

DESTIN CITY COUNCIL WORKSHOP
AUGUST 26, 2024
ANNEX COUNCIL CHAMBERS
5:30 PM

*****Core Value of the Month - Stewardship*****

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

WORKSHOP

A. Article 6 - General Development Standards & The Destin Design Manual

PUBLIC COMMENTS

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CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 26, 2024

BOARD/COMMITTEE: City Council Special Workshop

TYPE OF AGENDA ITEM: Council Discussion Item

OUTLINE NUMBER: A.

TO: City Council Special Workshop

THRU: Krystal Strickland, Finance Director
Tina Deater, Community Development Director
Kimberly Kopp, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: August 12, 2024

SUBJECT: Article 6 - General Development Standards & The Destin Design Manual

I. BACKGROUND: On April 5, 2021, Staff brought the Scope of Work and Budget Request to rewrite the Land Development Code (LDC) to the City Council for consideration, both of which were approved unanimously. Since that time, Staff has worked with our consultant 3TP Ventures, Inc. to diligently and systematically move forward with drafting the new LDC. This work to date has involved the following:

- **Review of Comprehensive Plan Policies**
- **Developing Planning Areas and their associated Intent Statements**
- **Review of the LDC text chapter by chapter**

After an extensive review and meeting schedule throughout 2022 and 2023, 3TP and Staff completed a draft of Article 6 and the Destin Design Manual, which was posted to the city's website in late 2023 for public review and comment. After public discussions with the Public Works & Public Safety Committee, the Parks & Recreation Committee and the Local Planning Agency (LPA), Staff incorporated their input and comments into this final draft for presentation to City Council.

II. DISCUSSION: Article 6 - General Development Regulations

The draft of **Article 6 – General Development Regulations** (Article 6) consists of various elements of development that are required across many current articles, such as Article 7, 8, 9, and 10. The Article consolidates and reorganizes all the regulations that govern the minimum requirements for all development and redevelopment. Draft Article 6 also clarifies the current regulations and updates the development regulations to reflect existing industry standards and safety minimums.

The main areas where the draft provides clarity are:

1. **The minimum standards for any new development or redevelopment**
2. **Reorganized in a useable manner for all users**
3. **Updates standards based on current policy and direction**

What to expect in the New LDC: Staff has been working with the City's selected consultant, 3TP Ventures, Inc., to move this effort to the finish line. As Councilmembers and other individuals review these draft articles, there will be several instantly recognizable changes compared to the current LDC, and some that may not be as readily apparent, but the primary areas of change are Language, Format, Organization, and Consolidation.

Language: Currently, the main challenge with the LDC is that the language is often cumbersome and sometimes ambiguous, which sometimes results in inconsistent interpretations and challenges in enforcement. One of the main purposes of the LDC rewrite project was to make it easier to read and interpret. Therefore, the proposed language of the new LDC has been rewritten in a more readable manner. This makes it easier for users to read and understand the regulations without having to ask Staff to interpret or have an attorney involved for a majority of questions and inquiries.

Format: At first glance you will notice a significant deviation from the current LDC format and, in general, an easier to read and better flowing document. Multi-sentence run-on paragraphs have been eliminated to the extent possible, while maintaining the integrity of the regulations. Further, when reading the document online, the sections are bookmarked and there are hyperlinks within the use charts that take you to the sections referenced for ease of reference.

Many of the dimensional regulations that currently exist are in paragraph format, which makes it difficult to find regulations for specific topics because they are buried among a multitude of other regulations. Further, when charts are used, they are large and most take a great deal of time to get to the information needed. To that end, condensed and focused charts are used throughout the new draft.

Organization: Another major shift for the LDC is an overhaul of the organization. The current organization is not the easiest to work with and takes quite some time for users, new staff and even seasoned staff to filter through and find specific regulations.

Further, the following elements were significantly reorganized and consolidated.

1. **Landscaping:** There are multiple locations where landscaping regulations are located in the current LDC, which makes it difficult to regulate and stay consistent with reviews.
2. **Fences:** Fences are affected by several factors that impact how and where on a property they can be placed.
3. **Buffers:** Currently, there are approximately 4 locations in the LDC that regulate buffers. Further there are some buffers that are applicable to some residential lots due to their location within or outside of the Multi-modal Transportation District.
4. Below is an overview of what regulations draft Article 6 includes from the current LDC:

Article 6 - General Development Regulations

Includes regulations from Current LDC Sections:

Section 6.02

Includes Access Management from current LDC Sections 8.00 - 8.10

Updates many regulations that are currently not in compliance with FDOT, NFPA or general engineering standards

Clear Zones and Sight Triangles - 6.02.03

Access (Ingress/Egress) Section - 6.02.04

Section 6.03

Reorganized and formatted Parking regulations for agreements, shared and off-site parking requirements

Section 6.04

Utility infrastructure (Sewer, Water) from current Article 10

Section 6.05

Lighting Regulations

Section 6.06

Reorganizes all Landscaping requirements from current Article 12

Section 6.07

Consolidates all fences and gates from various sections throughout the current LDC

Section 6.08

Reorganizes, reformats, consolidates and removes conflicts with all current buffer regulations

Section 6.09

Consolidates the environmental control plans such as erosion, vibration, and dust control

Section 6.10

Adds regulations that clarify standards for easements

Section 6.11

Provides clarity on the Harbor Boardwalk development requirements that are currently not properly placed or readily known

Section 6.12

Clarifies construction activity requirements

Section 6.13

Reorganizes the CMS regulations

Section 6.14

Reorganizes the adopted LOS

Consolidation: Another proposed change is the consolidation and reduction of twenty (20) LDC Articles to eleven (11) Articles, plus a Design Manual. Some of the consolidation is due to the proposed relocation of some current regulations from the LDC to the Code of Ordinances (CoO), when the CoO is the more appropriate location. An example of this is the regulations that involve operations that occur post-development in the Marina Siting, LDC Section 11.05.00. It is also due to removal of redundancies, such as the current Article 20 - Building Regulations, which is more appropriately located in the Code of Ordinances.

Article 6 Discussion Public Workshop and Meeting Topics

Section 6.01.02. Applicability

There is currently a lot of ambiguity about where and when the requirements of the elements that make up draft Article 6 are applicable. This draft section removes that ambiguity by clearly stating that these elements are required when development or redevelopment occurs, or when a Change of Use is applied for.

LPA Recommendation: There was no issue from the LPA with this, so it will remain as-is in the draft moving forward. Draft Article 6 will keep these changes for City Council's review and consideration.

Section 6.03.02.

Tandem Parking: At the February 1, 2024 LPA meeting, the LPA recommended removing tandem parking restrictions from residential districts. This was in response to the discussion about the Common Boundary buffer and how that particular buffer has had an unintended

effect on the look, feel, and character of neighborhoods across the City, but particularly in Crystal Beach.

LPA Recommendation: Staff updated this section per the LPA's recommendation. Draft Article 6 will keep these changes for City Council's review and consideration.

Shuttle Parking: As the Harbor becomes increasingly popular the parking availability decreases. Generally, when a business notices a drop in visitors or customers, they tie it directly to parking availability. There are many factors that lead to trends such as that; however, these entities have implemented new strategies to grapple with issues they deem to affect their business. One specific way a few entities have dealt specifically with their parking issues is by providing "shuttle" services that pick up their customers at their hotel, rental units, or other location where they are. It has been recommended that the City consider allowing shuttles to address parking demand or off-set on-site parking requirements.

Shuttle services do help in a couple of ways: 1) Shuttles reduce the number of vehicle trips to areas such as the Harbor District. 2) It reduces the parking demand on individual properties because their patrons are not driving to their destination.

LPA Recommendation: There was no support to include shuttle parking reductions during the discussion at the April 11th meeting; therefore, Staff will not include any parking reduction provisions for shuttle parking.

Section 6.04.02.D.2. Sewer connections requirement

Currently, the City requires all new developments to connect to **Destin Water Users (DWU)** or **South Walton County Services**. Further, there is a requirement for those not on these systems to connect within one (1) year. The City is aware of several homes and locations where there are private septic systems, however, the City has not enforced the connection requirement over the years.

LPA Recommendation: The LPA recommended keeping the 1-year connection requirement if sewer is available. Draft Article 6 will keep these changes for City Council's review and consideration.

Section 6.06.05 Tree Removal

Staff have received many phone calls concerning tree removal on residential lots across the city. It is apparent to Staff that tree removal is an important issue with residents; however, neither the LDC nor any other City regulation requires a tree removal permit for residential lots.

LPA Recommendation: The requirement for a tree removal permit on residential properties was not supported and will not be recommended in the draft moving forward. Draft Article 6 will keep these changes for City Council's review and consideration.

Section 6.06.07 – Publicly Owned Property – Street and Park Trees

At the February 13th Public Works & Public Safety Committee meeting and the February 27th Parks & Recreation Committee meeting, the following recommended changes to the allowable tree species were made:

Remove Sparkleberry from the allowable tree species chart.

At the March 5 Park & Recreation Committee meeting, the following recommended changes to the allowable tree species were made:

Add - the Red Buckeye - Aesculus pavia

Remove the Bradford Pear - Pyrus calleryana

LPA Recommendation: There was no issue from the LPA with these changes, so it will

remain as is in the draft moving forward. Draft Article 6 will keep these changes for City Council's review and consideration.

Buffers

Section 6.08.02.F. Common Boundary Buffer

The common boundary buffer has caused some unintended consequences that now requires developers to put all the parking in the front yard, which limits the ability for people to put garages in the back and a driveway down the immediate side of the property. That positive look and feel is not possible with the current regulations and is actually a very original and organic development typology that worked for decades.

Staff and the LPA have previously discussed the purpose for buffers and the application thereof, specifically when it comes to the Common Boundary Buffer (see above). However, the requirement for open space and setbacks essentially eliminates the need for buffers when it comes to the common boundary buffer between residential lots. Since buildings, primary or accessory, can't be built within the setbacks, the buffers are not necessary; additionally, the open space requirements for residential properties also help mitigate impacts between residential properties.

LPA Recommendation: The LPA recommended removing the Common Boundary Buffer requirement on residential lots. The common boundary buffer will still be required for uses that are more intense than the adjacent use. For example, if a multi-dwelling unit is proposed next to a single-dwelling unit or duplex dwelling unit, the multi-dwelling would have to provide the buffer internally along their property lines that are adjacent to these uses. This has been updated in **Section 6.08**.

Fences

The MMTD is proposed to be removed from the LDC but many of the design requirements remain and are included in Article 6 and the Destin Design Manual. Currently, the Old Destin MMTD specifically exempts properties in this MMTD from the requirements of the Front Perimeter Landscape Buffer (FPLB). This means a fence up to 8' can be built right up to the property line within the Old Destin MMTD. The way the current Draft Article 6 is written, the FPLB would apply to all properties in the city and therefore now restricting the properties in the MMTD from building their fences along the property if taller than three feet (3'). This could potentially result in many existing fences being made into legal non-conforming uses.

Potential Solutions:

- Exempt residential properties in the Village, Harbor, and Holiday Isle Planning areas from the three foot (3') fence limitation.
- Create a standard fence setback for anything taller than three feet (3') that applies to all properties within the city.
- Make allowance for corner or double frontage lots to allow fences taller than 3' not along the "primary frontage"

LPA Recommendation: The LPA requested Staff develop regulations that incorporate the three potential solutions listed above. See **Section 6.07.01**.

View Corridors

Comp Plan **Policy 7-1.2.5: Vertical Open Space and Scenic Vistas**, states:

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

There are no specific view corridor regulations, nor identified view corridors within the City. It is difficult to establish required regulations where there are no specific area/zones identified. However, current LDC Section 8.01.00.D does not allow for the vacation of any rights-of-way that abut or are adjacent to any body of water.

LPA Recommendation: The LPA did not recommend developing any regulations since there are no identified View Corridors currently in the City. If any View Corridors are developed or identified in the future, the LPA recommended regulations be developed at that time. ***Comprehensive Plan Policy 7-1.2.5. will need to be revised or modified for the LDC to maintain compliance.***

Destin Design Manual

The Destin Design Manual (DDM) intends to implement the City's policies regarding aesthetics, infrastructure, and minimum design standards or processes that will help the City build the community the Comprehensive Plan envisions. The DDM covers a broad range of designs and processes to facilitate and promote the safe and smart development and redevelopment of the City of Destin. The DDM also provides specific guidance for site and Right-of-Way (ROW) development, from landscaping to bollards to waste facilities, that will help foster and maintain the changing Best Management Practices (BMPs) for the Building, Engineering, and Planning industries.

Beyond just the specifications for certain site elements and or design standards, the DDM provides approved drawings that meet the minimum code requirements for required development elements and can be utilized by design professionals without having to draw the details themselves. This will help save time on plan development, Staff review, and the overall permitting timeline. The DDM is not intended to live within the LDC for regulatory purposes but rather as the document that shows developers the "how" of the site elements for their project(s). Think of the LDC as the document regulating "what" you must/can do, while the DDM is the "how" you must/can do it.

Since the DDM details how elements are constructed, it must also be updated and audited more regularly to ensure the details meet the current best practices. Because of this, the DDM is proposed to have a different review and approval process for amending the information and requirements. There is nothing in the processes that would prohibit the Council or City Manager from requiring the changes to go through the appropriate advisory board review or any other more stringent process; however, it is intended that, because the DDM lives outside the LDC and is made up of "technical" requirements and drawings, the amendments can be approved with only two readings at Council, rather than having to go through the LPA or other advisory board before going to Council.

III. RECOMMENDATIONS: Article 6 reorganizes and provides clarity on General Development Regulations while implementing and complying with the **City's Comprehensive Plan** goals, policies, and objectives.

The Destin Design Manual helps consolidate all the standard design criteria and the proposed technical drawings into one location. Both Article 6 and the DDM work closely together to achieve desired aesthetics, while also providing industry-standard, safe design practices. Staff will incorporate the guidance and recommendations from this workshop into the draft Article 6 and bring it back for final approval to the City Council at a later date.

IV. RECOMMENDED MOTION: This is for informational purposes only. Staff will

bring this back to City Council for consideration and approval at a later meeting date.

Attachments:

1. Article 6 - General Development
Regulations - FINAL DRAFT
07.31.24
2. Destin Design Manual FINAL DRAFT
- 8.14.24

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ARTICLE 6 - GENERAL DEVELOPMENT REGULATIONS

SECTION 6.01 PURPOSE, APPLICABILITY, AND GENERAL STANDARDS

SECTION 6.01.01 PURPOSE

- A. The purpose and intent of the General Development Regulations is to assure future growth, development and redevelopment in the city conforms to certain the minimum criteria, regulations, or standards through implementation of the policies of the City's adopted Comprehensive Plan.
- B. All right-of-way design and construction, including but not limited to striping and signage, shall meet Florida Department of Transportation (FDOT) Greenbook, FDOT Standard Plans and Manual on Uniform Traffic Control Devices (MUTCD) latest edition to include the city standards as set in this section and the Design Manual.
- C. Private use of a public right-of-way is prohibited.

SECTION 6.01.02 APPLICABILITY

- A. The criteria, regulations and standards, provided under this Article and other articles of the Land Development Code, Comprehensive Plan, and other applicable regulations are designed to ensure new Development, Redevelopment, or Change of Uses provide the needed on and off-site elements to meet the needs of property owners, the City of Destin, and provide for the general health, safety, and welfare of the public.
- B. All Development, Redevelopment, or Change of Uses shall meet and provide the minimum regulations and standards as required per this Article and Destin Design Manual as applicable or as identified by the City Manager or their designee.
 - 1. Nothing in this Article shall relieve any developer of their responsibility to provide the minimum required facilities nor prohibit them from pursuing an alternative solution that either:
 - a. Follows the regulations of Section 2.02.06 of Article 2.
 - b. Provides and meets the minimum or better quality facilities as approved by the City Manager or their designee.

SECTION 6.01.03 AMERICANS WITH DISABILITIES ACT

- A. All improvements shall meet the minimum Americans with Disabilities Act (ADA) requirements (latest edition).

SECTION 6.02 ACCESS MANAGEMENT AND STREETS

SECTION 6.02.01 PURPOSE

- A. The purpose and intent of this section is to require development, redevelopment, or Change of Uses to provide the minimum access required for vehicular, pedestrian, or other alternative mode of transportation, ensuring a high level of localized connectivity while minimizing delay and conflicts on roadways that need to carry significant volumes of traffic, by:
 - 1. Encouraging, or requiring, consolidation of accessways through shared access to adjacent parcels.
 - 2. Provide a system of interconnected local streets that accommodate short, local trips parallel to the major street system.

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3. Use roundabouts instead of signals where roundabouts:
 - a. Provide an equal or improved level of service over a traffic signal
 - b. Calm vehicle traffic
 - c. Provide equal or better safety and connectivity for all modes of transportation.
4. Use continuous, raised medians to restrict left hand turns and direct turning vehicles to optimal locations.
5. Provide minimum spacing standards for accessways, median openings, and signals.
6. Use a turning radius at intersections appropriate to the context of the corridor.
7. Provide incentives for developed properties to retrofit with improved access design.
- B. Provide a safe environment for pedestrians, bicyclists and motorists by reducing and consolidating driveway conflict points, encouraging joint planning of development projects to facilitate cross-access between adjoining properties and the use of shared accessways.
- C. Nothing in this section shall be interpreted as denying reasonable access to private property. All developments with right-of-way frontage (regardless of the amount of right-of-way frontage) are allowed one point of ingress/egress.
- D. Stormwater facilities must be established along the entirety of the property frontage meeting the minimum design standards found in the Design Manual.

SECTION 6.02.02 RIGHT-OF-WAY PROTECTION

- A. Unauthorized Right-of-Way Encroachment
 1. No unauthorized encroachment shall be permitted onto existing rights-of-way.
 2. All activity such as but not limited to paving, landscaping, sprinkler system installation, or other similar development within the ROW, shall submit for the City's review, a ROW permit.
 - a. Exceptions: The installation and repair of mailboxes, sod, or installation of streets trees and other streetscape features in compliance with the design standards for the Multimodal Transportation District located in Section 8.09.03.
 3. It shall be the responsibility of the abutting property owner or maintenance entity to maintain all permitted object(s), structure(s), and/or landscaping.
 - a. It shall be the responsibility of the owner of the abutting property whose drive accessway or other entrance to that property extends into the public ROW, to maintain said drive accessway or other entrance within the public ROW.
 - b. If the city, or another governmental entity, or a franchised utility operating within the scope of its easement, determines that any encroaching item, including, but not limited to, object(s), structure(s), and/or landscaping that was placed in the public ROW must be removed or modified, it shall be the responsibility of the abutting property owner or maintenance entity to remove or modify the same and to bear all costs associated herewith, including the cost of replacement.
 - c. If the City directs an abutting property owner or maintenance entity to remove or modify, within a prescribed period of time, any encroaching item, including, but not limited to, object(s), structure(s), and/or landscaping, and the owner fails or refuses to comply with such directive, the City may cause the work to be done and assess the costs thereof as a charge and lien against the property.

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4. The developer and/or owner developing a property abutting a ROW or doing work on the ROW shall adhere to all applicable safety standards outlined by the FDOT and shall comply with the following additional requirements:
 - a. Follow **Code of Ordinances Section 18-21** requirements regarding unloading, loading and use of the right-of-way for construction activities
 - b. Restore the ROW to original or better condition.
 - c. Construct the accessways in such a way to minimize sediment tracked or discharged onto the roadways.
 - d. Replace existing infrastructure, including, but not limited to, concrete curbing, driveways or sidewalks in the ROW, which are damaged during construction. Such replacement shall be replaced to the nearest joint within ten working days or prior to the completion of construction in the area, whichever is earlier. Damage to road paving or stormwater facilities shall be repaired within five working days of such damage. No pedestrian or vehicle hazard shall be allowed. Maintain open handicapped accessible pedestrian way during construction at all times.
5. Any use or encroachment within a ROW for business or private purposes without prior city approval shall be prohibited. The subject use or encroachment may be removed by the city at the expense of the owner.
6. Dumping of debris within a ROW shall be prohibited.
7. Parking of a vehicle in a ROW shall be limited to designated areas that have been stabilized with an all weather surface. Parking in other ROW areas are prohibited except for occasional parking in areas zoned residential. Occasional is defined as an irregular or infrequent occurrence. Storage of trailers or vehicles in ROW is prohibited.
8. Building materials, disabled machinery, disabled vehicles, excavations and like objects in the ROWs between the period of sunset and sunrise, shall be properly identified by amber warning lights.
9. The prohibition of placing or maintaining any building, object or materials in the public ROW, shall not apply to the city or it's authorized agents, nor shall they apply to franchised utilities operating within the scope of their easements or franchise.

SECTION 6.02.02. SITE TRIANGLE AND CLEAR/RECOVERY ZONE

- A. All sight triangles shall be in compliance with Section XXX of the Destin Design Manual.
- B. All clear/recovery zones shall be in compliance with FDOT Standard Plans (latest edition) if in the FDOT right-of-way. All other rights-of-way shall be in compliance with the Florida Greenbook (latest edition).
- C. Development Within the Clear/Recovery Zone
 1. The following developemnt types may be allowed within the clear/recovery zone provided they strictly adhere to the required standards identified in for each development type.
 - a. Landscaping, Trees, Shrubs, Grasses, or other Plants
 - i. Shall not create a safety hazard
 - ii. Shall be trimmed or pruned in a manner to not block the clear zone between two feet (2') above the ground to no lower than fifteen feet (15') above the ground.

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- iii. It is the adjoining property owners responsibility to maintain any clear/recovery zone adjacent to their accessway(s).
- iv. The City shall require any violation of this section to be rectified, and if not taken care of within seven (7) days of notification, the City may require the clearing, trimming, or pruning of the plants at the expense of the the adjacent property owner.
- 2. No object, structure, building, or other developments shall be permitted or allowed to occupy the clear/recovery zone or vision triangle.
 - a. In no circumstance shall any rope or other continous or connecting element be used within the right-of-way.
 - b. Exceptions: The following may be allowed through review of a Right-of-way permit and a Hold Harmless Agreement between the property owner and the City.
 - i. Rounded or blunt objects or structures which do not exceed eight inches above the edge of road, with six feet (6') of seperation between each object as approved by the city engineer;
 - ii. Raised curbing with or without sidewalk;
 - iii. Mailbox columns, which will break-away and have a column cross-section of 16 square inches or less and have a column profile of no more than 12 inches wide;
 - (a) The face of a frangible mailbox shall be placed 8" off the back of a raised curb. All other mailboxes shall place the face of the mailbox four feet (4') from the back of a flush curb or the roadway edge of pavement (whichever is more restrictive).
 - iv. Bicycle lanes;
 - v. Guard railing, as approved by the city engineer;
 - vi. Drive accessway, as approved by the city engineer;
 - vii. Temporary placement of garbage or trash or recyclable receptacles under one cubic yard in size. (this is allowed without a permit or hold harmless agreement)
- 3. Existing non-confirming mailboxes which are replaced or damaged by more than fifty percent (50%) shall be required to be reconstructed to conform to this section.

SECTION 6.02.02 INGRESS/EGRESS REQUIREMENTS

- A. Minimum accessway spacing between adjacent accessways. Adjacent accessways located on the same side of a right-of-way shall meet the minimum accessway spacing standard (refer to Access Management Table of Dimensions below) as measured from centerline-to-centerline of the accessways. For arterial streets, the minimum standard may vary between a range of 440 feet and 660 feet.
- B. The City Manager or designee shall use the minimum Florida Department of Transportation recommendations in determining the minimum accessway spacing required.
- C. Minimum accessway spacing from an intersection.
 - 1. Accessways located adjacent to an intersection of two or more rights-of-way shall meet the minimum accessway spacing standard from an intersection as measured from the centerline of the intersection to the centerline of the accessway.
 - 2. Corner lots at a street intersection that cannot meet this requirement because of lot width shall place the accessways as far from the street intersection as possible.

