G. Foster homes.
 - 1. Foster homes shall be permitted in any residential land use district of the city.
 - 2. Foster homes shall be compliant with all State and Federal regulations.
- H. Low to moderate income housing
 - 1. The following incentives and criteria are designed to encourage the construction of affordable housing:
 - 2. Performance standards, density and intensity bonuses shall be offered to developers in accordance with the process approvals of the Planned Unit Development per **Article 2** of this Code.
 - 3. 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.
 - 4. 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.
 - 5. The city shall not 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.

SECTION 4.08.03. ACCESSORY STRUCTURES

- A. Accessory or storage structures
 - 1. General provisions for all accessory structures
 - a. Any number of different accessory structures may be located on a parcel, provided that the following requirements are met:
 - b. There shall be a permitted principal structure and use on the parcel.
 - 1. Boat docks may be permitted prior to construction of the principal structure when submitted as part of a master plan showing the location of the principal structure.
 - c. The use and accessory structure shall be in full compliance with all standards and requirements of this Code.
 - d. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in this Code.

- e. Setbacks and buffers
 - f. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.
 - 1. Accessory structures shall not be in a required buffer, landscape area, or minimum building setback area.
 - g. All accessory and storage structures shall be included in all calculations of impervious surface and stormwater runoff.
 - h. 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.
 - 1. Exception:
 - (i) An accessory structure may be located between the right-of-way and the front of the principal structure if:
 - (a) The accessory structure 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.
 - (b) The accessory structure is visually screened from the right-of-way.
 - i. Accessory structures shall be shown on any concept development plan with full supporting documentation.
 - j. Vehicles, including manufactured housing and mobile homes, shall not be used as storage buildings, utility buildings or other such uses.
 - k. Non-residential accessory structures
 - 1. Accessory buildings used for commercial or industrial storage of hazardous, incendiary, noxious or pernicious materials shall be located a minimum of 100 feet from any property line.
- B. 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. After 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 inside 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.

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- 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.
- C. Swimming Pools.
 - 1. No swimming pool, as defined in the Florida Building Code (FBC), shall be constructed, or altered within the city unless a building permit therefore shall first be obtained from the Community Development Department.
 - 2. Location.
 - a. No part of a pool or pool structure may be located within the any common boundary buffer or other required buffer.
 - 3. 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 in accordance with the Florida Building Code (FBC).

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: July 17, 2024

BOARD/COMMITTEE: Town Center Community Redevelopment Agency Advisory Committee

TYPE OF AGENDA ITEM: Announcement

OUTLINE NUMBER: 5.A.

TO: Town Center Community Redevelopment Agency Advisory Committee

THRU: Louis Zunguze, City Manager
Kimberly Kopp, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: July 9, 2024

SUBJECT: Work Plans

I. BACKGROUND: Requested for discussion at the June TCCRA meeting. Based on the recent recommendation to the Community Redevelopment Board to approve the draft Town Center CRA Masterplan, new work plans need to be developed. Staff will help facilitate and guide committee members based on their proposed potential items.

II. DISCUSSION: Requested for discussion at the June TCCRA meeting. Based on the recent recommendation to the Community Redevelopment Board to approve the draft Town Center CRA Masterplan, new work plans need to be developed. Staff will help facilitate and guide committee members based on their proposed potential items.

A. Link to Strategic Goals / Objectives: N/A

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

III. CONCLUSION: For discussion purposes only.

IV. RECOMMENDED MOTION: For discussion purposes only.

Attachments:

None