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- a. If a corner lot has frontage on a cul-de-sac, which said cul-de-sac has a total length of 500 feet or less, the lot shall be accessed from the cul-de-sac.
- b. Corner lots fronting on streets with different classifications, as defined in **Article 8, Table 8-1**, shall be accessed from the street with the lower classification.
- c. The City Manager or designee may allow different driveway placement based on public safety, traffic volume, geometric constraints of topography, lot shape and dimensions, or other construct ability considerations.
- d. For U.S. Highway 98, please refer to FDOT specifications.
- D. Adjacent accessways located on opposite sides of a roadway from each other shall meet the minimum offset accessway spacing standard as measured from centerline-to-centerline of the accessways, varying by the posted speed limit of the roadway.
- E. Median openings that permit only one-way turning movements shall meet the minimum directional median opening spacing standards as measured from centerline-to-centerline of the median opening. Median openings that permit unrestricted turning movements shall meet the minimum full median opening spacing standards as measured from centerline-to-centerline of the median opening.
- F. Adjacent traffic signals shall meet the minimum signal spacing standard as measured from centerline-to-centerline of the signalized intersections.
 1. The City Manager or designee shall evaluate the feasibility and effectiveness of constructing a roundabout concurrently with any analysis to evaluate the feasibility and effectiveness of installing a traffic signal.
 2. Preference shall be given to roundabouts for intersections where they are found to be feasible and effective.

Table 6.02-1 Access Management Table of Dimensions

Functional Classification	Minimum accessway spacing	Minimum accessway spacing from an intersection (i)	Minimum offset accessway spacing			Minimum median opening spacing		Minimum traffic signal spacing
		Approaching/ Departing (ii)	< 26 mph	26-44 mph	> 44 mph	Directional	Full	
Arterial streets	440'—660'	230'	N/A	440'	660'	1320'	2640'	2640'
Collector streets	250'	230'	250'	440'	N/A	660'	1320'	1320'
Local streets	125'	115'	N/A	N/A	N/A	N/A	N/A	1320'

(i) For U.S. Highway 98, please refer to FDOT specifications

(ii) For a right-in or right-out only accessways, the minimum spacing shall be 115'.

- F. Single-dwelling or duplex developments may provide the following types of ingress/egress, provided they meet all minimum separation requirements and minimum design standards per the Design Manual. No more than two (2) ingress/egress points shall be permitted on any residential lot, parcel or property.
 1. Single accessway

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2. Two Accessways
 - a. Where deemed appropriate by the City Engineer, the impact of multiple driveway cuts to the right-of-way stormwater facilities shall be offset by requiring either swales deeper than the minimum requirements found in the Design Manual or a combination of drainage piping and swales.
 - b. For pull-through or Looping Accessways
 1. The site plan shall depict the proposed traffic pattern showing in a manner to discourage backing into the right-of-way.
 2. The minimum inside turning radius shall be fifteen feet (15') with the center point measured at the property line.
- G. More than one means of ingress/egress may be provided with the following criteria:
 1. All additional ingress/egress points shall meet the minimum separation requirements for access management as described in the Access Management Table of Dimensions above.
 2. Any development five (5) acres or more shall provide a minimum of two (2) means of ingress/egress.
 3. A second ingress/egress required to meet minimum emergency service requirements.
- H. Cul-de-sacs and Dead-end Streets
 1. Cul-de-sacs and streets resulting in dead-ends shall not exceed one-hundred and fifty feet (150').
- I. Accessway Widths
 1. Non-residential and multi-dwelling developments shall not exceed twenty-seven feet (27') wide unless a traffic study determines otherwise.
 2. Single-dwelling or duplex residential driveway cuts shall not exceed twenty-seven feet (27') wide. For multiple driveway cuts the collective driveway widths shall not exceed thirty feet (30') in the aggregate.

SECTION 6.02.03 STREETS, SIDEWALKS, AND MULTI-USE PATHS OR TRAILS

- A. Public Streets
 1. Shall have a minimum lane width of ten feet (10') wide (center of stripe to center of stripe) and a maximum lane width of twelve feet (12') wide (center of stripe to center of stripe).
 - a. Local or Residential Streets shall have a lane width of ten feet (10') wide as described above. All other streets may vary as described above.
 2. All streets shall be developed per the minimum design standards as detailed in the Design Manual.
- B. Public Sidewalks
 1. All sidewalks shall meet the minimum design standards shown in the Design Manual.
 - a. All sidewalks shall be concrete and meet the minimum standards and design per the Design Manual.
 2. All sidewalks shall be placed at the back of right-of-way or as far away from vehicular traffic as possible.
 3. Sidewalks widths
 - a. Arterial and Collector roadways: shall be a minimum of eight-feet-wide.

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- b. All other sidewalks shall be a minimum of five feet wide.
- 4. Pedestrian Crosswalks
 - a. Pedestrian crosswalks shall be provided at the intersections of all rights-of-way with accessways, where sidewalks cross internal accessways and at any additional key pedestrian crossing points as identified by the City Manager or designee.
 - b. Pedestrian crosswalks shall be characterized by a change in pavement color, pavement texture, white paint striping, and/or reflective materials.
 - c. The placement and striping for all pedestrian crosswalks shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) standards and the Design Manual.
 - d. All permanent striping located within rights-of-way, both public and private, shall be thermoplastic in accordance Florida Department of Transportation (FDOT) specifications.
- 5. Residential Development Sidewalk Requirement
 - a. Owners or developers of new single-dwelling detached or duplex residential structures shall be required to construct sidewalks consistent with this article when any one of the following criteria is met:
 - 1. The owners or developers of new single-dwelling detached and duplex residential structures constructed in existing neighborhoods (infill houses) are required to construct sidewalks consistent with this article when 50 percent or more of the developed lots on the same side of the street within the same block have sidewalks.
 - 2. When more than 50 percent of lots on the same side of the street in the same block are undeveloped then the owners or developers shall construct sidewalks. This subsection shall not be applicable if a waiver has been granted for a lot or lots on the same side of the street in accordance with subsection d. below.
 - 3. If a property does not meet the criteria stated in subsections a. or b. listed above but is scheduled to receive sidewalks within the next three years, as indicated in the latest copy of the City's 5-year Capital Improvements Plan, then the owner or developer of the new single-dwelling detached or duplex residential structure will have to install a sidewalk consistent with this article.
 - 4. Waiver: Sidewalk construction may be waived at the discretion of the City Manager, based upon input from the review and approval recommendation by the Community Development Director and Public Services Director if the following criteria are met:
 - (i) There is a threat to public health, safety, or welfare or the owner or developer establishes that the required sidewalk would result in undue hardship.
 - (ii) The owner or developer remits to the City the cost of the sidewalk installation to support future City sidewalk/pathway construction.
 - (a) If the waiver is granted, the cost of the sidewalk construction will be determined based on current City continuing service contract pricing and those funds shall then be paid by the owner or developers specifically for City initiated installation, replacement or maintenance of sidewalk/pathways within the public right-of-way or granted public easement based on prioritization by City Council.

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- (iii) Undue hardship or threats to public safety may include but are not limited to: insufficient right-of-way, significant utility conflicts, extreme topography, incompatible natural features (preserved or protected trees), complete absence of existing or planned sidewalks on a city classified "local street (residential)", or an unsafe pedestrian environment caused by vehicle proximity and speed.
- C. Multi-use Paths and Trails
 - 1. All multi-use paths shall meet the minimum design standards shown in the Design Manual.
 - a. Multi-use paths or trails shall be asphaltic concrete and meet the minimum standards per the Design Manual.
 - b. All multi-use paths and trails shall remain unobstructed by sidewalk furniture, street trees, planter boxes, newspaper boxes, retail displays or other barriers to pedestrian or bicycle movement.
- D. Bicycle Lanes and Facilities
 - 1. All bicycle lanes shall minimum FDOT requirements per Standards Plans 711 (Latest Edition) and minimum widths shall be measured from the edge of curb on streets without on-street parking.
 - 2. Developments shall be responsible for constructing the segments of planned bicycle or multi-use pathway facilities located on the property of the proposed development.
 - 3. Bicycle and multi-use pathway facilities are identified in the City's Master Pathways Plan, Comprehensive Plan, Impact Fee Study and Mobility Plan.
- E. Pedestrian Amenities
 - 1. All developments shall provide gathering/sitting areas that at a minimum include the following decorative pedestrian amenities in groups of two in any combination:
 - a. Benches and waste containers
 - b. Bicycle racks.
 - c. Decorative water or drinking fountains
 - d. Pedestrian lighting fixtures
 - e. Public Art sculptures in accordance with any City Public Art program

SECTION 6.02.04 TRANSIT NETWORK

- A. All development shall contribute to the creation and/or reinforcement of a pedestrian-friendly transit system by adhering to the following requirements:
 - 1. Future transit stop locations.
 - a. The Mobility Plan and The Okaloosa County Transit Development Plans identify potential future transit stops to support Public Transit for the region.
 - i. These locations represent an ideal spacing of transit stops along the transit routes, although the precise final location will depend on a number of factors including land availability for bus bays, shelters, and other transit amenities, the demand for transit service at the location, and the provision of transit, pedestrian, and vehicular safety at the location.
 - ii. For any proposed development within 200 feet of a proposed transit stop, the applicant shall coordinate with the City Manager or their designee to determine the exact

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location of the transit stop, or alternatively, may decide that the transit stop would be more appropriately located elsewhere, in which case the applicant will be required to provide alternative multimodal mitigation.

2. Transit stop connection.
 - a. All developments located within a one-quarter-mile radius of an existing or proposed transit stop location must provide a sidewalk connection, in conformance with **Section 8.09.03(A)(6)(a)**, from the development to the transit stop if a continuous sidewalk does not exist.
 - b. If a continuous sidewalk does exist, then the development is relieved from having to meet this requirement.
 - c. For a transit stop located on or immediately adjacent to the site, the sidewalk shall directly connect the building nearest to the transit stop and the transit stop itself.
 - d. For a transit stop located off-site, the sidewalk shall connect the on-site sidewalk network to the public sidewalk that leads to the transit stop.
3. Transit Stop Amenities, Design, and Easements.
 - a. For any site that has been identified as a location for a transit stop, transit stop amenities shall be required and include:
 - i. A passenger shelter equipped with a bench that accommodates a minimum of eight people and an area to accommodate one wheelchair.
 - ii. A bike rack that accommodates at least three bikes.
 - iii. Sufficient outdoor lighting for safe pedestrian movement at night.
 - iv. A location/information sign that at a minimum shows the location of the transit stop in regard to other transit stops located in the transit system.
 - v. A sidewalk that connects the transit stop area to the internal (development site) and external (public) sidewalk system.
 - b. For any site that has been identified as a location for a transit stop, the transit stop shall be designed in accordance with the recommendations per the Okaloosa County transit authority and the following requirements.
 - i. These transit stops shall include a dedicated area for a safe and convenient bus access.
 - ii. Transit stops consist of three types:
 - (a) Curbside stops
 - (i) Curbside stops shall be located in the travel lane of the adjacent road.
 - (b) Bus bay stops
 - (i) Bus bay stops shall be located outside of the travel lanes of the adjacent road and provide enough room for a deceleration/acceleration lane and a bus loading zone that is 12 feet wide by 40 feet in length.
 - (c) Queue jumper bus bay stops.
 - (i) Queue jumper bus bay stops shall be located in an acceleration lane of the adjacent road.
 - (d) Any fff-street transit areas shall provide a circulation route and a twelve-foot (12') wide by forty-foot (40') long bus loading zone.

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- (e) The circulation route for the bus to enter and exit the subject property must contain a turning radius of 40 feet (40') to accommodate bus movement.
 - (f) The bus loading zone must be located outside of the normal parking/access circulation pattern.
 - (g) The shelter and waiting area shall provide six feet (6') of width of the adjacent sidewalk free of obstructions.
 - (h) The waiting area shall be wide enough to accommodate the bench and wheelchair with a minimum of eight feet (8') in depth.
 - (i) An unobstructed loading path with a minimum of five feet (5') in width shall be provided connecting between the waiting area to the edge of the curb to provide direct access to a stopped bus.
- c. For any site that has been identified as a potential location for a transit stop, a public ingress and egress easement shall be required to provide space for this stop.
4. Maintenance of items required by this section, including, but not limited to, sidewalks, transit shelters, benches, and lighting, shall be governed by the provisions of **Section 2.02.06** Guarantees and Sureties of this Code.

SECTION 6.02.05 STREET AND ROAD CLASSIFICATION - 8.03.01

SECTION 6.03 ON-SITE PARKING AND LOADING STANDARDS

SECTION 6.03.01 GENERAL STANDARDS

- A. Parking standards for uses not listed specifically in this **Article**, shall meet the on-site vehicle, and bicycle, if applicable, parking requirements of the uses listed in this **Article** which are similar or as determined by the City Manager or their designee.
- B. Outdoor Seating
 - 1. Any use proposing outdoor seating shall provide parking at a rate of 50% of the regular parking requirement of the primary use for any area of outdoor seating or use in addition to any indoor seating or use requirement.
- C. For the purposes of this article, "boat parking spaces" may replace no more than 15% of required vehicular parking for non-commercial uses on properties zoned SHMU, CMU, and INST.
 - 1. New and pre-existing developments may substitute up to 15 percent of the total required vehicle parking spaces for nonresidential uses for boat parking spaces.
 - a. The spaces shall be located within the submerged land lease of the upland property associated with the upland property/use in question.
 - b. Any boat parking spaces used for substitution must have signage that clearly indicates they are for use for the associated upland property/use.
 - c. No commercial moorage, activity, or uses shall occupy any boat parking space utilized for upland parking reductions at any time.
 - d. Overnight docking is prohibited.
 - e. Residential uses do not qualify for this substitution of required vehicle parking spaces.

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- D. Parking, loading, or accessway areas used or set aside for parking, loading, accessways or service and utility areas shall not be located within ten feet of the property line when such property line abuts single-dwelling, duplex, townhouse, or multi-dwelling uses.
- E. Multiple uses
 - 1. If there are multiple uses or accessory uses provided within a building or on a property or development additional parking shall be provided for those accessory uses at the rate of the requirements for such uses as required in the required parking regulations.
- F. Computation of vehicle and bicycle parking spaces
 - a. When the number of required vehicle or bicycle parking spaces results in a fractional space, the required number shall be rounded up to the next highest whole number.
- G. Landscaping for parking facilities. All on-site and on-street parking areas shall be landscaped in accordance with the landscaping and tree protection requirements per **Article 6 and the Design Manual**.
- H. Surface Materials
 - 1. The following materials may be utilized for parking and accessways in accordance with the Design Manual, however, all site parking and accessways shall meet minimum ADA, where required, and Fire Code standards.
 - a. Gravel
 - i. Designed to not be tracked off-site.
 - ii. Shall not be installed within the right-of-way.
 - b. Asphalt Pavement
 - c. Concrete
 - d. Paver systems
 - i. Within the right-of-way shall require a Hold Harmless Agreement
 - e. Other material as approved by the City Engineer

SECTION 6.03.02 VEHICLE PARKING STANDARDS

- A. The purpose and intent of this section is to require vehicular and bicycle parking facilities for all land uses in sufficient number, size, and arrangement to adequately meet the needs created by those land uses to:
 - 1. Alleviate or prevent the congestion of vehicle traffic on streets caused by a lack of adequate parking spaces.
 - 2. Promote general traffic and pedestrian safety by minimizing conflicts between moving and parking vehicles and vehicles and pedestrians.
- B. Parking facilities shall be provided for all development within the City pursuant to the requirements of this code and article.
- C. It shall be unlawful for any owner or operator of any building or land use affected by this code to cause or permit the discontinuance or reduction of required parking.
- D. No storage, waste facilities, maintenance of any equipment, parking of business/company vehicles, or other non parking activities may occur within, block, or otherwise obstruct any required parking space, on or off-site.

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- E. A property owner may establish alternative parking plans with a Shared Parking Agreement meeting the requirements of **Section 4.09.05** and are in compliance with this article and approved by the City Manager or their designee.
 - 1. If a parking agreement is part of a Development application it shall be approved through the process the proposed development is running through per **Article 2**.
- F. ADA or handicapped parking spaces are required and shall be consistent with the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and or **F.S. § 553.5041**, whichever requires more accessibility.
 - 1. Refer to the latest ADAAG addition regarding exceptions and additional requirements.
 - 2. ADA or handicapped parking shall be located on the same lot or parcel it is intended to serve.
 - 3. No ADA space can be located in an off-site parking lot.
 - 4. Even if a use utilizes public parking to meet the parking requirement, the same amount of ADA parking as would be required if the lot was on site, shall be provided for at the location of the proposed use.
- G. Only vehicles in operating condition shall occupy such spaces.
 - 1. Automotive vehicles, without current license plates, shall not be parked or stored on any residentially zoned property other than in enclosed buildings.
 - 2. No vehicle with "vehicle" signs may be parked in any required parking lot for the purposes of advertising.
- H. Location of On-site parking facilities. The following regulations shall apply to all development in the City which requires vehicle and bicycle parking:
- I. Location of vehicle parking. The on-site vehicle parking facilities required by this article shall be located on the same lot or parcel of land they are intended to serve.
 - 1. This requirement does not apply to those areas designated as Special Parking Districts as specified in this **Section 6.03.06 Off-Site Parking and Section 6.03.07 Special Parking Districts or as part of a Shared Parking Agreement per Section 6.03.05**.
 - 2. On-street vehicle parking shall be in accordance with **Section 6.03.06**.
- J. Additional parking spaces required for expansion of existing buildings, structures, commercial docks, marinas, and uses.
 - 1. Buildings, structures, docks, marinas or uses may be modernized, altered, or repaired, provided there is no increase in gross floor area or capacity, or ground area, without providing additional on-site and/or on-street vehicle parking spaces in accordance with this code.
 - 2. Where buildings, structures, docks, marinas, or uses are enlarged in gross floor area or capacity or ground area, on-site and/or on-street vehicle parking spaces, shall be brought into compliance with the vehicle parking space requirements for the entire building, structure, dock, marina, or use.
- K. Parking spaces required for multiple uses
 - 1. Where multiple uses or purposes exist on a parcel or lot, the parking space requirements for each use shall be calculated separately and the requirements combined for a single total number of parking spaces needed, except for shopping centers.

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2. The total number of parking spaces may be reduced by conducting a mixed-use parking analysis as outlined in section 8.06.12.
- L. Tandem or end-to-end vehicle parking
 1. Nonresidential uses shall only be allowed through an approved and recorded parking agreement per **Section 6.03.05**, and shall follow all the following requirements:
 - a. Shall include valet parking for all tandem spaces serving customers and patrons.
 - b. Tandem or end-to-end vehicle parking stalls shall not exceed more than three vehicle parking spaces placed end-to-end for nonresidential uses.
 - c. Each tandem or end-to-end vehicle parking stall shall have clearly designated pavement marking.
 - d. Signs shall be posted clearly designating which spaces are tandem and what entity the spaces are designated for.
 2. Nonresidential uses without valet parking are prohibited from using tandem or end-to-end vehicle parking.

SECTION 6.03.03 BICYCLE PARKING STANDARDS

- A. All uses, unless specified below, require a minimum of ten percent (10%) of the required vehicle parking spaces.
 1. Elementary, Middle, or High School (Public or Private)
 - a. 1 space per 9 students
 2. Post Secondary, professional trade training, or non traditional university facilities
 - a. 1 space per 15 students
 3. Parks
 - a. 5 spaces
- B. Location:
 1. All bicycle parking shall be located within 20 feet of building entrances.
 - a. For sites with multiple land uses and/or multiple building entrances, bicycle parking shall be distributed between the various uses or entrances proportionate to the number of vehicle and bicycle parking spaces required of **this Code**.
 2. In highly visible well-lighted areas to minimize theft and vandalism and shall be at least as convenient as the majority of vehicle parking spaces provided.
 3. In a manner that shall not impede pedestrian or vehicular circulation,
- C. The design of bicycle parking shall be harmonious with their environment both in color and design and incorporated into building design or street furniture whenever possible.
- D. Bicycle parking facilities shall be provided consistent with the requirements of this code where buildings, structures, docks, marinas, or uses are enlarged in gross floor area, capacity, or ground area.
- E. When the use of a building or land is changed, additional bicycle parking spaces shall be provided to the extent that the number of parking spaces required for the new use exceeds the number of parking spaces required for the previous use.

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SECTION 6.03.04 STACKING AND LOADING STANDARDS

- A. Facilities that provide a drop-off or drive-through facility shall provide a minimum stacking lane capacity for five (5) vehicles before the menu board, drop-off area, or other similar facility.
- B. Loading and stacking areas shall provide clear ingress and egress.
- C. No more than thirty percent (30%) of the total required number of parking spaces or five (5) parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces.
- D. A stacking lane space shall be ten feet (10') wide by twenty-two feet (22') deep.

SECTION 6.03.05 PARKING AGREEMENTS AND REDUCTIONS

- A. The following may be used to reduce the number of required on-site vehicle parking spaces for a development.
- B. All parking agreements and studies shall be reviewed as part of a Development Order.
 - 1. If no Development Order exist for a property, or if the parking agreement is not part of a Development Order application, the appropriate Development Order process as Identified in **Article 2**, shall be followed in the context of the proposed parking agreement.
- C. Parking Agreement
 - 1. All parking agreements shall include at a minimum:
 - a. The details of all proposed parking reductions
 - b. Parking lot layout of both on-site and of site facilities, if applicable
 - c. What else?
 - 2. Any parking agreement shall be recorded against the property and shall be valid until:
 - a. the uses specified in the agreement cease
 - b. both parties agree to nullify the agreement
 - c. what else?
- D. Parking Study
 - 1. The vehicle and/or bicycle parking space study shall include at a minimum, but not be limited to, the following:
 - a. Estimates of vehicle and/or bicycle parking requirements based on recommendations in studies such as the:
 - b. Urban Land Institute (ULI),
 - c. Institute of Transportation Engineers (ITE),
 - d. Traffic Institute,
 - e. Estimates shall be based on data collected from uses or combinations of uses which are the same or comparable to the proposed use.
 - i. Comparability shall be determined by
 - (a) Density/intensity,
 - (b) Scale,
 - (c) Bulk,
 - (d) Area
 - (e) Type of activity
 - (f) Location.

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- ii. The study shall document the source of data used to develop recommendations.
 - f. An analysis of the extent to which the study's recommendation will lessen the loading space requirement for the development.
 - g. Whether or not the impact will have a negative impact on the purpose of providing the required number of parking spaces as specified in this Article: Number of on-site loading spaces required.
 - i. In no case shall a parking study or agreement be approved which would allow for anything less than one loading space.
 - h. If off-site parking is included in the study, the following shall be included in the study;
 - i. Identification of an ADA accessible pedestrian route from the off-site parking area to the primary property.
 - (a) The route shall not exceed more than one half mile (2,640 feet) from ADA access point at the property line for both properties.
 - (b) If this network does not exist the network shall be constructed and coordinated with the City Engineering Division.
 - ii. Impact to pedestrian network to include but not limited to:
 - (a) Pedestrian signal phasing adjustment recommendations to US Hwy 98
 - (b) Identification of deficiencies of both primary and secondary pedestrian way not in compliance with existing City Code and design regulations
 - 2. An applicant may submit for the City's review a parking study for uses not listed in any use table of this Article if they are not satisfied with the City's application of the vehicle and/or bicycle parking space standard for the most similar or appropriate use listed.
 - a. Said vehicle and/or bicycle parking space study shall be submitted in conjunction with a Development Order.
 - b. If no Development Order exists for the property, or if the parking agreement is not part of a Development Order application, the appropriate Development Order process as identified in **Article 2**, shall be followed in the context of the proposed parking agreement.
- E. Valet parking.
- 1. Any proposed valet parking shall require a Parking Agreement.
 - 2. Shall only be used to provide up to 50 percent of the total required number of parking spaces
 - 3. If the proposed valet parking agreement also includes a reduction in parking, a parking study shall be submitted for review.
 - 4. All required ADA spaces shall be located on-site and in compliance with all federal, state, and local ADA regulations.
 - 5. The parking area where the valet parking spaces are located can be on-site or off-site, provided the off-site parking area is located in accordance with the requirements of **Section 4.09.07**.
 - 6. Tandem or end-to-end parking stalls may be utilized by the valet parking attendants to park vehicles
 - a. Tandem parking stalls shall not accommodate more than three cars parked end-to-end.
 - b. This parking arrangement shall only be used for the following uses, as listed in Table 8-6: Bicycle and Vehicle Parking Standards: 721110 Hotels and motels, 721191 Bed-and-breakfast inns, 721199 Other traveler accommodations, 7213 Rooming and boarding

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houses, 722110 Full-service restaurants, 7224 Drinking places, alcoholic beverages, and 713930.c Fare-carrying vessels.

7. Requirements and contents of valet parking agreement
 - a. Permission for such valet parking shall be by a valet parking agreement which has been submitted, reviewed, and approved by the City prior to being recorded in the public records of Okaloosa County, Florida.
 - b. Said valet parking agreement shall be deemed a covenant running with the land and shall at a minimum contain the following provisions:
 - i. A detailed site plan of the proposed valet parking operation which shall include, but not be limited to:
 - (a) The proposed pick-up/drop-off area parking
 - (b) The location of valet parking spaces
 - (c) The total capacity of the valet parking facility
 - ii. A written detailed valet parking operations plan, including:
 - (a) Hours and days of operations
 - (b) Routes to and from the parking area(s)
 - (c) The minimum number of valet parking attendants
 - (d) Location and design of the proposed "valet" parking sign.
 - iii. A statement from the owner or other authorized agent indicating their understanding that they will be committing a penal offense to cause or permit such valet parking area to be operated or used without providing the services of attendants.
 - iv. A statement from the owner or other authorized agent indicating their understanding that the valet parking agreement is a covenant running with the land and that it cannot be amended without the consent of the City.
 - c. After the valet parking area has been constructed, inspected and approved by the City, it shall be a penal offense by the owner or operator of such building to cause or permit such parking area to be operated or used without providing the services of attendants, provided that if the area wherein the building is constructed pursuant hereto is subsequently included in an area declared exempt from the requirements of this section, the building may take advantage of this exception and use the area set aside for on-site parking for any permissible use under the zoning for the applicable district, and the City will execute a recordable release to evidence the release of such on-site parking restrictions. Violations of this section shall be subject to the general penalty provisions of section 1-9 of the Code of Ordinances. Each day that such attendant service is not provided for and maintained shall be a new offense.
 - d. In the event any building in existence or under construction can qualify for the use of valet parking under the requirements in this **Article**, then the required off-street parking for such building may be modified accordingly.
- F. Parking Reduction for Preservation of protected trees
 1. The City Manager or their designee shall authorize a reduction in the total number of required vehicle parking spaces for the preservation of native protected trees provided the applicant meets the following provisions:

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- a. The site plan shall be approved by a licensed arborist to ensure the site is being developed in a manner that will protect and maintain the tree(s).
- b. The preservation of a protected tree with a trunk of 12 inches in diameter or greater.
- c. The reduction in the total number of required vehicle parking spaces will prevent the removal of a protected tree that is located within the area of the site designated as a vehicular use area. The following reduction schedule listed in Table 8-7: Vehicle parking space reduction schedule for preservation of protected trees shall apply:

VEHICLE PARKING SPACE REDUCTION SCHEDULE FOR PRESERVATION OF PROTECTED TREES	
Number of Required Vehicle Parking Spaces	Reduction of Required Vehicle Parking Spaces Allowable
1-4	0
5-9	1
10-19	2
20 or above	10% of total number of spaces (total reduction regardless of number of trees preserved)

2. The actual reduction in the total number of vehicle parking spaces shall be the minimum number of spaces needed to preserve the protected tree(s). Should the protected tree(s) die, then the property owner shall be required to replant a new tree(s) of the same species or the planting area shall be converted to a parking area.
3. The parking area reduction used for the preservation of protected trees shall not be counted as part of the minimum required open space per the applicable zoning district.

Tree Species	Tree width	Requirement/Reduction
Oak Magnolia	0-12"	Can be removed and do not have to be replaced
	12"+	Trees shall be maintained on-site and parking reduction granted only for the site of the tree.
All other tree species	0-12"	Can be removed and do not have to be replaced
	12"-24"	Trees can be removed but must be replaced elsewhere on-site.
	24"+	Trees shall be maintained on-site and parking reduction granted only for the site of the tree.

SECTION 6.03.06 OFF-SITE PARKING

- A. The City Council may designate Special Parking Districts as listed in Section 6.03.07. where off-site vehicle parking facilities may be provided by the City or private enterprises, thus lessening the demand for on-site vehicle parking.
- B. The following provisions apply to all developments that desire to take advantage of off-site vehicle parking facilities:
 1. Nonresidential and short-term residential uses are the only uses that are allowed to take advantage of having required vehicle parking spaces located off-site.

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2. Those portions of a mixed-use development that contain long-term residential uses, as defined in Comprehensive Plan, are required to have all required parking spaces located on-site.
3. All required handicap parking spaces and loading spaces for all developments are not allowed to be located off-site and must be provided for on-site.
- C. Maximum distance:
 1. The maximum distance for off-site parking facilities allowed is one-half mile (½ mi.) or 2,640 feet.
 - a. The measurement of this shall be measured along the nearest pedestrian network.
 - b. If a pedestrian network does not exist or is missing elements the network shall be developed or completed.
 - c. If the network is out of compliance with the American's with Disabilities Act at the time of permitting, the affected pedestrian network shall be brought into compliance.
- D. Off-site or On-street public parking facilities.
 1. For development proposed in the Special Parking Districts per Section 6.03.07., that wish to take advantage of City owned and maintained parking lots/garages, the City Manager or their designee may allow the developer to pay an in-lieu parking fee instead of providing the spaces required by this article.
 2. The fee shall be a one-time, nonrefundable fee per parking space avoided, paid to the City prior to the issuance of a certificate of occupancy.
 3. The amount of the fee shall be determined by the City Council and shall be equal to the land acquisition, construction, and maintenance costs of parking spaces that are deferred by this provision.
 4. These fees shall be used by the City solely for the purchase, construction, operation and maintenance of parking facilities serving the area of the development.
 5. The City Council may, at the time of accepting the fee, enter into an agreement with the developer to construct or provide parking facilities.
- E. Until such time as the City has acquired sites(s) for public parking as generally identified in the Harbor CRA Plan, the City shall annually review the parking standards pertaining to the uses within the Special Parking Districts per **Section 4.09.07** to determine the adequacy of those parking requirements.
- F. Off-site private parking facilities.
 1. For development proposed in these districts that wish to take advantage of privately owned and maintained parking garages or surface parking lots, such parking spaces must be under the ownership or common control of the property owner proposing to place required parking spaces off-site in order to meet the parking requirement for that property.
 2. The ownership or common control of the parking spaces may be in the form of simple fee ownership or long-term lease (30 years or more).
- G. Off-site shared parking.
 1. A reduction in the number of required on-site parking spaces shall be allowed when shared parking is provided by a separate, neighboring development through a shared parking agreement.

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2. A shared parking analysis shall be submitted in accordance with the standards in **Section 4.09.05** and must demonstrate that the shared parking spaces on the neighboring site will be available during the times during which the parking demand is in excess of the on-site parking supply.
3. Direct and continuous sidewalks and crosswalks shall be constructed between the off-site shared parking area and a primary on-site building entrance.
 - a. The applicant shall enter into a shared parking agreement with the owner(s) of the adjacent parcel(s) prior to the approval of the development order application.
 - b. The shared parking agreement must be submitted, reviewed, and approved by the City prior to the approval of the development order application.
 - c. Said shared parking agreement shall be recorded in the public records of Okaloosa County, Florida, prior to the issuance of any building permit.
 - d. Additionally, the shared parking agreement cannot be considered null and void until the property owner who needs the parking has secured required parking either on his/her site or an alternative site, which must be subject to a new shared parking agreement.
 - e. The parking accessway agreement shall be deemed a covenant running with the land and shall at a minimum contain the following provisions:
- H. A detailed site plan which at a minimum shall consist of the following: property boundary lines, adjacent right-of-way, the shared parking area, and the number of spaces that will be provided to the applicant, adjacent improvements, sidewalks, landscaped areas, drainage swales.
- I. A written statement indicating who is entitled to use and maintenance of the shared parking.
- J. A statement from each of the owners of the property who are parties to this agreement, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that they will be committing a penal offense to cause or permit such shared parking area to become inoperable by either party either through the erection of a physical barrier, neglecting maintenance for said area or other means.
- K. A statement from each of the owners of the property who are parties to this agreement, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that the shared parking agreement is a covenant running with the land and that it cannot be amended without the consent of the City.

SECTION 6.03.07 SPECIAL PARKING DISTRICTS

- A. Off-site parking districts. The following off-site parking districts are hereby established:
 1. Harbor Area Parking District
 - a. The Harbor Area Parking District encompasses all land designated as CMU, CTS, NHMU, and SHMU on the zoning map.
 - b. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for non-residential uses in the CMU, CTS, NHMU, and SHMU zoning districts shall be located in the CTS or NHMU zoning district and must be located within one-thousand two hundred feet (1,200') of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of one-thousand two hundred feet (1,200') shall be from primary building entrance of the subject property to property line of the parking facility.

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2. The offsite parking shall also meet the regulations in Section 6.03.06.C. for pedestrian accessway distances.
2. Town center parking district.
 - a. The Town Center Parking District encompasses all land designated as TCMU on the zoning map.
 - b. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for nonresidential uses in the TCMU zoning district shall be located in the TCMU zoning district and must be located within one-thousand two hundred feet (1,200') of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of one-thousand two hundred feet (1,200') shall be from primary building entrance of the subject property to property line of the parking facility.
 2. The offsite parking shall also meet the regulations in Section 6.03.06.C. for pedestrian accessway distances.
3. Institutional parking districts. Institutional Parking Districts encompass all land designated as INST on the zoning map.
 - a. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for uses located on property designated Institutional on the zoning map must be located within one-hundred and fifty feet (150') of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of one-hundred and fifty feet (150') shall be from property line to property line.
 2. The offsite parking shall also meet the regulations in Section 6.03.06.C. for pedestrian accessway distances.
4. Crystal Beach parking district.
 - a. The Crystal Beach Parking District encompasses all land designated as Crystal Beach Neighborhood (CBN) or Crystal Beach Resort (CBR) on the zoning map.
 - b. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for uses located on property designated CBN or CBR on the zoning map must be located within one-hundred and fifty feet (150') of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of one-hundred and fifty feet (150') shall be from property line to property line.
 2. The offsite parking shall also meet the regulations in Section 6.03.06.C. for pedestrian accessway distances.
 - c. Short-term Rentals or Seasonal Rentals shall not be allowed to utilize off-site parking within the Crystal Beach parking district.

SECTION 6.03.08 ON-SITE LOADING STANDARDS

- A. All on-site loading spaces shall be provided for pursuant to the requirements of this Code and the City of Destin Design Manual.
- B. The on-site loading spaces shall be maintained as long as the use exists that the facilities were designed to serve.

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- C. Only vehicles making deliveries shall occupy such spaces.
- D. It shall be unlawful for any owner or operator of any building or land use affected by the Code to cause or permit the discontinuance or reduction of required loading spaces without the establishment of alternative loading spaces which meet the requirements of and comply with this article and also approved by the City Manager or their designee.
- E. Loading spaces required for all development.
 - 1. On-site loading spaces shall be provided for all development within the City pursuant to the requirements indicated in this Article.
 - 2. Loading spaces shall be maintained as long as the use exists that the spaces were designed to serve.
 - 3. Loading spaces shall not be used as a parking space, for the storage of vehicles or materials or for meeting parking requirements.
 - 4. Loading spaces shall only be used by vehicles that are loading or unloading items that the occupant of the building, structure, or land requires delivery or pick-up.
 - 5. It shall be unlawful for any owner or operator of any building, structure, or land use affected by the Code to cause or permit the discontinuance or reduction of required loading spaces without the establishment of alternative loading spaces which meet the requirements of and are in compliance with this article and approved by the City Manager or their designee.
 - 6. Single-dwelling detached, duplex and townhome dwellings are expressly exempt from providing loading spaces.
- F. Location of on-site loading spaces.
 - 1. The on-site loading spaces required by this section shall be located on the same lot or parcel of land they are intended to serve.
 - 2. In no case shall the location of any required loading space not be located on the same lot or parcel it is intended to serve.
 - 3. Loading spaces shall be located in such a manner as to provide the simplest and most convenient means of loading and unloading material or goods to the building, structure, or lot it is intended to serve.
- G. As set forth below in the table, and Article 4, all lots or parcels are required to meet at least the minimum requirements for the specific use or uses, which may have multiple applications to a particular parcel.
 - 1. Uses not specifically mentioned in Article 4 or below shall meet the loading space requirements for the use that is most similar, comparable, or compatible.

NUMBER OF ON-SITE LOADING SPACES REQUIRED	
Use	Loading Spaces Required
Schools, hospitals, nursing homes, and other similar institutional uses and mid and high rise residential	1 space for the first 100,000 sq. ft. of gross floor area or fraction thereof and one space for each additional 100,000 sq. ft. or fraction thereof
Auditoriums, gymnasiums, stadiums, theaters, convention centers and other buildings for public assembly	1 space for the first 20,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 100,000 sq. ft. or fraction thereof

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Offices and financial institutions	1 space for the first 75,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 25,000 sq. ft. or fraction thereof
Retail commercial, service, road service, and commercial entertainment	1 space for the first 10,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 20,000 sq. ft. or fraction thereof
Industrial uses	1 space for every 10,000 sq. ft. of gross floor area or fraction thereof

H. Loading space study.

1. If an applicant is proposing a use that is not listed in Paragraph G. and is not satisfied with the City's application of the loading space standard that is most similar or compatible to the use in question, then the applicant may submit to the City Manager or their designee a loading space study to determine the actual number of loading spaces needed for the proposed use.
2. Said loading space study shall be submitted in writing to the City Manager or their designee who shall review the study and give a written determination to the applicant as to whether said study is approved or disapproved.
3. The loading space study shall include, but not be limited to the following:
 - a. Estimates of loading space requirements based on recommendations in studies such as those from the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), or the Traffic Institute, and based on data collected from uses or combinations of uses which are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.
 - b. An analysis of the extent to which the study's recommendation will lessen the loading space requirement for the development and whether or not the impact will have a negative impact on the purpose of providing the required number of loading spaces as specified in Table 8-9. NOTE: In no case shall a study be approved which would allow for a use listed in Table 8-9 to not have at least one loading space.

I. Additional loading spaces required for expansion of existing buildings, structures, commercial docks, marinas, and uses.

1. Buildings, structures, docks, marinas or uses may be modernized, altered, or repaired, provided there is no increase in gross floor area or capacity, or ground area, without providing additional on-site loading spaces in accordance with this Code.
2. Where buildings, structures, docks, marinas, or uses are enlarged in gross floor area or capacity or ground area, on-site loading spaces, as specified herein, shall be brought into compliance with the loading space requirements for the entire building, structure, dock, marina, or use.

J. Additional loading spaces required for a change of use.

1. When the use of a building or land is changed, additional on-site loading facilities shall be provided to the extent that the number of loading spaces required for the new use exceeds the number of loading spaces required for the previous use.

K. Loading spaces required for multiple uses.

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1. Where multiple uses or purposes exist on a parcel or lot, the loading space requirements for each use shall be calculated separately and the requirements combined for a single total number of loading spaces needed, except for shopping centers.

SECTION 6.04 UTILITIES

SECTION 6.04.01 GENERAL

- A. The developer shall place all utilities underground and shall observe minimum setbacks as required by utility companies or regulatory agencies.
- B. All utilities shall be placed within a right-of-way or within a designated easement.
- C. All utilities shall be placed outside of pedestrian facilities and roadways as practical.
- D. Any utilities within a sidewalk or crosswalk shall be flush mounted and meet applicable ADA requirements.
- E. All out of service utilities shall be grouted in place as necessary or removed as determined by the City Engineer and shall remain the utility owner's responsibility to maintain records of abandoned facilities.
- F. Utility Main and Conduit Lines
 1. All undergrounded utilities shall be a minimum of thirty-six inches (36") below finished grade.
 2. All utilities shall go no deeper than is necessary based on minimum separation requirements for installation by open trench.
 3. Directional drilling shall meet all FDOT specifications.
- G. Utility Service and Lateral Lines
 1. All service and lateral utility lines shall be a minimum of twelve inches (12") below finished grade.
 2. In the event of a service or lateral line in vicinity of a stormwater or drainage utility, the utility lines shall be twenty-four inches (24") below the finish grade of the stormwater or drainage utility.
- H. All methods of installation other than directional drilling or open trenching shall be approved by the City Engineer.
- I. All above and below ground utility work shall be conducted by a licensed contractor.

SECTION 6.04.02 SEWER

- A. Wastewater treatment in Destin is provided by private entities.
- B. The developer shall connect to the nearest sanitary sewer system provided by the utility company.
- C. All new sewer systems shall utilize gravity mains and connections.
 1. No non gravity systems are allowed for new subdivisions.
 - a. If a gravity system is not feasible, the designer of record shall submit designs for review to the City Engineer and the sewer provider for approval during the development or permitting process which ever is applicable.
 - b. The designs shall provide the following:
 1. A narrative explaining why a gravity system is not feasible.
 2. A design showing how the proposed design will tie into the sewer system.

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3. A maintenance and operations plan for the system for each individual lot shall be recorded through Okaloosa County in the Official Public Records.
- D. All proposed grinder stations shall require a backup generator as well.
- E. Sewer and stormwater infrastructure shall not be combined within the city.
- F. The following measures on the part of the City are intended to conserve the capacity of the treatment facility.
 1. Use of treated wastewater for irrigation shall be utilized when the infrastructure is in place and available.
 2. The City shall require that all septic tank users connect to the central sewer system within one year of sewer availability.
 - a. Prior to taking action to enforce compliance with this Code, the City shall after one year has elapsed notify the property owner(s) in question by registered mail stating the delinquency and providing a grace period of no more than 60 days in which to comply with this Code.
 - b. If connections are not voluntarily made to a central sewer system before the end of the grace period, the City shall use its regulatory powers to enforce compliance. This may take the form of any one or more of the following steps:
 1. Inspection of all properties not in compliance shall occur upon the sale or resale of the property or upon the disconnection of power to the property as the result of a change in occupancy. As part of the minimum standards inspection performed by the building inspector, connection to an available central system shall be required before the property is approved for occupancy.
 2. Permits for property improvement or alteration shall be withheld until compliance with this Code is achieved.
 3. The City shall coordinate with the private utility companies to maintain a listing of the addresses of all properties not in compliance with this Code and shall provide copies to all persons or agencies requesting same.
 4. Upon receipt of evidence by the building inspector that appropriate fees have been paid to accomplish taps to a central sewage system, any penalties or restrictions affecting the property pertinent to septic tank use shall be removed by the City.

SECTION 6.04.03 WATER

- A. Potable water in Destin is provided by private entities.
- B. The City's Comprehensive Plan encourages the protection and conservation of the City's potable water resources through the following actions.
 1. Backflow prevention assemblies shall be utilized to protect the public system from contamination caused by back pressure or back-siphonage.
 2. Cross connections of water lines from private wells or reclaimed water to public water supply lines shall be prohibited.
- C. The Northwest Florida Water Management District Water Supply Plan is incorporated into this Code by reference.
- D. Rule 40A-2 Florida Administrative Code (FAC), is incorporated in this Code by reference.

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SECTION 6.04.04 PRIVATE IRRIGATION WELLS

- A. The Northwest Florida Water Management District issues consumptive use permits for wells drawing water from the Florida [Floridan] Aquifer which meet certain withdrawal thresholds. In order to determine whether to allow the proposed withdrawal, NFWFMD staff must determine the impact of the well on adjacent property owners and the water resource. Rules generally state that the withdrawal of water from a well:
 - 1. Must not cause the level of the potentiometric surface under lands not owned, leased or otherwise controlled by the applicant to be lowered more than five feet;
 - 2. Must not cause the level of the water table under lands not owned, leased or otherwise controlled by the applicant to be lowered more than three feet;
 - 3. Must not cause the level of the surface of water in any lake or other impoundment to be lowered more than one foot; and
 - 4. Must not cause the potentiometric surface to be lowered below sea level (rule 40D-2.301(3), FAC).
 - 5. These regulations use the drawdown depth means of determining the impact on water resources since the quantity of consumptive use is the primary concern.
 - 6.
- B. Shallow wells which draw water from the sand-and-gravel aquifer shall be used for irrigation purposes only.
 - 1. Sand-and-gravel wells may not be located within 25 feet of another shallow well.

SECTION 6.04.05 SOLID WASTE AND RECYCLING

- A. Solid waste and recycling services are provided through the City's franchise agreement with the chosen solid waste provider.
- B. All development shall provide for the appropriate facilities for amount of solid waste and recyclable products produced by the land uses within the development.
 - 1. Non-residential developments, to include multi-dwelling developments, shall not utilize residential roller style waste bins.
- C. All solid waste and recycling facilities shall;
 - 1. Be located on private property and not allowed within any right-of-way. A variance cannot be requested to place any waste facility within the right-of-way.
 - 2. All pick-up and dumping access of solid waste and recycling facilities shall occur on private property and not within any right-of-way for multi-dwelling and non-residential uses.
 - 3. Be in compliance with the Design Manual
 - 4. Not be blocked by or located in front or behind any parking or loading spaces.
 - 5. All solid waste and recycling facilities shall be screened by 100% opaque screening material and meet the requirements of the Design Manual.
- D. Oil, grease, paint, products shall not be commingled with ordinary household solid waste.
 - 1. Used motor oil shall be taken to oil collection centers or picked up by a collection service.
- E. Setbacks:
 - 1. Front: Setback enough to meet all requirements in paragraph C above
 - 2. Side & Rear:
 - a. Adjacent to residential or duplex use: ten feet (10')

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- b. Adjacent to multifamily or non residential use five feet (5')

SECTION 6.04.06 NON-RESIDENTIAL DEVELOPMENT STORMWATER REQUIREMENTS

- A. All development, shall provide sufficient stormwater collection, retention, or detention facilities on-site, unless the property has rights to stormwater facilities off-site.
- B. The stormwater system shall be based upon the facilities necessary to dispose of runoff according to the recurrence frequencies listed below.
 - 1. Drainage basin with an outfall: one inch (1") of rainfall over the entire site, or 25 year-24-hour storm event, whichever is greater.
 - 2. Drainage basin without an outfall: 100 year-96-hour storm event.
 - 3. The site post discharge rate shall not exceed pre-development discharge rate.
- C. Rainfall data shall be obtained from the state department of transportation's rainfall curves, or other approved agencies.
- D. All stormwater systems shall treat runoff prior to any off-site discharge.
- E. Stormwater System Master Plans
 - 1. Refer to Design Manual for minimum design standards.
 - 2. A complete ~~drainage~~ stormwater system master plan shall be submitted by the developer and approved by the City Engineer.
 - 3. Stormwater system plans shall demonstrate the capability of the system to collect, control, treat, and dispose of stormwater runoff.
 - 4. The stormwater system plan shall include the following, as needed:
 - a. Aqueducts
 - b. Catch basins
 - c. Green belt or other natural vegetated open space, etc.
 - d. Headwalls
 - e. Inlets
 - f. Manholes
 - g. Pipes
 - h. Settling basins
 - i. Stormwater calculations used in the design
 - j. Street grades
 - k. Topography
 - l. Other significant details deemed necessary by the City Engineer.
 - 5. Open Channels and Outfall Ditches
 - a. Design shall be provided so channels and ditches shall not overflow their banks for a 3 year-1 hour storm event; where flow velocities exceed two feet per second, ditch pavement or other permanent protection against scour shall be provided.
 - b. All ditches not protected with a permanent material shall be sodded to provide an erosion resistant embankment.
 - c. Ensure the down stream system(s) shall not be overwhelmed or inundated.

SECTION 6.04.07 RESIDENTIAL DEVELOPMENT STORMWATER REQUIREMENTS

- A. For single-dwelling and Duplex developments the stormwater requirements of this section apply.

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1. All residential development that is not a single-dwelling or duplex development shall follow the requirements listed in Section 6.04.01. above.
- B. Single-dwelling and Duplex Stormwater Table
 1. Use the following Single-dwelling Stormwater Table if the following criteria are applicable:
 - a. Single-dwelling/Duplex lot 1 acre or less
 - b. A percolation rate of 10"/hour or greater can be achieved with the native soils
 - c. The maximum depth of the stormwater system is 18".

<i>Stormwater percentage capture requirement</i>	
55% or less Impervious	1.6" over the site
55.1 - 65% Impervious	1.8" over the site
65.1 - 75% Impervious	2.0" over the site

- C. A professional engineer can be used in-lieu of the table using one of the following minimum requirements, whichever is greater:
 1. 1" over the entire site
 2. 25yr/24hr storm event
- D. A professional engineer is required to design residential stormwater systems if any of the following conditions exist or apply:
 1. Native soil has a lower percolation rate than the minimum required
 2. A sub-surface stormwater system is proposed
 3. The groundwater table needs to be verified via a geotechnical report
 4. The overall site/development contains minimal impervious
 5. Maximize efficiency in design to maximize development potential
 6. The site is over one acre in size

SECTION 6.05 LIGHTING

SECTION 6.05.01 SITE LIGHTING STANDARDS

- A. General standards for non-residential and multi-dwelling site lighting
 1. All parking areas serving the public or users of a non-residential and multi-dwelling developments shall provide site lighting across all parking and pedestrian areas.
 - a. Maximum fc:
 - i. Non-residential no brighter than 3.2fc
 - ii. Residential no brither than 1.8fc
 - iii. Fueling stations no brighter than 22fc
 - (a) Lighting shall be shileded in a way that the light source is not visible while standing at the property line.
 - b. Lighting level shall be a minimum of zero point two footcandles (0.2fc) at ground level.
2. In no instance shall a light be utilized in a manner to project skyward, except as allowed by Sections 6.05.03 and 6.05.05.B.
3. All light fixtures shall meet the Illuminating Engineering Society of North America (IESNA) definition of cutoff fixtures, and:
 - a. Prohibit upward-directed light

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- b. All lighting requires shields to avoid and minimize glare and the light source shall not be visible while standing at the property line at a height of four feet (4') of height.
 - c. All sights shall utilize only the amount of lighting required to avoid and minimize over-lighting
 - d. Utilize dimming and other appropriate lighting controls
 - e. No site lighting shall exceed 5,000K temperature to minimize short-wavelength (bluish) light in the nighttime environment.
- 4. Directional fixtures (such as flood lights) may be used provided they shall be aimed and shielded in accordance with this ordinance.
 - 5. Other than flood lights, all outdoor area and parking lot lighting fixtures generating more than 2,000 lumens shall be cutoff fixtures, or comply with at least one of the exception provisions in Paragraph 9. below.
 - 6. For all new development and redevelopment, the mounting height of all outdoor lighting, except outdoor sports field lighting and outdoor performance area lighting, shall not exceed;
 - a. Sixteen feet (16') above finished grade in residentially zoned areas and in pedestrian use areas; and shall be mounted as low as possible
 - b. Thirty feet (30') above finished grade in nonresidential areas.
 - 7. Electrical service for all new outdoor lighting shall be installed underground.
 - 8. No operation or activity shall produce glare in excess of the amounts permitted below.
 - a. All commercial and manufacturing districts site lighting shall not glare or bleed onto;
 - i. Single-dwelling, duplex, or multi-dwelling, congregate care or congregate living structure development at a level of more than zero point two footcandles (0.2fc) at the property line.
 - ii. Public or private ROW at a level of more than five footcandle (5fc) at the ROW line
 - (a) Flood lights and display lights shall be positioned so that any such fixture located within 50 feet of a public street right-of-way is mounted and aimed perpendicular to the right-of-way, with a side-to-side horizontal aiming tolerance not to exceed 15 degrees from perpendicular to the right-of-way.
 - b. All vertically mounted directional lights (floodlights and spotlights) shall be installed so that either;
 - i. The fixture is aimed down at least 45 degrees from vertical
 - ii. The front of the fixture is shielded so that no portion of the light bulb extends below the bottom edge of an external shield.
 - c. All horizontally mounted directional lights (floodlights and spotlights) emitting 1,000 or more lumens shall be aimed at least 60 degrees down from horizontal, or shielded such that the main beam from the light source is not visible from adjacent properties or the public street right-of-way.
 - d. All wall pack fixtures shall be full cutoff fixtures.
 - 9. Exceptions:
 - a. The following are exceptions to Section 6.04.01.A.5., however in no circumstance can these exception supersede any required regulation in Section 6.04.05 Sea Turtle Lighting Standards.
 - i. Non-cutoff fixtures may be used when the maximum lumens generated by each fixture does not exceed 2,000 lumens per fixture.

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- ii. All metal halide, mercury vapor, fluorescent, induction, white high pressure sodium and color improved high pressure sodium lamps used in non-cutoff fixtures shall be coated with an internal white frosting inside the outer lamp envelope.
- iii. All metal halide fixtures equipped with a medium base socket must utilize either an internal refractive lens or a wide-body refractive globe.
- iv. All nonresidential non-cutoff fixture open-bottom lights shall be equipped with full cutoff fixture shields that eliminate glare and up light.
- v. Lighting for sports fields
- vi. Approved special events

SECTION 6.05.02 VEHICLE CANOPY LIGHTING

- A. Areas under a vehicular canopy shall have a maximum point of horizontal luminance of 24 footcandles (24fc).
- B. Lighting under vehicular canopies shall be designed so as not to create glare off-site. Acceptable methods include one or more of the following:
 - 1. Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the vehicular canopy.
 - 2. Light fixture incorporating shields, or shielded by the edge of the vehicular canopy itself, so that light is restrained to five degrees or more below the horizontal plane.
 - 3. Surface mounted fixture incorporating a flat glass that provides a cutoff fixture or shielded light distribution.
 - 4. Surface mounted fixture, typically measuring two feet by two feet, with a lens cover that contains at least two percent white fill diffusion material.
 - 5. Indirect lighting where light is beamed upward and then reflected down from the underside of the vehicular canopy.
 - a. Such fixtures shall be shielded such that direct illumination is focused exclusively on the underside of the vehicular canopy.
- C. Areas outside the vehicular canopy shall be regulated by the standards of **Section 6.04.01** above.

SECTION 6.05.03 BUILDING ILLUMINATION OR DECORATIVE AND LANDSCAPE LIGHTING

- A. Lighting fixtures shall be selected, located, aimed, and shielded so that direct illumination is focused away from adjoining properties and all street rights-of-way and exclusively on the:
 - 1. Building facade,
 - 2. Plantings,
 - 3. Other intended site features
- B. Lighting regulated by this section shall not shine, glare, or otherwise bleed onto any public or private street ROW.
- C. This section shall not be construed in any way to regulate decorative lighting for the purposes of decorating for any holiday or special event.

SECTION 6.05.04 SEA TURTLE LIGHTING STANDARDS

- A. This Section intends to protect marine turtle hatchlings from the adverse effects of artificial lighting to provide overall improvement in nesting habitat degraded by light pollution, and to

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increase successful nesting activities and production of hatchlings on the beaches located within the Marine Turtle Conservation Zone within the City Limits of the City of Destin.

- B. In order to provide the highest level of protection for nesting marine turtles and their hatchlings, the following standards for artificial light sources on all new coastal construction seaward of the Coastal Construction Control Line (CCCL) in the Marine Turtle Conservation Zone are adopted:
1. Exterior artificial lighting fixtures shall be designed for and positioned so that:
 - a. The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
 - b. Areas seaward of the frontal dune are not directly or indirectly illuminated; and
 - c. Areas seaward of the frontal dune are not cumulatively illuminated.
 2. Exterior artificial light fixtures within direct line-of-sight of the beach will be permitted only if designed and installed completely shielded down light only fixtures or recessed fixtures having low wattage (i.e., 50 watts or less), "bug" type bulbs and non-reflective interior surface. Other fixtures that have appropriate shields, louvers, or cutoff features may also be used if they are in compliance with paragraphs 1.a., b., and c. above.
 3. Floodlights, up lights or spotlights that are directly visible from the beach, or which indirectly or cumulatively illuminate the beach are prohibited.
 4. No lighting other than approved turtle friendly lights installed appropriately shall be allowed on dune walkovers.
 5. Exterior lights used expressly for safety or security purposes must comply with paragraphs 1.a., b., and c. above and shall be limited to the minimum number of configurations required to achieve their functional role(s). The use of motion detector switches that keep lights off except when approached and that switch lights on for the minimum duration possible are required.
 6. Only low intensity lighting shall be used in parking areas within line-of-sight of the beach. Such lighting shall be:
 - a. Set on a base which raises source of light no higher than 48 inches off the ground; and
 - b. Positioned or shielded so that the light is cast downward and the source of light or any reflective surface of light feature is not visible from the beach and does not directly or indirectly illuminate the beach.
 7. Parking area lighting shall be shielded from the beach through the use of ground-level barriers. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short or long-term damage to the beach/dune system.
 8. Tinted glass shall be installed on all windows and glass doors on single or multi-story structures within line-of-sight of the beach.
- C. Use of appropriately shielded low-pressure sodium vapor lamps and fixtures shall be required for high-intensity lighting applications such as lighting parking areas and roadways providing security, and similar applications.
- D. Temporary lighting of construction sites during the marine turtle nesting season shall be restricted to the minimal amount necessary and shall incorporate all of the standards of this section.
- E. Before granting any building permit, the Community Development Department shall determine that all proposed development complies in all respects with the standards imposed in this section.
- F. Utility lease lighting shall comply to all respects with the standards imposed in this ordinance, with the exception that appropriated shielded, full-cut off-feature high-pressure sodium lights

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may be installed for utility lease lighting until the utility provider offers functional low-pressure sodium lighting.

- G. Standards for existing lighting. In order to provide the highest level of protection for nesting marine turtles and their hatchlings, the following standards for existing artificial light sources, including utility leased lighting, within the Marine Turtle Conservation Zone shall be brought into compliance by May 1, 2005:
1. Existing artificial light fixtures shall be repositioned, modified, disconnected, or removed so that:
 - a. The point source of light or any reflected surface of the light fixture is not directly visible from the beach;
 - b. Areas seaward of the frontal dune are not directly or indirectly illuminated; and
 - c. Areas seaward of the frontal dune are not cumulatively illuminated.
 2. Existing artificial light fixtures that are replaced for any reason shall comply with **Subsection B**, Standards for New Construction Activities and the following measures shall be taken:
 - a. Reposition fixtures so that the point source of light or any reflected surface of the light fixture is no longer visible from the beach;
 - b. Replace fixtures having an exposed light source with fixtures containing recessed light sources or shields;
 - c. Replace traditional light bulbs with yellow "bug" type bulbs not exceeding 50 watts;
 - d. Replace non-directional fixtures with directional fixtures that point down and away from the beach;
 - e. Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward sides so that the light source of any reflective surface of the light fixture is not visible from the beach;
 - f. Replace pole lamps with low profile, low-level luminaries so that the light source of any reflective surface of the light fixture is not visible from the beach;
 - g. Replace incandescent, fluorescent, and high-intensity lighting with the lowest wattage low-pressure sodium-vapor lighting possible for the specific application;
 - h. Plant or improve vegetation buffers between the light source and beach to screen light from the beach;
 - i. Permanently remove or permanently disable any fixture that cannot be brought into compliance with the provisions of these standards.
 3. The following measures shall be taken as applicable to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
 - a. Apply window tint or film that meets the standards tinted glass;
 - b. Rearrange lamps and other movable fixtures away from windows;
 - c. Use window treatment (i.e., blind, curtains) to shield interior light from the beach; and
 - d. Turn off unnecessary lights.
 4. Public awareness
 - a. Any person submitting an application for coastal construction activities within a Marine Turtle Conservation Zone shall be informed of the existence of and the requirements concerning artificial lighting and marine turtle protection by the City of Destin's Community Development Department.
 5. Prohibitions

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- a. The following activities are considered prohibited:
 - i. Laser source light. The use of laser source light or any similar high intensity light for outdoor advertising unless approved by temporary lighting permit as provided by **Section 6.05.05.E**.
 - ii. The operation of searchlights or beacons is prohibited unless approved by temporary lighting permit as provided by **Section 7.17.09**.
 - iii. All outside light sources shall be installed so that the illumination is controlled and not directed across any bounding property line of less than 200 linear feet. The allowable maximum intensity measured at the property line of a Single-dwelling or duplex residential use in a residential district may not exceed 0.2 foot candles.
 - iv. It shall be unlawful to place or maintain on private property any light source of such intensity or brilliance within the field of view of a driver so as to impair his/her vision upon the public roadway, or to interfere otherwise with the operation of a motor vehicle.
 - (a) The brilliance of any light source less than ten degrees from a passenger car driver's line of sight, either along the roadway ahead or toward each traffic control device, sign, or signal, shall not exceed the brilliance of the headlight low beams of an oncoming passenger car whose extended centerline lies ten feet to the driver's left, when the car is between 60 and 100 feet from the driver.
6. Nonconforming Lighting
 - a. The following regulations address nonconforming outdoor lighting
 - i. Following application of this regulation, the installation of lighting, replacement of lighting, and changes to existing light fixture wattage, type of fixture, mounting, or fixture location shall be made in strict compliance with this Code. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is permitted for all existing fixtures not subject to **Subsection B**, below.
 - ii. All outdoor lighting that fails to conform to this ordinance that is damaged in excess of 50 percent of its market value shall be discontinued, removed, made to conform to this ordinance, or replaced with lighting that conforms to this ordinance.
 - iii. Notwithstanding the above, any fixture that, due to excessive glare, produces Nuisance glare as prohibited in **Section 7.17.05.C**, or produces Glare on roadways as prohibited in **Section 7.17.05.D**, shall be required to either discontinue use of the fixture in question or replace the fixture with one that conforms with the requirements of **Section 7.17.03.B and C**.
7. Exemptions.
 - a. The following are exempted from the provisions of the Outdoor Lighting Regulations.
 - i. A detached single-dwelling home, and any project requiring only a building permit, shall be exempt from **Section 7.17.08**, but shall otherwise be required to comply with the requirements of **Section 7.17.03**.
 - ii. Exemptions from the provisions of this ordinance are permitted when federal or state laws, rules and regulations take precedence over these provisions.
 - iii. **No provision of this Section shall take precedence over the Outdoor Lighting Standards for the Marine Turtle Conservation Zone in this Section.**
 - iv. Public schools.

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- v. Municipal street lights.

SECTION 6.05.05 OUTDOOR LIGHTING PLAN

- A. Outdoor lighting plan, permit procedure and certificate of occupancy.
 - 1. Whenever the provisions of this section are applicable, an outdoor lighting permit shall be required.
 - 2. ensure compliance with the provisions of this section, an outdoor lighting plan that is prepared, signed, dated and sealed by a professional engineer registered in the State of Florida shall be submitted to the Planning Division for approval prior to the issuance of any development order. For a listing of which uses are exempt from these provisions, please refer to **Section 7.17.07 Exemptions**.
 - 3. Contents of outdoor **lighting** plan. Applicants shall submit sufficient documentation which clearly conveys the required information. It is the responsibility of the applicant to submit sufficient information in a form that allows ready determination of whether the requirements of this Code have been met. The applicant shall submit a sufficient number of copies of the proposed plans, as determined by the Community Development Department, necessary to complete the review. The outdoor **lighting** plan shall include, as a minimum, the following:
 - a. All plans shall be drawn to one of the following scales that will produce a legible plan. scale. The Community Development Director may require any plan to be provided at a different scale if it is needed for Staff to conduct a proper review.
 - i. 1:10
 - ii. 1:20
 - iii. 1:30
 - iv. 1:40
 - v. 1:50
 - vi. 1:60
 - b. The trimline sheet size shall be 24 inches by 36 inches. A one-half-inch margin shall be provided on all sides except for the left binding side(s) where a two-inch margin shall be provided if multiple sheets are used.
 - c. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.
 - d. The name, business address and telephone number of those individuals responsible for the preparation of the drawing(s).
 - e. Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow and date.
 - f. Relationships of the site to adjacent public of private rights-of-way, abutting properties and any public or private easements.
 - g. The location of all building and/or structures, transmission lines, refuse dumpsters or containers and size and type of wall or fences.
 - h. Location and area of off-street parking and vehicular use areas.
 - i. Points of ingress and egress and any planned public or private roads, rights-of-way, sidewalks or multiuse pathways, bicycle lanes or paths, transit stop shelters, or other transportation facilities.

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- j. Location and dimensions of all landscape buffers, internal landscaping, and the number, placement, height and species of all trees required (due to their effect on outdoor lighting).
 - k. Proposed open space areas on the development site.
 - l. The location of environmentally sensitive lands designated pursuant to Article 11 of this Code, if any.
 - m. A point-by-point foot candle array in a printout format overlaid on the site plan. The point-by-point foot candle printout shall indicate compliance with the maximum maintained foot candles required by this Code. This overlay shall also include contours indicating the light source at the property lines and ten feet into adjoining properties, including right-of-way.
 - n. A description of the illuminating devices, fixtures, lamps, supports, reflectors, poles, raised foundations and other devices (including but not limited to manufacturers or electric utility catalog specification sheets and/or drawings, and photometric report indicating fixture classification [cutoff fixture, wall pack, flood light, etc.]
 - o. The location and height of the lighting fixtures (pole and/or wall mounts), the proposed wattage of the light bulbs, the direction of illumination (e.g. straight down, outwards, etc...), the method of shielding and the area of illumination.
- 4. Permit procedures.
 - a. The following procedures and requirements shall be followed by the applicant and the City:
 - i. Applications for outdoor lighting shall be submitted to the City's Community Development Department.
 - ii. No building permit for the installation of new outdoor lighting, or replacement of existing outdoor lighting erected prior to the effective date of this Section, shall be issued unless and until the City has reviewed and approved the outdoor lighting plan unless the project does not require a development order. Regardless of whether a lighting project does or does not require a development order, the installation of new outdoor lighting, or replacement of existing outdoor lighting must comply with the requirements of Section 7.17.03.
 - iii. A copy of the approved outdoor lighting plan shall be available on-site during installation.
- 5. Certificate of completion or occupancy.
 - a. No certificate of completion or occupancy shall be issued unless and until the Planning Division has determined, after final inspection, that the required outdoor lighting has been installed according to the approved application and plan; provided, however, that if circumstances preclude completion of the outdoor lighting plan at the time of application for the certificate of completion or occupancy, then the provisions of Section 2.20.00. Guarantees and sureties shall apply.
- B. Temporary outdoor lighting permit.
 - 1. Temporary outdoor lighting permits for search lights and laser lights may be issued for;
 - a. Special events
 - b. Construction activities
 - c. Temporary outdoor lighting needs for public assembly or public safety

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2. Temporary outdoor lighting permits may be issued, so long as the outdoor lighting does not create or cause any of the following potential distraction by any means or methods;
 - a. Flash blindness,
 - b. Vision impairment,
 - c. Visual interference for aircraft pilots or navigators and would not cause a potential unreasonable risk for flight safety or interfere with any public or military airport operation or with ground activities at military installations.
3. A temporary outdoor lighting permit may be issued for one premises or multiple-occupancy complex for a period not to exceed thirty (30) consecutive or non-consecutive calendar days per year.
4. The City shall not issue more than five (5) temporary permits for any one (1) calendar day.
 - a. If there are more than five (5) applications or application extensions for the same calendar day or days then five (5) shall be selected randomly.
5. The City Manager or their designee may grant a permit for temporary outdoor lighting, as defined herein, if they find the following:
 - a. The lighting proposed will be used not more than 30 consecutive or non-consecutive days within one calendar year;
 - b. The proposed lighting is designed in such a manner as to minimize light pollution and trespass as much as is feasible;
 - c. The proposed lighting will comply with the general intent of this article; and
 - d. The permit will be in the public interest.
6. The application for the temporary lighting permit shall include, at a minimum the following information:
 - a. Name and address of applicant and property owner;
 - b. Location of proposed fixtures;
 - c. Type, wattage and lumen output of lamp(s);
 - d. Type and shielding of proposed fixtures;
 - e. Intended use of the lighting;
 - f. Specific calendar days requested;
 - g. The hours of operation (not to occur between midnight CST and sunrise);
 - h. The nature of the activity or event;
 - i. Previous temporary outdoor lighting permits granted to this applicant, if any, and addresses of premises there under (Only one temporary outdoor lighting permit per year is to be granted to a multiple-occupancy complex); and
 - j. Such other information as the City Manager or their designee may request.
7. Review of application
 - a. Copies of the permit application and supporting documents shall be distributed to
 - i. Okaloosa County Sherriff's office – Destin Office
 - ii. Okaloosa County Airport Manager
 - iii. Destin Fire Control District
 - iv. Destin Public Works Department
 - v. Destin Parks & Recreation Department
 - vi. 96th Civil Engineer Group (Community Planner)
 - b. The City Manager or designee approve, approve with conditions, or deny the application within sixty (60) days from the date of submission of the application.

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- i. The City Manager or their designee may grant one (1) renewal of the permit for an additional ten (10) days if they finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest.
- ii. The City Manager is not authorized to grant more than one (1) temporary permit and one renewal for a ten-day period for the same property within one calendar year.

SECTION 6.05.06 STREETLIGHTS

- A. Developer shall provide streetlighting in accordance with the Destin Design Manual.
- B. Maximum pole height is thirty feet (30').
- C. Maximum mounting height is twenty-three feet (23').
- D. All street lighting shall be shielded and directed downward.
- E. Streetlights located within three-hundred feet (300') of a primary dune of a beach must meet the minimum Florida Fish & Wildlife Commission Sea Turtle Lighting guidelines.

SECTION 6.06 LANDSCAPING

SECTION 6.06.01 PURPOSE

- A. The landscape development regulations will serve to protect, maintain and enhance both the immediate and longterm health, safety, economic stability and general welfare of the present and future citizens of the City. These regulations have the following objectives:
 1. To aid in stabilizing the environment's ecological balance by contributing to the processes of oxygen regeneration, groundwater recharge, air purification and stormwater runoff retardation, while at the same time aiding in noise, glare and heat abatement.
 2. To ensure that the local stock of native vegetation is replenished.
 3. To clearly delineate and buffer the bounds of abutting vehicular use areas, particularly public rights-of-way, so that distractions of movement, noise and glare from one area do not adversely affect the activity of another area.
 4. To limit physical site access to established points of ingress and egress.
 5. To promote energy conservation by maximizing the shading and cooling effects of trees and shrubs.
 6. To promote and protect property values within the community by conserving and creating a more aesthetically pleasing and functional environment.

SECTION 6.06.02 GENERAL STANDARDS

- A. All development and redevelopment shall provide landscaping to the standards as set forth in this section.
- B. All landscaping shall be installed in a sound finished workmanlike manner per any applicable approved plan and or according to generally accepted good planting practices.
- C. All elements of landscaping, not including plant material except hedges, shall be installed so as to meet all other applicable requirements.
- D. All landscaping shall be maintained and kept alive at all times.
- E. If a required landscape element dies, is removed, or is otherwise removed from the site, it shall be replaced.

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- F. Adequate irrigation is required for all developments (including right-of-way frontage) to maintain live vegetation.
- G. All areas of a development, property, land, parcel or lot, not utilized for structures, vehicular or pedestrian access or circulation, or other ancillary shall be landscaped and permanently maintained with trees, shrubs, indigenous plants and ground cover, including but not limited to:
 - 1. Grass or sod
 - 2. Mulch, pine straw, or other loose material (must be stabilized and maintained in the intended location and shall not wash or be blown into any right-of-way or another property.)
 - 3. Artificial turf (on private property only)
 - 4. Landscape rock (on private property only)
- H. Landscaping south of the Coastal Construction Control Line (CCCL).
 - 1. Development area(s) between the CCCL and the Gulf of Mexico shall only meet the landscaping standards set forth in the permit issued by the Department of Environmental Protection.
 - 2. For development areas on the same property that is not beyond the CCCL shall meet the minimum requirements set forth in this section.
- I. A minimum of seventy-five percent (75%) of all plant material used to satisfy the requirements of this section shall be native to the Northwest Florida area.
 - 1. Native species shall be selected as identified in the in the "Atlas of Florida Plants" which is maintained by Institute for Systemic Botany at the University of Southern Florida for Okaloosa or Walton County.
 - 2. Portions of a development left in the natural state shall be credited in meeting these landscaping requirements.
- J. Invasive Species
 - 1. In no circumstances shall any invasive species to Florida, Georgia, or Alabama as identified by any City, State, or Federal agency be utilized for plantings
 - 2. This section is not intended to allow any individual the ability to keep unique plantings in a stand alone pot and not planted in the ground.
 - a. If any individual maintains an invasive species on site it shall be kept in a manner so that the plant is contained and controlled to not spread, multiply, or otherwise threaten the local native vegetative ecosystem.
- K. At any street intersection, no plant, tree, shrubbery or any other obstruction shall be allowed to grow in a manner which would impede or restrict the vision of pedestrians or vehicle operators to oncoming traffic.
- L. The type of vegetation used in complying with these requirements shall be indigenous or of a noncompeting exotic species.

SECTION 6.06.03 OPEN SPACE

- A. The minimum required open space within all zoning districts shall be as required in the appropriate zoning district per Article 4.
- B. Open Space Reduction Incentive

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1. Within the North Harbor (NHMU), South Harbor (SHMU), and Town Center Mixed Use (TCMU) districts the minimum required open space can be reduced to not less than 12 percent through adherence to the following requirements:
 - a. Developments that provide, on their property, a pedestrian information kiosk at the Harbor Boulevard-side terminus of a pedestrian walkway and/or pedestrian/bicycle pathway to the Harbor Boardwalk in conjunction with a mass transit pull-off or public access easement (one percent).
 - b. The use of drip irrigation for all shrubs and ground cover areas, where appropriate, on the subject property (two percent).
 - c. The use of 100 percent (100%) plant species native to northwest Florida in all landscaped areas on the subject property (five percent).
 - d. Developments that consolidate their existing driveways in such a way as to eliminate one driveway cut on to Harbor Boulevard/Emerald Coast Parkway (three percent).
 - e. Adjacent developments that consolidate their driveways in such a way as to eliminate one driveway cut on to Harbor Boulevard/Emerald Coast Parkway (three percent).
 - f. Developments located in the SHMU area that contain no permanent/long-term residential units (four percent).
 - g. Developments located in the NHMU and TCMU areas that contain at least 50 percent of the total number of dwelling units as permanent/long-term residential units (four percent).
 - h. Developments that dedicate 70 percent of the first floor of every building on site to "publicly leasable commercial space" (e.g., retail, office, restaurant, etc.). First floor shall mean the first floor of the building as viewed from Harbor Boulevard/Emerald Coast Parkway. Structured garage parking can account for up to 40 percent of the "publicly leasable commercial space" located on the first floor. For those projects located in the SHMU district, this provision shall be in addition to the requirement of the Comprehensive Plan for "publicly leasable commercial space" along the Harbor front (six percent).
 - i. Developments that provide 70 percent of all parking spaces on site in structured parking garages (six percent).
 - j. The total area of all pedestrian and/or vehicular easements or rights-of-way dedicated to the public for access from Harbor Boulevard to the Harbor waterfront and between adjoining properties along the Harbor waterfront and along Harbor Boulevard shall be credited towards the open space landscape requirement of the development.
 - k. The total area provided for a transit stop, as specified in **section 7.09.03.G.2a.iv.a**, located either on-site or adjacent to Harbor Boulevard/Emerald Coast Parkway will be given 100 percent credit for area dedicated to the transit stop.

SECTION 6.06.04 TREES

- A. The number of reforestation trees required on any developed area shall be determined by using the ratio of one (1) tree for each one-tenth of an acre
- B. All required trees shall be a minimum of:
 1. Twelve feet (12') in height
 2. Three and one-half-inch (3.5") caliper at the time of planting.

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- C. Palm trees cannot comprise more than forty percent (40%) percent of the total number of all required trees.
1. For those properties lying south of Harbor Boulevard and Emerald Coast Parkway palm trees may comprise of no more than eighty percent (80%) of the total number of all required trees.
 - a. The number of required trees shall be increased by 20 percent above the minimum requirements for trees set forth in **Paragraph A** above
 2. If any palm tree species are utilized for required trees then two palms shall be utilized to equal one required tree and must be grouped together to account for a twenty foot (20') crown spread at maturity.
- D. Tree Protection, Preservation, and Restoration
1. Credit shall be received on the reforestation requirement of this section by preserving existing trees.
 2. Trees required for reforestation are in addition to other required trees within this section.
 3. No credit will be given for nonindigenous trees.
 4. Exclusive of the principal structure area, no "preserved tree" may be removed except as provided in this section.
 5. The reforestation requirements shall be credited for existing trees at the following rate as measured at breast height (which ever is less) above the natural grade:

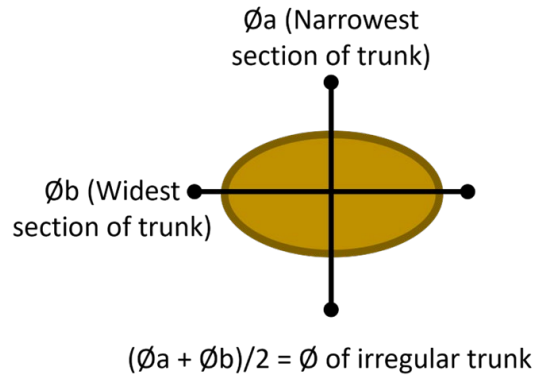
Diameter of Existing Tree	Number of Trees Credited
20" or more	5
13" -19.9"	4
7" – 12.9"	3
2" – 6.9"	2

6. Measurement of Trees
 - a. Trees shall be measured at Diameter Breast Height (DBH)
 - b. In the case of an irregular shaped tree or trunk at DBH, the following method shall be utilized.

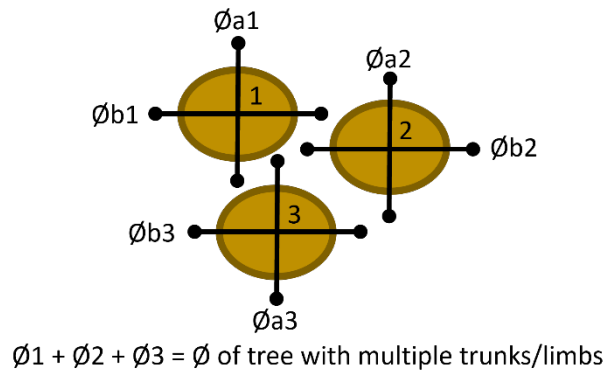
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- i. The average of the the widest and the most narrow diameter of the tree at DBH (see example below).



- c. In the case of multiple trunks or limbs at DBH, the following method shall be utilized.
 - i. The total diameter of all trunks/limbs at DBH (see example below).



7. Fifty percent of the area within the dripline of preserved trees which are eligible for credit pursuant to this section shall be maintained in either vegetative landscape material or pervious cover.
8. During development activity, preserved trees shall be protected from activities which may injure or kill them. Tree protection techniques found in the Tree Protection Manual for Builders and Developers, Florida Department of Agriculture and Consumer Services, Division of Forestry, or equivalent techniques shall be used.
9. Exclusive of the principal structure area, when a "protected tree" must be removed or relocated, an indigenous tree(s) shall be replaced.
10. No protected or preserved tree may be removed or relocated without a removal permit as provided in. **See Section 6.06.05**

SECTION 6.06.05 TREE REMOVAL

A. Permit Required

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1. The removal of any tree on private property requires a Clearing and Grading Permit approval from the Community Development Department.
2. Exemptions
 - a. Any tree on any Single-dwelling or duplex lot
 - b. Any tree on a platted townhome lot (Single-dwelling unit)
 - c. These exemptions are not intended to exempt any apartment complex, condominium complex, or other multi-dwelling complex, or commonly owned property within a Single-dwelling development.
- B. Hazardous or Dangerous Conditions
 1. In the event that any tree on Public Property or within the Public ROW, is determined to be in any hazardous or dangerous condition so as to endanger health or safety, the City Manager or their designee shall require immediate removal of the tree.
 2. In the event a tree poses a hazard or dangerous condition on Private Property, private property affecting other private property, or private property affecting the public right-of-way, the City Manager or their designee may require the removal of the tree.
 - a. A licensed arborist or licensed landscape architect shall make a recommendation in writing to the City Manager for the removal of the tree that poses a hazardous or dangerous condition.
 3. The City Manager or their designee shall make a final determination upon receiving the recommendation from the licensed arborist or licensed landscape architect.
 - a. Any determination made by the City Manager shall become effective five (5) days after the determination is rendered.
 - b. An aggrieved party, withstanding the final determination of the City Manager or designee, shall have upto five (5) days from date of determination to apply to the City Manager for appeal of the determination.
 - c. The City Manager's decision constitute the final determination of the City.
 4. A permit is not required at the moment to rectify a hazardous or dangerous condition, however, a permit shall be applied for retoractivley within thirty (30) days of approval to remove the hazardous tree.
 5. During the period of declared emergencies such as hurricane, windstorm, flood, freeze, disease epidemic, or other disasters, the requirements of this section may be waived by the City Manager, for a certain period of time and may not be for an indefinite period of time.

SECTION 6.06.06 GROUND COVER, HEDGES, AND SHRUBS

- A. Vines, ground cover, grasses, artificial plant material and architectural planters shall be subject to the following:
 1. Grasses shall be subject to the following:
 - a. Grasses and ground cover, and vines planted for credit on the landscaping requirements, shall be perennial species capable of thriving in Okaloosa County.
 - b. Grasses may be sodded, sprigged, plugged or seeded except that solid sod shall be used in swales or other areas subject to erosion.
 2. All required plantings shall be living or natural.

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- a. No credit shall be granted for use of artificial plant material.
- b. Artificial turf may be utilized for ground cover where ground cover is required
3. Credit shall be granted for use of above-grade planters, when such planters are physically attached to and made a part of the building/structure upon which they rest. In no case shall above-grade planters be removed from the property or converted to another use, unless approval is granted by the City.
4. Endangered plants shall be protected under the provisions of applicable federal and state laws.
- B. Shrubs shall be a minimum of 12 inches in height when measured immediately after planting.

SECTION 6.06.07 PUBLICLY OWNED PROPERTY

- A. The table displayed below constitute the official street and park tree species for Destin, Florida.
- B. Prior to street tree planting, all applicable right-of-way permits shall be obtained.
- C. No species other than those included in the table below may be planted as street tree without written permission of the Public Works & Safety Committee.
 1. If Live oaks are utilized as street tree then the requirements per the Design Manual shall be adhered to along with the following:
 - a. A root barrier with a depth of eighteen inches (18") below grade
 - b. A minimum of a five foot (5') radius clear area surrounding the tree with no utilities in the clear area for thirty-six inches (36") below grade

Small Trees	Medium Trees	Large trees
Southern Wax Myrtle (Myrica cerifera)	Dahoon Holly (Ilex cassine)	Maple (Acer rubrum)
Fringe Tree (Chionanthus virginicus)	Turkey Oak (Quercus laevis)	Southern Live Oak (Quercus virginiana)
Pindo Palm (Butia capitata)	Cabbage Palm (Sabal palmetto) *State Tree	Majesty Palm (Ravenea rivularis)
	Washington Palm (Washingtonia robusta)	Canary Island Date Palm (Phoenix canariensis)
		Wild Date Palm (Phoenix sylvestris)

- D. No species other than those included in the table below may be planted as park tree without written permission of the Parks & Recreation Committee.

Small Trees	Medium Trees	Large trees
Anise Tree (Pimpinella anisum)	Ash (Fraxinus spp.)	Bald Cypress (Taxodium discithum)
Black Pine (Pinus nigra)	Bradford Pear (Pyrus calleryana) "Bradford"	Bay Magnolia (Magnolia virginiana)
Bottlebrush (Callistemon citrinus)	Cabbage Palm (Sabal palmetto) *State Tree	Canary Island Date Palm (Phoenix canariensis)
Crepe Myrtle (Lagerstroemia indica)	Cedar (Cedrus atlantica)	Elm (Ulmus spp.)
Dogwood (Cornus florida)	Cherry Laurel (Prunus carolina)	Hickory (Carya spp.)
Fringe (Chionanthus virginicus)	Holly Tree (Ilex cassine)	Maple (Acer rubrum)

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Ginkgo (Ginkgo biloba)	Persimmon (Diospyros virginiana)	Oak (Quercus spp.)
Jerusalem Thorn (Parkinsonia aculeata)	Plum (Prunus cerasifera)	Pecan (Carya glabra)
Ligustrum Tree (Ligustrum japonicum)	Redbud (Cercis canadensis)	Pine (Pinus elliotii)
Loquat (Eriobotrya japonica)	River Birch (Betula nigra)	Southern Magnolia (Magnolia grandiflora)
Pindo Palm (Butia capitata)	Sweetgum (Liquidambar styraciflua)	Sycamore (Platanus acerfolia)
Red Buckeye (Aesculus pavia)	Tulip Magnolia (Liriodendron tulipifera)	Walnut (Juelans nigra)
Sparkleberry (Vaccinium arboreum)		
Wax Myrtle (Myrica cerifera)		

- E. Any tree or plant declared or deemed an invasive species by the State of Florida shall not be allowed to be planted within any right-of-way or park within the city.
1. The following list of species is also not permitted
 - a. Chinese tallow (Triadica sebifera)
 - b. Yucca tree (Yucca)
 - c. Any species of tree or plant that has a spike, thorn, spine, or other similar hazard
- F. Protection of Public Trees
1. No tree within any public right-of-way, park, or other publicly owned property shall be removed without a permit from the Community Development Department.
 2. The City Manager or their designee may require approval by the Parks & Recreation or Public Works & Safety Committees as appropriate.

SECTION 6.06.08 PARKING LOT LANDSCAPING

- A. The following criteria shall apply regarding interior parking landscape:
1. Vehicles may overhang no more than two feet into landscape areas. The overhang area shall not be included as part of the landscape requirement.
 2. No parking bay shall contain more than fifteen (15) continuous parking spaces without being broken up by a landscaped area, that shall be:
 - a. Ten feet (10') wide
 - b. One-hundred and seventy-five (175) square feet in area
 - c. Planted with one tree that meets the requirements in **Section 6.06.04.**
 - d. This provision does not apply to subterranean or above-grade parking structures.
 3. Each row of interior parking spaces shall be terminated at each end by a landscaped area, that shall be:
 - a. Ten feet (10') wide
 - b. One hundred (100) square feet in area
 - c. Planted with one tree that meets the requirements in **Section 6.06.04.**
 - d. This provision does not apply to subterranean or above-grade parking structures.

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- e. Exception: When abutting parking rows each have five or less parking spaces, landscaped areas with breadths of ten feet between the rows may be substituted for the landscaped areas at each end.
- 4. All interior landscaping areas shall be protected from vehicular encroachment by either f-type curbing or other similar means (stabilized rail road ties, landscaping timbers, etc....).
- 5. Interior portions of off-street parking facilities which are not specifically designed as parking spaces or maneuvering areas shall not be paved for vehicle use.
 - a. These areas shall be planted and permanently maintained with trees and shrubs and finished with ground cover or other landscape material.
- B. Exemption. Single-dwelling detached and duplex residences are exempt from interior parking landscape requirements.

SECTION 6.06.09 NATIVE PLANTINGS LANDSCAPE REDUCTION INCENTIVE

- A. The minimum landscaping requirement regarding the number of trees, and shrubs may be reduced by 20% if the plan proposes 100% native species to North West Florida for Okaloosa or Walton County as identified in the "Atlas of Florida Plants" as amended, which is maintained by Institute for Systemic Botany at the University of South Florida.

SECTION 6.06.10 LANDSCAPING MAINTENANCE AND USE STANDARDS

- A. Landscaping shall be maintained as follows:
 - 1. All required plant material shall be maintained in a healthy and viable condition.
 - 2. Structural elements relating to nonliving landscape material shall be maintained in good condition at all times.
 - 3. All landscaped areas shall be provided with an irrigation system or a readily available water supply located on-site.
 - 4. All landscaping planted abutting sidewalks, multiuse pathways, pedestrian gathering areas, bicycle lanes or vehicular use areas shall be trimmed so as to not interfere in the use of said areas.
- B. Dead plant material shall be replaced in accordance with the provisions of this section and within a time period appropriate to the growing season of the species in question, not exceeding one year.
- C. No required landscape area shall be used for parking, except encroachment that provides for accessways, structures, typical mechanical equipment, garbage or trash collection or any functional uses contrary to the intent and purposes of this section.
 - 1. In no instance shall a property be permitted not meeting the minimum open space requirements per the appropriate zoning district as required in Article 4.

SECTION 6.07 FENCES AND GATES

SECTION 6.07.01 FENCES

- A. Fences must be resistant to decay, corrosion and termite infestation.
- B. No fence shall be located in the clear visibility triangle.
- C. Any fence located adjacent to a public right-of-way or private road shall be placed with the finished side facing that right-of-way.

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- D. No fence or hedge shall be constructed or installed in such a manner as to interfere with drainage on the site.
- E. Any fence containing barbed wire or razor wire material shall be prohibited from being erected or maintained on any lot that contains single-dwelling detached, duplex, town home or multifamily residences.
- F. Fences, walls and hedges may be permitted in any required yard or along the property lines not to exceed eight feet in height.
- G. A fence for safety or hazard protection identified by the City Manager or their designee may not be subject to height limitations.
 - 1. Approval to exceed maximum height standards may be given by the City Manager or their designee, upon receipt of satisfactory evidence of the need to exceed height standards.

SECTION 6.07.02 GATES

- A. The City Engineer shall review and approve all gated accessways which shall meet the requirements listed below. However, the City Engineer may allow different configurations based on public safety, traffic volume, geometric constraints of topography, lot shape and dimensions, or other constructability considerations.
- B. General Requirements:
 - 1. Gates must be resistant to decay, corrosion, and termite infestation.
 - 2. Gates shall not open into any right-of-way or onto adjacent property.
 - 3. No gate shall be located in the clear visibility triangle.
- C. Setbacks and Dimensional Limitations:
 - 1. All gated entry ways shall provide a minimum of fifty-seven feet (57') of off-street stacking from key pad or a manned gate house (which ever is applicable) to the outer edge of the travel way.
 - 2. No gate shall exceed eight feet (8') in height.
 - 3. Total gate opening, as measured from the face of the gatepost to face of the gatepost, shall be two feet wider than the accessway.
 - 4. A minimum vertical clearance of 15 feet shall be provided and maintained over the full width of the accessway passing thru the gated area.
- D. Nonresidential, Multi-dwelling, or Subdivision Gate Requirements
 - 1. Prior to any gated entry way there shall be a minimum unobstruted fifteen foot (15') inside turning radius for turnaround, egress, or other method to allow a vehicle the ability to leave the site if the gate does not open.
 - 2. A pedestrian Gate shall be provided and shall meet all ADA requirements.
- E. All single-dwelling and/or duplex properties with gated accessways shall provide a minimum of forty feet (40') of stacking from outer edge of the travel way to the key pad, call box, or front of gate which ever is closer to the travel way.

SECTION 6.08 BUFFERS

SECTION 6.08.01 NON-RESIDENTIAL BUFFERS AND SUPPLEMENTAL SETBACKS

- A. In the following cases supplemental setbacks or buffers shall be provided as detailed in this section.

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1. All non-residential development or use shall provide supplemental setbacks or buffers when abutting or adjacent to any residential development or use as detailed in this section.
 2. All non-residential development or use shall provide the following supplemental setbacks or buffers when abutting or adjacent to any residential zoning district as detailed in this section.
 3. Multi-dwelling, condominium, or apartment style development shall provide the same buffer and supplemental setbacks as non-residential when adjacent to or abutting single-dwelling, duplex, or townhome development or residential zoning district as detailed in this section.
 4. Non-residential development when adjacent to mixed-use developments that include residential units are not required to adhere to this section.
- B. It shall be the responsibility of the higher density/intensity use to provide and maintain the buffer zone.
1. It shall not be the responsibility of the higher density/intensity zoning district property owner to provide a buffer if the development was in place and being utilized before the less density/intensity zoning use located adjacent to the higher density/intensity zoning district property.
- C. Nothing in this section is intended to prohibit access between abutting uses where appropriate for automotive and pedestrian movement, if approved by affected parties.
- D. Supplemental Setbacks
1. Any portion of a building that abuts single-dwelling, duplex or townhome uses shall provide a setback from those uses that is the greater of one foot for every foot in height (e.g. 75-foot tall project will have an 75-foot setback).
- E. Front Property Boundary Buffer
1. All nonresidential and multi-dwelling properties shall provide a minimum ten-foot (10') wide buffer within the front yard abutting the right-of-way.
 - a. Exception: Any nonresidential or multi-dwelling development required to place their buildings within ten feet (10') of the property line due to zoning regulation setbacks are exempt from this requirement where the building or structure is located.
 2. Width of sidewalks may be included within the Front Property Boundary Buffer if the sidewalk is placed within private property.
 3. The remainder of the front perimeter landscape shall be landscaped with grass, ground cover, shrubs, hedges, other landscaping treatment or native plants, excluding paving.
- F. Common Boundary Buffer
1. A five foot (5') buffer with living vegetated ground cover and may also provide other living plants such as trees and shrubs meeting the requirements of **Section 6.06**, shall be provided along all property lines
 2. Wall Requirement
 - a. All nonresidential development, whether in the same zoning district or not, shall provide a six feet (6') to eight feet (8') tall masonry wall to be located within five feet (5') of the property line when:
 - i. The development is adjacent to existing single-dwelling, duplex, or multi-dwelling development
 - ii. The development is adjacent to a residential zoning district

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- b. Where a wall is required within a buffer per Article 6, the tree requirement shall not apply, however the shrub requirement still applies.
- G. Waterfront Buffer
 - 1. A vegetated buffer strip shall be retained in its natural state along the banks of all natural watercourses, water bodies, wetlands or beachfront to assist in stormwater management and it shall be sufficient in width to:
 - a. Prevent erosion
 - b. Trap the sediment in overland runoff
 - c. Provide access to the water body
 - d. Allow for periodic flooding without damage to the structures
 - 2. Engineering/design solutions may be approved in lieu of the waterfront buffer when such proposed solutions provide for all of the following:
 - a. Inhibit erosion
 - b. Trap the sediment in runoff
 - c. Allow access to the water body
 - d. Inhibit flood damage to waterfront structures
 - 3. Manmade water bodies are excluded from this vegetated buffer requirement.
- H. Wetland Buffers shall follow the standards as required in **Article 7** of this Code
- I. Buffer Landscaping Requirements
 - 1. All buffers shall include the following landscaping requirements.
 - 2. All buffer areas shall be covered with grass, ground cover, trees , shrub, or other landscape materials, excluding paving or other hardsurfacing where allowed. All materials shall be organic materials.
 - 3. Tree Requirement:
 - a. One (1) small tree shall be planted for every twenty-five linear feet (25') or fraction thereof, of buffer.
 - b. Trees shall meet the standards listed in **Section 6.06** of this article.
 - 4. Shrub Requirement:
 - a. Four (4) shrubs shall be planted for every ten linear feet (10') or fraction thereof, of buffer
 - b. Shrubs shall meet the standards listed in **Section 6.06** of this article.
 - 5. Existing native vegetation may be incorporated into buffer zones and credited toward the minimum standard.
 - 6. Any vegetation that dies, becomes diseased or is damaged by vehicular traffic, natural disasters, or vandalism must be replaced within 30 days after notification of a violation of this section.
 - 7. Exceptions:
 - a. The Front Property Perimeter Buffer only requires vegetated ground cover to be installed and maintained.

SECTION 6.08.02 RESIDENTIAL BUFFERS

- A. The following buffers are required for all single-dwelling, duplex developments.
- B. Multi-dwelling developments, when abutting or adjacent to single-dwelling or duplex development shall provide the buffer and setback requirements as required in **Section 6.08.01**.

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- C. Nothing in this section is intended to prohibit access between abutting uses where appropriate for automotive and pedestrian movement, if approved by affected parties.
- D. All buffer areas shall be landscaped with grass, ground cover, shrubs, hedges, other landscaping treatment or native plants.
 - 1. The list below are examples of landscape elements or materials not allowed in buffer areas but it is not limited to this list.
 - a. Rocks or pebbles
 - b. Hardscaping such as concrete or asphalt
 - c. Pavers or stepping stones
 - d. Materials similar in make-up or character as listed above
- E. Front Property Boundary Buffer
 - 1. All residential and multi-dwelling properties shall provide a minimum five-foot (5') wide buffer within the front yard abutting the right-of-way.
 - 2. No fence higher than three feet (3') in height may be permitted within the Front Property Perimeter Buffer
 - a. The Chief Building Official or their designee may approve a fence meeting Florida Building Code for pools in the Front Property Perimeter Buffer if a pool is proposed in the front yard.
 - 3. Exception
 - a. Any multi-dwelling development required to place their buildings within five feet (5') of the property line due to zoning regulation setbacks are exempt from this requirement where the building or structure is located.
 - 4. Width of sidewalks shall not be included within the Front Property Perimeter Buffer.
- F. Common Boundary Buffer
 - 1. All single-dwelling, duplex, or multi-dwelling development, whether in the same zoning district or not, shall provide a minimum five-foot (5') wide buffer area along all property lines.
 - 2. Proposed driveway within Common Boundary Buffer
 - a. If a property owner wishes to develop a driveway within the Common Boundary Buffer then:
 - i. Only one side of the property may be utilized for a driveway in the common boundary buffer
 - ii. Open space banking
 - (a) The area (square footage) where the Common Boundary Buffer open space would have been shall be transferred (banked) to the front yard at a 1:1 ratio and shall not contain any structure, vehicular use area, or hardscaping except for what is allowed in subparagraph (b) below.
 - (b) A walkway from the accessway to the front patio or door of a structure, at no wider than five feet (5') is permitted in this open space banking area.
 - (c) The area of the required front perimeter buffer and opposite common boundary buffer shall not be utilized to count towards the open space banking calculation.
 - iii. No structure or vehicular use area is permitted between the main façade of the primary structure and the public right-of-way, except as allowed in Paragraph iv. below.

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- iv. No more than two vehicles may be allowed to park side by side in front or streetward of the front building line.
- G. Waterfront Buffer
 - 1. A vegetated buffer strip shall be retained in its natural state along the banks of all natural watercourses, water bodies, wetlands or beachfront to assist in stormwater management and it shall be sufficient in width to:
 - a. Prevent erosion
 - b. Trap the sediment in overland runoff
 - c. Provide access to the water body
 - d. Allow for periodic flooding without damage to the structures
 - 2. Engineering/design solutions may be approved in lieu of the waterfront buffer when such proposed solutions provide for all of the following:
 - a. Inhibit erosion
 - b. Trap the sediment in runoff
 - c. Allow access to the water body
 - d. Inhibit flood damage to waterfront structures
 - 3. Manmade water bodies are excluded from this vegetated buffer requirement.
- H. Wetland Buffers shall follow the standards as required in **Article 7** of this Code.
- I. Buffer Landscaping Requirements
 - 1. All buffer areas shall be covered with grass, ground cover, trees , shrubs, or other landscape materials, excluding paving or other hardsurfacing. All materials shall be organic materials.
 - 2. Front Property Boundary Buffer
 - a. Tree Requirement:
 - i. One (1) small or medium tree shall be planted for every fifty linear feet (50') or fraction thereof.
 - ii. Trees shall meet the standards listed in Section 6.06. of this article.
 - b. Shrub Requirement:
 - i. Four (4) shrubs shall be planted for every fifty linear feet (50') or fraction thereof.
 - ii. Shrubs shall be setback five feet (5') from the front property line.
 - iii. Shrubs shall meet the standards listed in Section 6.06. of this article.
 - 3. Existing native trees may be credited toward the standards of this Section.
 - 4. Any vegetation that dies, becomes diseased or is damaged by vehicular traffic, natural disasters, or vandalism must be replaced within 30 days after notification of a violation of this section.

SECTION 6.09 ENVIRONMENTAL CONTROL PLANS

SECTION 6.09.01 EROSION AND SEDIMENT CONTROL PLAN

- A. An erosion and sediment control plan (ESCP) approved by the City Engineer, or designee, shall be required for all development or redevelopment activities.
- B. The ESCP plans shall be drawn to an appropriate scale and shall include sufficient information to evaluate and include;
 - 1. The environmental characteristics of the affected areas
 - 2. The potential impacts of the proposed grading on water resources

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3. Measures proposed to minimize soil erosion and off-site sedimentation
4. The appropriate design manual details.
- C. The owner/developer shall perform all clearing, grading, drainage, construction, and development in strict accordance with the approved plan.
- D. All projects disturbing land area over one (1) acre shall also provide a copy of the stormwater pollution prevention plan (SWPPP) in addition to the ESCP. All projects disturbing less than one acre shall provide an ESCP.
- E. All erosion and sediment control plans shall contain, as a minimum, the following
 1. An attached vicinity map showing the location of the site in relationship to the surrounding area's watercourses, water bodies and other significant geographic features, and roads and other significant structures.
 2. An indication of the scale used.
 3. The contact information of the owner and/or developer, and contractor of the property where the land disturbing activity is proposed.
 4. A 24-hour contact person's phone number. That person shall have demonstrated ability in maintenance of erosion control measures.
 5. Suitable contours for the existing and proposed topography.
 6. The proposed grading or land disturbance activity including: the surface area involved, excess spoil material, use of borrow material, and specific limits of disturbance.
 7. A clear and definite delineation of any areas of vegetation or trees to be saved.
 8. A clear and definite delineation of any wetlands, natural or artificial water storage detention areas, and drainage ditches on the site.
 9. A clear and definite delineation of any 100-year floodplain on or near the site.
 10. Storm drain system, including quantities of flow and site conditions around all points of surface water discharge from the site.
 11. Erosion and sediment control provisions to minimize on-site erosion and prevent off-site sedimentation, including provisions to preserve topsoil and limit disturbance.
 12. Design Manual details or alternate details as approved by the city engineer, or designee, for temporary erosion control structures.
 13. Design Manual details or alternate details as approved by the city engineer, or designee, of permanent erosion control structures.
 14. Include the order of operations found within the design manual or alternative as approved by the city engineer, or approved designee.
 15. A signed statement on the plan by the owner, developer, and contractor that any clearing, grading, construction, or development, or all of these, will be done pursuant to the plan.
 16. The City Engineer may require any reasonable additional information or data deemed appropriate and/or may impose such conditions thereto as may be deemed reasonably necessary to ensure compliance with this section.
 17. A description of, and specifications for, sediment retention structures.
 18. A description of, and specifications for, surface runoff and erosion control devices.
 19. A description of permanent erosion control measures.
 20. The applicant may propose the use of any erosion and sediment control techniques in a final plan provided such techniques are proven to be as or more effective than the

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equivalent best management practices as contained in the Florida Department of Environmental Protection Florida Stormwater Erosion and Sedimentation Control Inspection Manual (latest edition).

21. Proof of all federal and/or state approvals (as applicable) is required prior to obtaining any City permit.

F. Exemptions.

1. The following activities are exempt from providing an ESCP.
 - a. Cemetery graves.
 - b. Emergencies posing an immediate danger to life or property, or substantial floor or fire hazards.
 - c. Any activity where the total volume of material disturbed, stored, disposed of, or used as fill, does not exceed five cubic yards. Or, the area disturbed does not exceed 750 square feet provided it does not obstruct a watercourse, and is not located in a floodplain. Erosion and sediment control devices may be required pending a site evaluation by the City Engineer.

G. Construction site or other grading and/or filling activities

1. All work at construction sites or other site work involving grading and/or filling activities shall be governed by the following regulations:
 - a. Ground cover. All bare ground, stripped of vegetation during the clearing/grading process, shall be covered to the maximum extent practicable.
 - i. Minimize the amount of existing vegetation that you must disturb for construction.
 - ii. Keep out of critical areas and their buffers.
 - iii. Areas not being worked on for 30 calendar days or more shall be vegetated and/or stabilized using BMPs.
 - iv. Slopes and stockpiles 3H:1V or steeper and more than ten feet of vertical relief shall be covered if they are un-worked for more than 48 hours.
 - v. Areas that are being hydro-seeded shall have a tackifier mixed into the hydro-seed to help stabilize mixture onto the soil.
2. Perimeter Protection is required for all development or redevelopment activities.
 - a. Perimeter protection to filter sediment for sheet flow washout shall be located down slope of all disturbed areas and be properly installed prior to upslope grading.
3. Environmentally sensitive area (ESA) restrictions shall include but not be limited to all wetlands, open water bodies and beaches.
 - a. Phasing and more conservative Best Management Practices (BMPs) must be evaluated for construction activities near environmentally sensitive areas.
 - b. A minimum of two rows of properly installed erosion control devices (as shown in the Design Manual) are required to protect from sediment inflow and wind-borne debris from entering these areas.
4. Surface water controls are required when development activity is:
 - a. Within 15 feet of the shoreline of an open water body.
 - b. In and/or over an open water body.
5. Traffic area stabilization

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- a. One temporary construction driveway entrance is allowed per construction site (per Design Manual) and shall be located such to minimize motor vehicle and pedestrian impacts on the adjacent properties and rights-of-way.
- b. Multiple entrances may be approved if the developer can prove that more are needed to protect the health, safety, and welfare of the general public.
- c. The following regulations apply to all temporary construction driveways:
 - i. Temporary construction driveway entrances, access roads, and parking areas used by construction traffic shall be stabilized to minimize erosion and prevent tracking mud or soil from the site as per the Design Manual.
 - ii. Before clearing and grading, construction entrance(s) shall be stabilized wherever traffic will be leaving a construction site and traveling on paved roads or other paved areas within the site that is open to the public.
 - iii. Construction entrance(s) shall be set up so that all traffic leaving a job site is required to travel the entire length of entrance.
 - iv. Additional techniques to reduce soil tracking off of a site and onto a roadway such as wheel washing stations may be required (see Design Manual).
 - v. Any sediment that is tracked onto the road pavement shall be removed immediately and placed back on-site (prior to the end of the workday) by sweeping.
 - vi. The pavement shall not be cleaned by washing/flushing streets.
- 6. Sediment retention
 - a. All sediments/soils shall remain on site. The following sediment retention regulations are required on all areas of development and redevelopment activities:
 - i. Sediment retention facilities shall be installed before grading.
 - ii. If sediment retention facilities need to be removed for grading, additional ponds/traps/systems to accommodate storage capacity need to be installed on site. This will be done prior to removal of existing facility.
 - iii. Catch basin protections are to be used to prevent sediments from entering drainage system. Inserts are to be inspected and cleaned weekly and after each rainfall event.
 - b. Catch basins need to be checked for buildup of sediments. If sediment trap (area between pipe invert and bottom of basin) is $\frac{1}{3}$ or more filled with sediments, they are to be cleaned out and sediments removed or stabilized on-site.
- H. Maintenance of erosion control devices
 - 1. The following maintenance of erosion control device regulations are required on all areas of development or redevelopment activities:
 - a. All projects shall have a designated erosion and sediment control (ESC) supervisor who will be responsible for ESC review, maintenance, and compliance.
 - b. The ESCP shall be installed, implemented, and maintained at all times throughout the entire duration of the project until issuance of Certificate of Occupancy or Certificate of Completion, whichever is applicable.
 - c. ESC shall be maintained and inspected in accordance with all FDEP/NPDES requirements.

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- d. The ESC supervisor must be available, 24 hours, for rapid response to ESC problems and emergencies.
 - e. A 24-hour phone number for the ESC Supervisor shall be posted in a clearly visible location on the project site.
- I. Final stabilization conditions
 - 1. The following final stabilization conditions must be met prior to final construction approval:
 - a. All temporary construction driveway entrances shall be removed and the right-of-way re-graded, restored, and re-vegetated to original or better condition.
 - b. All disturbed areas of the site shall be vegetated or otherwise permanently stabilized.
 - c. Structural measures such as silt fence, slope drains, etc. shall be removed from site.
 - d. All permanent stormwater facilities including catch basins, pipes, etc. shall be cleaned. Drainage system videoing may be required at the request of the city engineer.
 - e. Any off-site catch basins or curb inlets that require protection shall be cleaned.
- J. Post construction erosion monitoring and maintenance
 - 1. The continued monitoring and maintenance of erosion for all post development activities shall be the responsibility of the property owner or as prescribed in a recorded easement or legal agreement that runs with the land. This code applies to all current as well as future developments.
 - a. Sediment/soil erosion leaving a site or property shall be prohibited.
 - b. Sediment/soil erosion from uplands into environmentally sensitive areas shall be prohibited.
 - c. Dumping or piling vegetative debris or clippings in environmentally sensitive areas shall be prohibited.
 - d. Tracking sediment or soil onto a roadway shall be prohibited.
 - e. Should the owner of a property fail to maintain their sediment or soil erosion, control facilities, the City shall give written notice to the owner stating the nature of the discrepancy and the recommended action necessary to correct the discrepancy. Should the owner fail, within 30 calendar days from the date of the notice, to take corrective action satisfactory to the City, the City may enter upon such lands and take such action necessary to correct the discrepancy and place a lien on the property of the owner for the costs incurred. The City may also require a Special Magistrate Hearing to rectify the situation

SECTION 6.09.02 POST CONSTRUCTION EROSION MONITORING AND MAINTENANCE

- A. The continued monitoring and maintenance of erosion for all post development activities shall be the responsibility of the property owner or as prescribed in a recorded easement or legal agreement that runs with the land. This code applies to all current as well as future developments.
- B. The following activities are prohibited:
 - 1. Sediment/soil erosion leaving a site or property shall be prohibited.
 - 2. Sediment/soil erosion from uplands into environmentally sensitive areas shall be prohibited.
 - 3. Dumping or piling vegetative debris or clippings in environmentally sensitive areas shall be prohibited.

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4. Tracking sediment or soil onto a roadway shall be prohibited.
- C. Should the owner of a property fail to maintain their sediment or soil erosion, control facilities, the City shall give written notice to the owner stating the nature of the discrepancy and the recommended action necessary to correct the discrepancy.
- D. Should the owner fail, within 10 calendar days from the date of the notice, to take corrective action satisfactory to the City, the City may enter upon such lands and take such action necessary to correct the discrepancy and place a lien on the property of the owner for the costs incurred.

SECTION 6.09.03 DUST CONTROL PLANS

- A. A dust control plan, prepared, signed, dated and sealed by a professional engineer registered in the State of Florida, must be submitted to the City for review and approval.
- B. The approved plan shall remain in effect on the property until a Certificate of Completion or Certificate of Occupancy (whichever applies) has been issued for the project.
- C. The following dust control regulations are required on all areas of development or redevelopment activities:
 1. If water truck is used to control dust on dirt/graded areas only, water truck will only drop enough water to control the dust or reach the optimum moisture content of the soil for compaction. No run-off is to be generated.
 2. Controlling dust on paved roadways will be done using a sweeper with water-jet sprayers. Only enough water should be applied to control dust while sweeping. Do not generate run-off from sprayers that run into catch basins.
- D. Dust Control Plan requirements
 1. How grading operations will be handled/suspended when winds exceed 30 miles per hour.
 2. How water will be applied to all surfaces prior to, and if necessary during, excavation.
 3. How water or a covering will be applied to all particulate materials contained in open-bodied trucks, trailers or other vehicles transporting particulate matter prior to operation of the vehicle, in order to prevent as much dust as possible from becoming airborne during transportation.
 4. How water or a covering will be applied to all stockpiles of particulate material to prevent as much dust as possible dust from becoming airborne during high wind conditions.
 5. How transfer processes involving free fall of soil or other particulate matter will be performed in order to minimize free fall distance and thus reduce dust emissions.
 6. How and when water will be applied to unpaved surfaces, including adjacent rights-of-way, or any other surface that can create airborne dust in order adequately to control dust emissions.
 7. How and when ground cover on the development site will be reestablished prior to final occupancy.
 8. The designated routes within the job site that will be used by vehicles transporting soil or other materials to and from the site.
 9. How soil, sand, dirt and any other particulate matter will be removed from vehicle tires and undercarriages prior to leaving the development site, in order to prevent the tracking out of said soil, sand, dirt, etc., onto the adjacent rights-of-way.
 10. The maximum speed limit on unpaved roads through the construction site and how and where speed limit signs will be posted along the haul road routes so that they are visible to vehicles entering and leaving the development site.

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11. How and when soil, sand and other particulate material deposited or emitted onto any right-of-way near the development site will be removed.
 12. How dust control systems and/or devices, including but not limited to water application systems, filter replacement, or daily removal of excess dust from containment areas, will be maintained.
 13. How and when opacity monitoring will be performed by a properly trained and certified individual in order to make sure that dust emissions do not exceed 30 percent over a six-minute period; and how remedial actions to address excess opacity will be immediately managed and documented.
- E. In addition to providing the dust control plan, the contractor shall provide to the City a copy of the daily dust control checklist on which the contractor will document the compliance of the mitigation activities detailed in the dust control plan.
 - F. The contractor shall make the dust control plan and the daily dust control checklist available at the job site for periodic review, inspection and copying by the City's representatives.

SECTION 6.09.04 VIBRATION MITIGATION PLANS

- A. A vibration mitigation plan, prepared, signed, dated and sealed by a professional engineer registered in the State of Florida, must be submitted to the City for review and approval.
- B. A Vibration mitigation plan is required for all non-residential and multi-dwelling development.
 1. Single-dwelling and Duplex developments are exempt from this section.
- C. All vibration mitigation plan must meet the requirements stated in this section
- D. The approved plan shall remain in effect on the property until a Certificate of Completion or Certificate of Occupancy (whichever applies) has been issued for the project.
- E. Vibration Mitigation Plan requirements
 1. a description of the control processes that the Contractor will implement in order to address the following:
 - a. How to ensure that any activity will not transmit vibrations to sensitive receptor structures at or above the Federal Transit Administration (FTA) approximate vibration damage threshold of 9XX Vibration Decibels (VdB).
 - b. How to minimize the impact on surrounding areas for any activity exceeding the approximate FTA vibration annoyance threshold of 80 VdB.

SECTION 6.09.05 LITTER CONTROL

- A. The purpose of this section is to provide a sanitary and satisfactory method of handling, collecting, and disposing of litter, and for the maintenance of public and private property that may negatively impact the health and safety of the community.
- B. Construction site.
 1. Litter prohibited.
 - a. It shall be unlawful for any owner, agent, or contractor of a construction site to cause, or allow, the presence of litter on such site outside of a proper receptacle or to cause, or allow, litter or waste to be spilled, discharged, or blown by wind or carried away by water.

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- b. It shall be the responsibility of the owner or agent of the property and each contractor performing work on the site to keep the property free of litter.
2. Receptacles required.
 - a. The owner, agent, or contractor in charge of a construction site shall furnish on site, receptacles sufficient to contain worker's litter and receptacles sufficient to contain all construction waste.
 - b. All receptacles shall be conveniently available, maintained and secured or covered.
3. The number and capacity of receptacles should be determined by the primary contractor, but not less than one receptacle for worker's litter and no less than one receptacle for construction waste shall be placed at each construction site.
 - a. Receptacles required under this subsection shall be not less than 50 gallon capacity.
4. All receptacles shall be emptied as necessary, but not less frequently than weekly, except that receptacles used exclusively to contain construction waste shall be serviced when full.

SECTION 6.09.06 MATERIAL MANAGEMENT

- A. The purpose of this section is to promote good housekeeping practices that are designed to significantly reduce and control stormwater runoff pollution which runs into storm drains, treatment facilities and local waterways.
- B. Construction sites.
 1. Paint/solvent storage shall not be within 50 feet of an environmentally sensitive area (ESA) and shall be enclosed in weather/leak proof storage facility.
 2. Fuel storage tanks shall be located 75 feet or more from an ESA or storm drain and shall be in a state approved leak proof container.
 3. All above ground tanks for fueling shall be secondarily contained.
 4. Portable waste receptacles must be on the construction site and must be serviced on a regular basis.
 5. Construction site driveways can be installed with or without wheel washing stations, but must prevent construction site vehicle wheels from transporting soil and sediment off of construction site and onto roadways.
 6. All hazardous waste material shall be disposed of in a manner specified by federal, state, local regulations, and manufacturer's specifications.
 7. All on-site vehicles and tanks shall be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers, which are clearly labeled. Storage shall be at least 75 feet from an ESA or storm drain.
 8. Any pesticide and herbicide usage shall be applied by a state licensed applicator.
 9. Fertilizers used shall be applied only in the minimum amount recommended by the manufacturer. If stored on-site, covered storage shall be provided. Any contents of any partially used bags of fertilizers shall be transferred to a sealable container.

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SECTION 6.10 EASEMENTS

SECTION 6.10.01 EASEMENTS

- A. Easements shall be provided for all utilities, facilities, or services which are required for development which include but are not limited to:
1. Access (Vehicular or Pedestrian)
 2. Communications
 3. Conservation
 4. Drainage or Stormwater
 5. Electrical
 6. Potable Water
 7. Waste Water

SECTION 6.11 HARBOR BOARDWALK AND AMENITIES

SECTION 6.11.01 REQUIRED HARBOR BOARDWALK DEVELOPMENT

- A. The following requirements only apply to development projects located in the SHMU zoning district:
1. Pedestrian easements dedicated to the public for access from Harbor Boulevard to the Harbor waterfront and between adjoining properties along the Harbor waterfront are required.
 2. For the north-south access, developments have the option to provide either an exclusive pedestrian easement with a minimum width of ten feet when such easement is not located next to an adjoining property line or a five-foot wide easement when it is located next to an adjoining property line of the development.
 3. For east-west access, developments must provide a pedestrian easement for the Harbor Boardwalk and Promenade with a minimum width as indicated in subsection b, listed below. All pedestrian areas shall be constructed of pavers, asphalt, concrete, stamped and colored concrete, boards or other impervious surfaces.
 4. Additionally, all pedestrian easements dedicated to the public for access shall have adequate outdoor lighting to help ensure the health, safety, and welfare of the public at night.
- B. Design and Construction
1. Each development is responsible for constructing that portion of the Harbor Boardwalk and Promenade fronting its property to the following minimum standards listed below.
 - a. Harbor Boardwalk and Promenade materials:
 - i. Development of The Harbor Boardwalk and Promenade shall ~~be constructed of materials meeting the standards and specifications reviewed and~~ approved by the CRA Board.
 - b. Width and Height of Pedestrian Walking Surface
 - i. Fifteen feet minimum with an average of 25 feet.
 - ii. No structures, other than canopies, may extend over the pedestrian walking surface.
 - iii. A minimum verticle clearance of ten feet (10') must be provided when canopies protrude over the pedestrian walking surface.
 - iv. Height of Pedestrian Walking Surface

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- (a) Four feet (4') to twelve feet (12') above mean high water line.
 - (b) Height of pedestrian walking surface may vary from the previously mentioned standard to be compatible with the height of the Harbor Boardwalk and Promenade fronting adjacent properties and to comply with the Americans with Disabilities Act requirements.
- 2. Design and construction of waterfront amenities/improvements.
 - a. Lighting, benches, drinking fountains, trash containers, planters, and other hardscape items shall be as per the standards and specifications approved by the CRA Board.
 - b. Lateral connections to the Harbor Boardwalk Promenade must meet the above standards for walking surface height, hardscape, and vertical boardwalk features.
 - c. Each development shall erect and maintain a historical or informational display board for every 150 linear feet or fraction thereof of Boardwalk. Historical or informational display boards shall be constructed per the standards and specifications approved by the CRA Board.
- C. Water Taxi Stop
 - 1. All nonresidential, mixed use and multifamily development that border the Destin Harbor, the East Pass or Choctawhatchee Bay shall provide a minimum of one loading and unloading area or slip which shall be reserved for use by a water taxi.
 - 2. This water taxi stop must be clearly marked by signage stating that it is reserved for the water taxi. Additionally, water taxi amenities shall be provided in conjunction with the water taxi stop.
 - 3. Water taxi amenities shall include:
 - a. A minimum of at least one bench that accommodates a minimum of eight people;
 - b. A trash receptacle;
 - c. Sufficient outdoor lighting for safe pedestrian movement at night;
 - d. A location/information sign that at a minimum shows the location of the water taxi stop in regard to other water taxi stops, transit stops, and public parking garages; and
 - e. A boardwalk/sidewalk that connects the water taxi stop area to the internal (development site) and, if applicable, external (public) sidewalk system.

SECTION 6.12 CONSTRUCTION AND DEVELOPMENT ACTIVITY

SECTION 6.12.01 SIGNAGE

- A. Signage
 - 1. A sign, meeting the following requirements, shall be posted on the property:
 - a. The sign must be prominently placed on the development site and shall not be located further than five feet from the adjacent right-of-way. The required content of the sign shall be legible as viewed from the adjacent right-of-way
 - b. Such sign shall be a minimum of eighteen inches by twenty-four inches (18" x 24") in size;
 - c. The sign must clearly indicate the following:
 - i. Name of the responsible Emergency Contact
 - ii. A phone Number that is accessible 24 hours a day, seven days a week
 - iii. Permit Number

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- d. The sign must be continuously on the property of the development site and shall be removed from said property within five working days after the issuance of Certificate of Completion or Certificate of Occupancy (whichever applies).

SECTION 6.12.02 SCREENING

- A. All construction sites, active or inactive, shall provide site screening fence, along all property lines.
- B. The screen material shall;
 - 1. Be made of an opaque material capable of allowing air to pass but semi-pervious to dust and dirt.
 - 2. Be of a fineness such that no material over one-eighth ($\frac{1}{8}$) inch in size shall pass through the mesh.
 - 3. Be securely affixed to the construction fence.
 - 4. Have a minimum height of five (5) feet and a maximum height of eight (8) feet.
- C. The screening material shall be maintained in good condition and taut throughout the allotted permit time.
- D. The screening must be kept secure from any wind action.
- E. In cases where the finished grade of the development site is higher by more than one (1) foot or more than the grade of the adjoining properties, said fence screening shall be placed at the finished grade and not the existing grade.
- F. Any image placed on the construction fence screening must be of a non-commercial nature and not promote any activity or entity supporting or providing goods and services.
- G. All construction screening must be removed upon;
 - 1. The building permit being completed and before issuance of the Certificate of Occupancy or Completion.
 - 2. The project becoming inactive, and the site is restabilized.
 - 3. The issuance of a hurricane warning for the greater Destin area by the National Hurricane Center.

SECTION 6.12.03 CONSTRUCTION VEHICLE PARKING MITIGATION PLAN

- A. All construction and development activity must provide a Construction Vehicle Parking Mitigation Plan in accordance with the **Code of Ordinances, Article 2 Chapter 18, Section 21.**

SECTION 6.13 CONCURRENCY MANAGEMENT

SECTION 6.13.01 CONCURRENCY MANAGEMENT SYSTEM

- A. The purpose of the City of Destin's Concurrency Management System (CMS) is to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.
- B. Prior to the issuance of a development order (permit), the system shall ensure that the adopted level of service standards in this Code for, potable water, sanitary sewer, solid waste, drainage, recreation and open space will be maintained.

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- C. The City Manager or their designee shall be responsible for ensuring developer compliance with the concurrency management system and shall report on such compliance to the Local Planning Agency and City Council as required.

SECTION 6.13.02 GENERAL REQUIREMENTS

- A. If a proposed development meets the criteria set forth in Article 2, Section 2.05.01, then concurrency compliance shall be met. The burden of showing concurrency compliance shall be upon the developer. Such information shall be compiled and quantified prior to requesting a review of a development order application.
- B. Capacity allocation
 - 1. Capacity shall be allocated on a first come-first served basis, i.e. reservation of capacity goes to the developer that first obtains approval to perform construction on the site. The allocation of capacity, however, shall be subject to the following sunset provisions:
 - a. Capacity approved and assigned to a development project shall remain valid for a period of not more than one year from the date of the approved development order. The date of the approved development order is the date from which it is issued by the community development department. However, a building permit must be issued for either the construction of infrastructure or construction of the entire project and construction must commence within said one-year period or the development order becomes null and void. "Construction of infrastructure" shall be defined as site work, grading, or other construction activity (not including land clearing and grubbing or demolition of existing structures) related to installation of roadways, access drives, parking lots, underground utilities, stormwater or drainage facilities, or building foundations. If construction activity ceases for a period of one year after a building permit for construction of the infrastructure or construction of the entire project has been issued, the development order will be considered null and void and capacity assigned to the development will be returned to the pool of available capacity.
 - b. If construction of infrastructure is not commenced within one year after allocation of capacity, capacity assigned to an approved development will be returned to the pool of available capacity and the development order will be considered expired. An extension to the one year deadline to obtain a building permit, as defined in Section 6.01.00.B.1.a, is allowed provided that a building permit is obtained in accordance with procedures outlined in Article 2, Section 2.15.00, extension of a final development order. Vested capacity associated with developer development agreements or development orders issued pursuant to Chapter 380 Florida Statutes are exempt from this paragraph and shall be subject to the specific terms stated therein, or in applicable City ordinances.
 - c. If a property and it's associated development order is sold to an individual or company its concurrency shall remain vested, provided that the original developer has complied with all other provisions of this article.
 - d. Capacity cannot be reserved by the payment of impact fees (i.e., parks, public library, police protection, road, water, sewer, tap fees).

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2. In the event of withdrawal of capacity following the issuance of a final development order or a building permit, it shall be incumbent upon the developer to reapply for capacity allocation if a continuation of the project is desired.
- C. Concurrency for all categories shall be evaluated by the Technical Review Team members. For all projects determined to meet the criteria for a major development order, the test for concurrency must be met prior to development order application being advertised for any public hearing. If an applicant disputes a determination that concurrency has not been met, then the applicant may request that the application to be scheduled for the next available public hearing of the City Council. For projects determined to be a minor development order, the test for concurrency must be met prior to the issuance of a development order.
- D. Projects deemed to have a de minimis impact pursuant to the Comprehensive Plan shall not be subject to concurrency requirements.

SECTION 6.13.03 DETERMINATION OF CONCURRENCY

- A. Determination of concurrency in all measurable categories by the city occurs during the initial review of the development order application by the technical review committee.
- B. Concurrency determination shall be evaluated against the requirements of this Article specifically and generally by this Code.
- C. Developer concurrence assessment shall be in accordance with **Section 6.13.**
- D. In no case shall any proposed development proceed without a finding of concurrency which establishes that levels of service (LOS) will not be degraded, unless degradation is allowed pursuant to a policy in the adopted Comprehensive Plan.

SECTION 6.13.04 MINIMUM REQUIREMENTS

- A. As a minimum, at least one of the following standards will be met prior to issuance of a development order:
 1. The necessary facilities and services are in place at the time a development permit is issued
 2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur
 3. The necessary facilities are under construction at the time a permit is issued
 4. The necessary facilities and services as they relate to parks, recreational facilities and roads are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time that the development permit is issued.
 - a. Construction of the facilities and services shall commence within one year of the issuance of the building permit.
 5. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to F.S. 163.3220 or an agreement or development order issued pursuant to F.S. ch. 380. Any such agreement shall include provisions pursuant to subparts A., B., or C. above.

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SECTION 6.13.05 QUANTIFIING CONCURRENCY

A. Adding Capacity

1. Add total capacity of existing facilities (sanitary sewer, solid waste, drainage, potable water, recreation and open space).
2. Add to the above, total capacity of new facilities, or facility expansions that will result from planned activity. Capacity of new facilities shall be counted only under one or more of the following conditions:
 - a. Construction of the new facilities is underway at the time of the issuance of a development order.
 - b. The new facilities are the subject of a binding contract for the construction of the facilities or the provision of services at the time of issuance of the final development order.
3. If the development application is for the redevelopment of improved property, add to the above the capacity created by the change in demand created by the redevelopment activity.
4. Capacity credit shall be given for reduction in demand on facilities.

B. Subtracting capacity.

1. From the sum calculated above, subtract the following:
 - a. The demand for the service or facility created by existing development as documented by the provider of such facility or in the foundation documents of the comprehensive plan plus the demand upon any new facility, expansions, or improvements anticipated as a result of the planned activity.

C. Demand

1. Demand shall be calculated using the following adopted LOS(s)
 - a. Sanitary sewer: includes collection and treatment
 - i. Residential: 255 gallons per residential unit per day
 - ii. Non-residential: 80% of the potable water usage
 - b. Solid waste: Five pounds per capita per day.
 - c. Drainage: Retain the first inch of runoff on-site; and post-development runoff shall not exceed the pre-development rate for a 25-year storm event, up to an including an event with a 24-hour duration.
 - d. Potable water:
 - i. Residential: 294 gallons per household per day on an average annual basis
 - ii. Commercial: 166 gallons per day for every 1,000 square feet
 - e. Recreation and open space:
 - i. Neighborhood park: 1.0 acre per 1,000 functional population
 - ii. Community park: Two acres per 1,000 population.

D. Deficient capacity

1. Where capacity is shown to be deficient, the following methods may be used to maintain adopted levels of service.
 - a. The developer may agree to provide necessary capacity improvements to maintain levels of service.
 - b. The planned activity may be reduced in scope so that demand does not exceed capacity.

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- c. The developer may petition the city to provide required infrastructure to maintain LOS.
 - i. Such petition must accompany the application for development approval, either preliminary or final.
 - ii. Such a request, if financed from the general fund, can be granted only under the following conditions:
 - (a) Planned activity will result in multiple benefits for the community, whether economic, cultural, recreational or social.
 - (b) If such an expenditure is authorized, the resulting capacity improvement shall be available to any other developer who may have been previously denied a development order for an identical capacity deficiency (or deficiencies).
- d. Additional capacity for state-maintained roadways may be counted if capacity improvements are included within the first three years of the Florida Department of Transportation's five-year work program, as the work program exists at the time of application for development approval (see article 8 of this Code).

SECTION 6.14 LEVELS OF SERVICE

SECTION 6.14.01 ADOPTED LEVELS OF SERVICE

- A. All levels of service (LOS) are adopted in the City's Comprehensive Plan which shall be utilized in the analysis of concurrency if required or a proposed development's impact on the existing infrastructure or systems and the potential degradation.
- B. In no case shall any proposed development proceed without approval of the project a determination from the TRC of either no impact to the LOS or the impacts are an acceptable and there is minimal degradation to the existing infrastructure or systems below the adopted levels of service pursuant to the Comprehensive Plan.
- C. Degradation of LOS during construction is expected and allowed so long as the approved LOS returns once construction is complete.
- D. The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the levels of service for such facilities are maintained upon completion of each phase or stage of the development project.

SECTION 6.14.02 MAINTAINING AND MONITORING OF LEVELS OF SERVICE

- A. For the purposes of concurrency and required reporting the City shall require adherence to concurrency requirements for drainage, potable water, sanitary sewer, and solid waste.
- B. The levels of service for parks, open space, recreation, and transportation shall be monitored and mitigated by appropriate means by the developer to maintain the adopted levels of service as part of any proposed development approval.
 - 1. Appropriate means includes but is not limited to:
 - a. Building new playground equipment.
 - b. Dedicating land.
 - c. Building infrastructure for vehicles or other multi-modal transportation needs
 - d. Other means or elements to mitigate the degradation of the levels of service as needed.

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SECTION 1.00 INTENT, APPLICABILITY, AND ADMINISTRATION

SECTION 1.01. INTENT

The City of Destin Design Manual (Design Manual, DDM, or this manual) is approved and adopted by Ordinance Number XX-XX-XX on MONTH DAY, YEAR, pursuant to the authority granted by the City of Destin's Comprehensive Plan and Land Development Code (LDC, this 'code') while also complementing the requirements of the LDC. The DDM intends to implement City policy as outlined in the City's Comprehensive Plan and provide specific details for site and Right-of-Way (ROW) development that will maintain the constantly changing Best Management Practices (BMPs) for the Engineering and Planning industries. The DDM will cover a broad range of site and ROW development to facilitate and promote the safe and smart development and redevelopment of the City of Destin. The DDM establishes design standards and specifications for, but not limited to, the development of sites, redevelopment projects, permits, ROW projects, and capital projects within the City of Destin as part of the City's responsibility to provide for the health, safety, and welfare of the public. When real property within the City of Destin is developed or redeveloped or any work is proposed within the City's ROW or easement, the site development elements and infrastructure facilities contained within said property, serving said property or activities within the City's ROW or easement shall comply with the requirements set forth in this manual and the City of Destin Land Development Code or other ordinances as applicable.

SECTION 1.02. APPLICABILITY

When real property within the City of Destin is developed or redeveloped or any work is proposed within the City's ROW or easement, the site development elements, whether private or public, and infrastructure facilities contained within said property, serving said property or activities within the City's ROW or easement, shall comply with the requirements set forth in this manual and the City of Destin Land Development Code or other ordinances as applicable.

SECTION 1.03 ADMINISTRATION

A. Maintenance of the Destin Design Manual

1. It is the responsibility of the Community Development Director to maintain the Destin Design Manual in accordance with the Comprehensive Plan, Land Development Code, or other relevant regulations.
2. The Community Development Director shall update the manual from time to time to keep the design minimums at an acceptable and required level to maintain efficiency not just of the City's infrastructure but for review of development proposals.

B. Amending or updating the Destin Design Manual

1. For the DDM to be effective and functional it will from time to time need to be updated based on new industry standards or on best management practices. Therefore, this design manual may be updated at the direction of City Council or the recommendation of the City Manager, Community Development Director, City Building Official, City Engineer, or Principal Planner.
 - a. Amending the Design Manual
 1. At the recommendation of any identified personnel in Paragraph A above a Staff Report shall be developed detailing the following:
 - (i) Current standard or detail
 - (ii) Proposed change
 - (iii) Need or justification for the proposed change.
 - (iv) Potential impact
 2. Staff shall present the proposed amendment to City Council for their consideration.

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- (i) The City Council may approve, approve with conditions, or deny the proposed amendment.
 - (ii) Staff or the City Council may recommend a review by any of the Advisory committees or boards for their consideration and recommendation.
 3. Any approved amendment shall be captured by majority vote of the City Council through an ordinance which must follow proper noticing and hearing requirements.
- C. The Destin Design Manual
 1. This manual contains details and specifications for specific design elements, building siting, or other elements that are pertinent to land development that may need to be updated more frequently than the Land Development Code itself. The specific design criteria are either written out or illustrated in this manual.
 2. Developers must use this manual when designing sites, buildings, structures, or other land development activity.
 3. The Design Manual construction details may be copied and used in the submitted construction documents if they are applicable to the developer's project.
 4. If there is no specific minimum standard (written or illustrated) or an applicant wishes to deviate from the designs or specifications within this manual, The City Manager may allow review and approval by the Community Development Director or require a Variance review and approval so long as it is allowed per Article 2.
 - a. Any proposed deviation shall follow industry best practices and provide the minimum specifications required within this manual or the LDC or provide a better alternative.

SECTION 2.00 STREET NAMING, ADDRESSING AND PROPERTY NUMBERING

SECTION 2.01 ESTABLISHMENT OF STREET NAMING SYSTEM

- A. All public and private rights-of-way in the City shall be named.
- B. As part of new developments, the developer shall submit suggested names for new public and private rights-of-ways to the City as part of the subdivision or planned unit development application.
- C. Unnamed rights-of-ways shall be named by the City Council, as shown on the approved subdivision or Planned Unit Development plan, after recommendation by the Okaloosa County Department of Public Safety.
- D. Future public or private right-of-way name changes shall be accomplished by a resolution of the City Council.
- E. Consideration shall be given to:
 1. Commemorating local distinguished citizens
 2. National heroes
 3. Local or native fish, animals, trees, shrubs, and flowers
 4. Based upon the subdivision or planned unit development application.
 5. Based upon a petition of the residents of such public or private right-of-way.
- F. To petition a street name change the following must be met:
 1. A minimum of seventy-five percent (75%) or more of residents on the street must agree to the name change by submitting a notarized document stating such.
 2. Only existing dead-end segments, cul-de-sacs, or other non-continuous segments are eligible for renaming.
 3. No street section or planned section that is part of a continuous street can be named differently than the rest of the continuous street.

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- G. Streets with the same or similar names but different street classifications shall not be allowed. For example, Marlin St & Marlin Way.

SECTION 2.02 ESTABLISHMENT OF ADDRESSING AND PROPERTY NUMBERING SYSTEM AND STANDARDS

- A. A uniform system of numbering buildings titled "Addressing and Property Numbering System" shall be established and maintained by the Geographic Information Systems (GIS) Division of the Community Development Department see **Section 2.03**.
- B. The official property numbering maps maintaining the "numbering system" are hereby adopted, incorporated herein by reference, and made a part of this article. Future amendments shall be accomplished administratively by the GIS Division and as amended by the City Manager or their designee.
- C. The GIS Division will be responsible for managing, coordinating, and maintaining the "Numbering System" and the official addressing map.

SECTION 2.03 ADDRESS AND PROPERTY NUMBERING SYSTEM

- A. Address numbering shall adhere to the following system when feasible.
 - 1. Addressing for properties, lots, or parcels:
 - a. Address numbering shall increase West to East on streets predominantly oriented in an East/West manner.
 - 1. Odd number shall be on the North side of East/West streets.
 - 2. Even numbers shall be on the South side of East/West streets.
 - b. Address numbering shall increase South to North on streets predominantly oriented in a North/South manner.
 - 1. Odd number shall be on the West side of North/South streets.
 - 2. Even numbers shall be on the East side of North/South streets.
 - c. Address numbering on circle or loop streets shall start at the South end of loop or circle streets and ascend in number in a counterclockwise direction.
 - d. Address numbering on circle or loop streets shall start on the West side of loop or circle streets and ascend in number in a clockwise direction.
 - 2. Addressing for buildings on the same lot.
 - a. Buildings on the same lot may be addressed with their own address if the system for properties can be achieved without creating a conflict.
 - b. Buildings on the same property may receive individual "building numbers" that adhere to the same principle of numbering method as properties.
 - 1. Building number systems may start with 1, 10, 100, or 1000.
 - 2. The building numbering is at the discretion of the Community Development Department.
 - 3. The first building number shall be the first building that is accessible from the main entrance of the property.
 - (i) If the building number system is not feasible then the next preferable numbering system will number the building in the most Southwest corner of the property and follow the same principle as addressing for properties.
- B. If the systems identified above cannot be followed, then the Community Development Department has the discretion to address any building or property in a manner that does not create a conflict with the existing system.
- C. All Address updates shall be reviewed by Okaloosa County GIS and Emergency Departments or others as identified.

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- D. The owner or occupant of any building to which a number has been assigned or updated will be notified in writing of the number assigned.
 - 1. Notice shall be sent to the property owner and the property using the available contact information from the Okaloosa County Property Appraiser Office.
 - 2. If an existing property, lot, parcel, building, or other structure is addressed with a number in conflict with the system established by this Section:
 - a. The property, lot, parcel, building, or other structure may be re-addressed to match the established system where feasible.
 - b. Notice shall be sent in writing to the owner, occupant, or other property owner or occupant affected, ten (10) and five (5) days prior to any official address update process is initiated.

SECTION 2.04 ADDRESSING AND PROPERTY NUMBERING REQUIREMENTS

- A. All principal buildings, habitable structures, docks, and piers in the City shall be assigned an address number and if applicable a building or unit number.
 - 1. Docks and piers shall be assigned the same number as the principal building, or, for vacant lots, the same number as would be assigned a principal building if existing.
- B. Assigned numbers shall be displayed whether mail is delivered to such locations.
 - 1. Accessory buildings/structures do not require an address number to be displayed on the building/structure.
- C. Address numbering displays shall conform to the National Fire Protection Agency standards as adopted and amended.

SECTION 3.00 BUILDING SITING AND DESIGN

SECTION 3.01 NON-RESIDENTIAL BUILDING SITING

- A. It is the intent of this section to encourage building siting that fosters pedestrian scale design which includes inviting elements that reduce, limit, or mitigate conflicts between vehicles and pedestrians.
- B. Buildings shall be located and designed to maximize the "functional open space" on the site. Such areas may be an integral part of building features such as entranceways and pedestrian amenities providing pedestrian access through buildings and throughout the site.
- C. Functional open space shall take the form of:
 - 1. View corridors
 - 2. Outdoor gardens
 - 3. Walking areas
 - 4. Or areas for the congregation of people for special events.
- D. All non-residential and mixed-use buildings shall be placed as close to all front property lines as possible per the applicable zoning district in Article 4 or buffers per Article 6 allow. (refer to Figure 3.01-1 Example of Building Siting).
 - 1. The following circumstances or situations may allow for relief from this design requirement as determined by the City Manager or designee. A Variance, per **Article 2**, may be required by the City Manager or designee for any requested relief due to potential impact.
 - a. Buildings along the Harbor or Choctawhatchee Bay
 - 1. Buildings with both street ROW and water frontage may orient their structures towards the water frontage to meet these requirements.
 - 2. Any additional structures proposed on-site shall utilize the street ROW frontage to meet these requirements.
 - b. Stormwater Facilities

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1. This requirement may be waived by the City Manager or designee if site topography or unique site constraints require stormwater facilities at or near the front property line(s).
- c. Building Placement
 1. If the other site elements such as minimum parking requirements, pedestrian accessways (sidewalks) or vehicular access cannot be achieved due to the placement of the building.
 - (i) The designer shall prove that no other building layout or configuration will work for the proposed use.
2. In no circumstance shall a building occupy the clear visibility triangle per **Section 6.00** of this Design Manual.

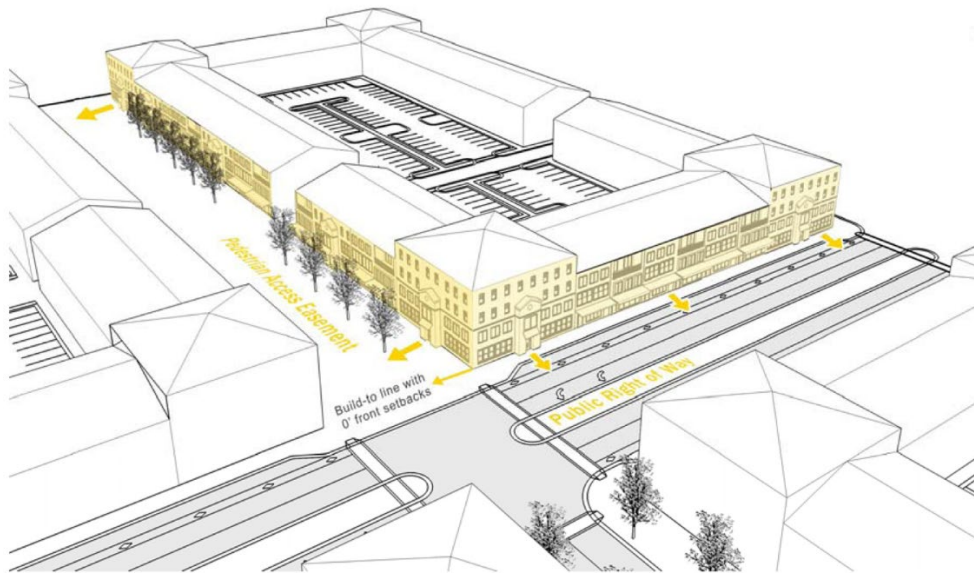


Figure 3.01-1 - Example of Building Siting

SECTION 3.02 NON-RESIDENTIAL, MIXED-USE, AND MULTI-FAMILY BUILDING FAÇADES

- A. All non-residential, mixed-use, or multi-family buildings' main facades shall be oriented towards the public street frontage.
- B. Façades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character using detail and scale and variations in rooflines and fenestration (i.e., character and interrelationships of facade design components including windows, dormers, doors, and roof design).
- C. Features such as windows, entryways, plane projections or recesses, arcades, colonnades, public art displays, or other such features that provide visual interest shall be used in the design and construction of facades.
 1. Building facades shall be visually varied thru architectural design standards to include but are not limited to a combination of more than one listed method listed below:
 - a. Color change
 - b. Texture change
 - c. Material module change

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- d. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.
2. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
- D. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length of the facade and extending at least 20 percent of the length of the facade (refer to Figure 3.02-2: Example of Building Mass Facade and Elevations).
- E. Alternatively, for facades greater than 150 feet in length, measured horizontally, the three percent offset can be achieved by a series of smaller offsets that extend a minimum of 50 percent of the building facade cumulatively. Balcony projections from the building facade cannot represent more than half of the cumulative offset minimum.
1. When calculating wall plane projections and recesses results in a fraction, they must be rounded up.
2. Wall plane projects must run vertically until they reach the top of the building.
3. No uninterrupted length of any facade shall exceed 100 horizontal feet.
- F. The main façade of all structures shall face the street.
1. In the case of a corner lot, the most trafficked or higher classified street shall be utilized to meet this requirement.

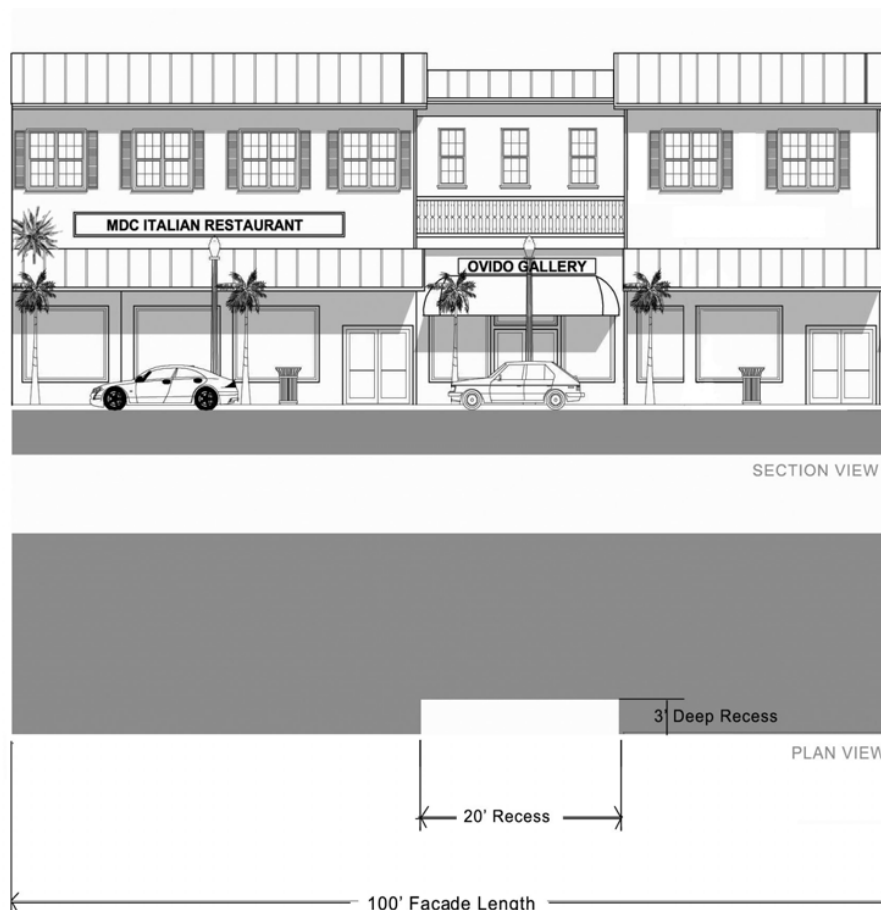


Figure 3.04-1 – Example of Building Mass Facade and Elevations

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G. Transparency:

1. Window and door openings shall provide transparency into the ground floor of nonresidential development (refer to Figure 3.04-3: Transparency).
2. For any facade that faces a right-of-way, a minimum of fifty percent (50%) of the ground level facade shall be transparent (including windows and door openings) for any building containing nonresidential uses on the ground level.
3. This requirement shall apply to all building facades facing the right-of-way.
4. Nothing in here shall be construed to prohibit a building owner from adding tint to the windows to help with glare or interior environmental conditions.
5. Window reflection requirements



Figure 3.04-2 – Transparency.

SECTION 3.03 NON-RESIDENTIAL, MIXED-USE, AND MULTI-FAMILY FACILITY SUPPORT ELEMENTS

- A. In no circumstance may any of the following ancillary or facility support elements face, front, or be positioned between the building and a street.
 1. Drive-thru facilities, such as service window, ordering locations, menu boards.
 - a. Except for the ingress or egress portion of the drive-thru before or after service is rendered.
 2. Loading docks
 3. Mechanical or utility equipment/facilities
 - a. Mechanical or utility elements shall be screened from public view and placed either:
 1. On the roof
 2. In the rear of the structure or property
 3. On the side of the structure or property
 - b. Air conditioning or other equipment that requires air flow may utilize a lattice or other screening method that provides a minimum of 50% screening.
 4. Service entrances
 5. Waste Facilities

SECTION 3.04 ROOFLINE AND ROOFSCAPE DESIGN

- A. The use of varied rooflines, through the utilization of parapets and/or sloped roofs, is required.
- B. The roofline of a building must vary when:
 1. Any building facade is seventy-five feet (75') or more in width, with a building height, or portion thereof, of forty feet (40') or more:
 - a. Twenty-five percent (25%) of the building's roofline, by a minimum of ten feet (10').

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1. Such required minimum height variation must be divided into not less than two offsets or vertical eave separations, each of which must represent not less than twenty-five percent (25%) of the minimum required roof offset.
- C. Fully pitched roofs are required to cover not less than sixty percent (60%) of the roof surface on all buildings.
 1. Within the remaining forty percent (40%) of the roof surface that is not under fully pitched roofs, single pitched or double pitched mansard style roofs or parapet walls are required.
 2. A minimum pitch of 4:12 and a maximum pitch of 12:12 are required for the fully pitched roof above the cornice line.
- D. All mechanical equipment located on the roof shall be shielded from offsite view by:
 1. Single pitched or double pitched mansard style roofs
 - a. Single pitched or double pitched mansard roofs and parapet walls used for such screening must have a minimum height sufficient to conceal the mechanical equipment in question.
 - b. Mansard style roofs and parapet walls shall not count towards the 60 percent coverage for fully pitched roofs.
 2. Parapet walls
 3. Screening devices of a design, color and material that match or complement the design of the balance of the roof or other building components.
 4. Non-habitable architectural roof embellishments (e.g., spires, watch towers, crows' nests, cupolas, chimneys, etc...), dormers, or appurtenant structural systems (e.g., machinery rooms, elevator shafts, stairwells, etc.) are permitted.
 5. Compliance with the specific pitched roof design requirements of this subsection is not required in the following cases:
 - a. Where a parking garage occupies the top story of a building, or a portion of the top story of a building.
 - b. Where a rooftop swimming pool amenity is utilized in lieu of a ground level pool amenity.
 - c. All rooftop mechanical equipment shall still provide screening as required in this Design Manual.
 - d. If the parking garage or the pool and related amenities do not utilize the entire roof top level, the remaining areas not utilized shall utilize a pitched roof design.

SECTION 4.00 SITE DESIGN AND PROGRAMMING

SECTION 4.01 NON-RESIDENTIAL PARKING AREAS AND LOTS

- A. Parking stalls may not be located in front of any front building line and no closer than twenty feet (20') to the property line.
 1. However, if a front building line is placed forty feet (40') or more from the property line, then parking stalls may be placed no closer than forty feet (40') to the property line.
- B. The area between the public ROW and all parking facilities shall be landscaped with:
 1. Trees meeting the Landscaping requirements per Article 6.
 2. A continuous row of shrubs fronting the right-of-way shall be planted, where trees are not planted, meeting the requirements of Article 6, and shall not exceed two feet (2') in height.
- C. In no circumstance shall any landscaping element impede the vision triangle.
- D. The intent of this section is to prohibit parking between any non-residential building and the Right-of-Way.
 1. Exemption:
 - a. Lots that are generally referred to as 'Flag' lots with other properties that are between the developable space of the flag lot and the right-of-way are exempt from this requirement.

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SECTION 4.02 VEHICLE PARKING SPACE DIMENSIONS AND LAYOUT

- A. Parking Stalls
 - 90° stall - [P-03 90 DEGREE & ADA PARKING](#)
 - 60° stall - [P-05 60 DEGREE ANGLED PARKING](#)
 - 45° stall - [P-06 45 DEGREE ANGLED PARKING](#)
 - Parallel stall - [P-07 PARALLEL PARKING](#)
 - Low Speed Vehicle and Hybrid parking stall - [P-04 LSV & HYBRID PARKING](#)
- B. ADA
 - ADA Parking - [P-03 90 DEGREE & ADA PARKING](#)
 - ADA Signage - [P-02 ADA SIGNAGE](#)
- C. Miscellaneous Parking Elements
 - Wheel Stop - [P-01 WHEEL STOP](#)
 - Parking/Landscape Island - [L-01 LANDSCAPE ISLANDS](#)

SECTION 4.03 ACCESS AND SIDEWALKS

- A. Accessways
 - Residential (Single Family & Duplex) - [T-01 RESIDENTIAL DRIVEWAY & SIDEWALK](#)
 - Non-Residential (including Multi-family) - [T-02 COMMERCIAL & MULTI-FAMILY DRIVEWAY & SIDEWALK](#)
 - Driveway Separation - [T-12 DRIVEWAY SEPARATION](#)
 - Public Safety Access - [T-13 FIRE LANE WIDTHS](#)

SECTION 4.04 SOLID WASTE AND RECYCLING FACILITIES

- A. Screening: All solid waste facilities shall be screen by any means to 100% opacity with similar or complementary architectural style of the primary structure on site.
- B. Specific Facility Designs
 - Single Dumpster - [W-01 SINGLE DUMPSTER ENCLOSURE](#)
 - Double Dumpster - [W-02 DOUBLE DUMPSTER ENCLOSURE](#)
 - Compactor Enclosure - [W-03 COMPACTOR ENCLOSURE](#)
 - Compactor Slab - [W-04 COMPACTOR SLAB GRADE DETAIL](#)
 - Dumpster Wall & Post - [W-05 DUMPSTER WALL & POST](#)

SECTION 4.05 MISCELLANEOUS DESIGN DETAILS

- A. Bollards - [G-07 BOLLARD POST](#)
- B. City Project Sign - [G-06 CITY PROJECT SIGN](#)
- C. Concrete Pad - [G-08 CONCRETE PAD](#)

5.00 ENGINEERING SPECIFIC DESIGN DETAILS

SECTION 5.01 STREETS, ROADS, AND ROW

- A. Street & Roadway Design Standards - [T-15 MINIMUM ROADWAY DESIGN STANDARDS](#)
- B. Clear Zone, Sight or Vision Triangle
 - Building Sight Triangle - [T-14 BUILDING CLEAR VISIBILITY TRIANGLE](#)
- C. Sidewalks - [T-06 SIDEWALK](#)
- D. Speed Humps
 - Speed Humps - [T-07 SPEED HUMP](#)
 - Speed Hump Stripping - [T-08 SPEED HUMP STRIPING](#)
- E. Street Designs:
 - Residential - [T-03 ROW-LOCAL](#)

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Collector - [T-04 ROW-COLLECTOR](#)

Collector with Parallel Parking - [T-05 ROW-LOCAL-COMMERCIAL WITH PARKING](#)

F. Street Signs - [T-11 STREET SIGNS](#)

G. Turn Arounds

Cul-de-sac – [T-09 CUL-DE-SAC](#)

Hammer head – [T-10 HAMMERHEAD TURNAROUND](#)

H. Valve Design - [U-01 VALVE PAD](#)

I. Removal and Replacement of Asphalt - [D-04 REMOVAL AND REPLACEMENT OF ASPHALT](#)

SECTION 5.02 DRAINAGE

A. Artificial Turf - D-01 ARTIFICIAL TURF

B. Culverts - [D-05 RIPRAP CULVERT](#)

C. Perforated Pipe - [D-03 PERFORATED PIPE UNDERDRAIN INSTALLATION DETAIL](#)

D. Swales - [D-02 RIGHT-OF-WAY SWALE DETAIL](#)

E. Private Retention - [D-06 RETENTION & SWALE DETAIL](#)

SECTION 5.03 CONSTRUCTION ACTIVITY

A. Horizontal Directional Drilling - [U-02 JACK & BORE](#)

B. Directional Drilling - [U-03 DIRECTIONAL DRILL](#)

C. Silt Fencing - [E-01 SILT FENCE](#)

D. Temporary Construction Entrance - [E-02 TEMPORARY CONSTRUCTION ENTRANCE](#)

E. Marine Construction Turbidity Barriers:

[E-03 TURBIDITY BARRIER DETAIL 1](#)

[E-03 TURBIDITY BARRIER DETAIL 2](#)

SECTION 6.00 LANDSCAPING

SECTION 6.01 TREES AND SHRUBS

A. Trees - [L-02 LANDSCAPE TREES](#)

B. Shrubs - [L-03 LANDSCAPE SHRUBS](#)

C. Root Barriers - [L-04 LANDSCAPE ROOT BARRIER](#)

SECTION 6.02 ARTIFICIAL TURF

A. Artificial Turf - [D-01 ARTIFICIAL TURF](#)

SECTION 7.00 GENERAL NOTES FOR CONSTRUCTION DRAWINGS

SECTION 7.01 GENERAL NOTES

A. The following sheets with General notes shall be provided on all construction plans.

[G-01 GENERAL NOTES](#)

[G-02 GENERAL NOTES](#)

[G-03 GENERAL NOTES](#)

[G-04 GENERAL NOTES](#)

[G-05 GENERAL NOTES](#)

SECTION 8.00 MEASUREMENTS

A. Lots

1. How to measure Lot Width

a. Lot width is measured by measuring the distance across the property from side property line to side property line at the required front yard setback.

b. In case of an unusually shaped lot, three measurements will be taken.

i. The first as described in Paragraph a. above.

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- ii. The second in the same manner as paragraph a. above but at the required rear property line
 - iii. Third at the widest point of the lot using the identified front lot line as the angle of measurement.
- B. Building Height
- 1. How to measure Building heights
 - a. One of the following establishes the beginning point (ground level) for measurement whichever is higher.
 - i. Building height shall be measured from:
 - (a) The highest point of the crown of the road.
 - (i) The highest point of the crown of the road shall be established by topographic survey that has been signed and sealed by a Florida Registered surveyor.
 - (b) Average grade of the subject property if it is not in an area that has a Federal Emergency Management Agency (FEMA) Minimum Based Flood Elevation.
 - (i) Within the "Harbor Waterfront" area, as defined in the Comprehensive Plan, building height shall be measured via the Average Grade Method.
 - (c) FEMA Minimum Base Flood Elevation
 - b. Building height is measured to:
 - i. The cornice line of the building as defined in the Comprehensive Plan
 - (a) Non-habitable architectural roof embellishments (e.g., spires, watch towers, crows' nests, cupolas, chimneys, and similar architectural embellishments), or appurtenant structural systems (e.g., machinery rooms, elevator shafts, stairwells, and similar ancillary facilities) are allowed up to a maximum of:
 - (i) Six feet (6') above the allowable maximum height of roof structure for Single-family/Duplex uses.
 - (ii) Ten feet (10') above the allowable maximum height of roof structure for multi-family and all non-residential uses.
- C. Fence, Wall, Gate Height
 - 1. All measurements for height shall begin where the grade of the property meets the structure of the fence, wall, or gate.
 - 2. If there is a grade differential between two adjacent properties, then the measurement shall be measured where the grade meets the fence, wall, or gate on the higher property.
- D. Signs - See Article 8
- E. FAR
 - 1. Divide the total gross square footage of a building or structure by the total square footage of the lot or property the building or structure is placed.

Example a 10,000 sq.ft. building on a half (.5) acre lot.

$$10,000 / 21,780 = \text{a FAR of } .49$$

- F. Density
- 1. Divide the total number of dwelling units (DU) by the acreage (ac) of the lot or property where the dwelling(s) is located.

Example of two (2) DU on a half (.5) ac lot.

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$2 / .5 = \text{a density of } 4 \text{ du/ac}$

G. Open Space

1. Identify the total square footage of what is open space per the definition in the LDC Glossary
2. Identify the total square footage of the lot/parcel/property.
3. Divide the total square footage of the open space by the total square footage of the lot/parcel/property and multiply by 100.

Example of a 1 ac. Lot with 15,000 sq.ft. of open space

$$\begin{aligned}\text{Open space} &= 15,000 \text{ sq.ft.} \\ \text{Total lot area} &= 1 \text{ ac. (43,560 sq.ft.)} \\ 15,000/43,560 &= .344 \\ .344 \times 100 &= 34.4\%\end{aligned}$$

H. Stormwater

1. To determine how much volume is required, multiply the total lot sq.ft. by the quotient of the required number of inches to retain over the site by twelve (12), equals the required volume in cubic feet (cf) of the stormwater facility.

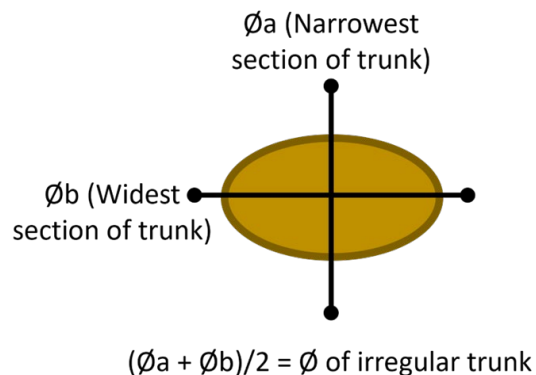
Example for a single-family lot with 55% impervious coverage

$$\begin{aligned}\text{Lot size} &= 10,000 \text{ sq.ft.} \\ \text{Lot coverage} &= 5,500 \text{ sq.ft.*} \\ 10,000 \times (1.6/12) &= 1,300 \text{ cf}\end{aligned}$$

*A single-family site with 55% of impervious coverage requires the system to hold 1.6" over the entire site per **Section 6.04.07** of Article 6.

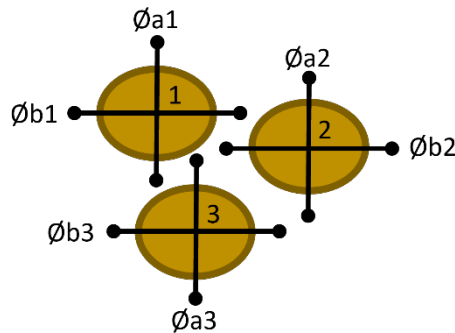
I. Measurement of Trees

- a. Trees shall be measured at Diameter Breast Height (DBH)
- b. In the case of an irregular shaped tree or trunk at DBH, the following method shall be utilized.
 - i. The average of the the widest and the most narrow diameter of the tree at DBH (see example below).



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- c. In the case of multiple trunks or limbs at DBH, the following method shall be utilized.
 - i. The total diameter of all trunks/limbs at DBH (see example below).



$$\varnothing 1 + \varnothing 2 + \varnothing 3 = \varnothing \text{ of tree with multiple trunks/limbs}$$

SECTION 9.00 DEVELOPMENT CHECKLISTS

SECTION 9.01 GENERAL REQUIRED DOCUMENTS FOR ALL APPLICATIONS

The following application documents shall accompany all applications to the City of Destin.

- A. Proof of ownership, in the form of a Warranty Deed, Title Opinion, or Court Order establishing lawful ownership.
 - 1. The City shall not accept any form of a deed other than a Warranty Deed.
- B. A completed application via the City's online Portal
- C. Agent Affidavit (if the representative is someone other than the owner)
- D. Narrative
 - 1. A detailed description of the proposed project that details the specific nature, intensity, density, layout, purpose, impacts and other relevant information about the development.
 - 2. A description of how the plan mitigates or avoids potential conflicts between land uses including a compatibility review (if required) of the design criteria of Sections 3 and 4 of this manual.
 - 3. Any history of the property that will provide insights to the existing development including but not limited to previous:
 - a. Agreements
 - b. Conditional Uses
 - c. Development Orders
 - d. Subdivisions
 - e. Variances or Special Exceptions
- E. A document identifying and justifying the omission of any identified required document or element of a document listed here or in Article 2.
- F. Any other document identified in Article 2 or deemed necessary by the City Manager, or their designee, for the proper review of any application.

SECTION 9.02 REQUIRED ELEMENTS OF A SITE PLAN FOR APPLICATION SUBMITTAL

The following list of items shall be included on all site plans as applicable for any application submittal that requires a site plan. Further, all site plans shall be scaled and dimensioned properly.

- North Arrow

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- Scale that is industry recognized, i.e., 1" = 10' or 20' etc., and not "custom."
- If site tiles are necessary, a key map must be included on each sheet.
- Construction phase lines and/or a phasing table.
- Building plans showing the location, dimensions, gross floor area, floor plan for multi-family residential structures including hotels and motels, and proposed use of buildings. For the purposes of this criteria, hotel and motel dwelling units are considered residential floor space.
- Building setback distances from property lines, abutting the right-of-way and all buildings and structures.
- The location, dimensions, type, composition and intended use of all ancillary structures.
- The location and intensity or density of the proposed development.
- Proposed open space areas on the development site and types of activities proposed to be permitted on such open space areas.
- Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
 - A Site Summary Table of existing vs. proposed (including percentage) shall be provided that includes but may not be limited to the following:
 - Building footprint
 - Lake/Pond
 - Impervious area
 - Open Space
 - Wetland/Upland
- The location and specifications of any proposed refuse dumpsters or containers.
- Cross sections and specifications of all proposed pavement (required if site tiles are provided).
- All interior excluded parcels shall be indicated and labeled accordingly.
- All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.
- Density/Intensity
- The total number of residential units per acre.
- Total number and type of residential units categorized according to the number of bedrooms.
- Total Floor Area Ratio of all proposed uses
- Signage and Marking Plan (to include parking layout).
- Ground sign locations with setback distances.
- Circulation plan (fire lanes & fire truck turning movements).
- Points of ingress and egress and any planned public or private roads, rights-of-way, pedestrian ways, bicycle paths or transportation facilities.

SECTION 9.03 REQUIRED DOCUMENTS FOR LAND DEVELOPMENT APPLICATIONS

The Following items, documents, and elements shall be included in all Development Order and Planned Unit Development applications. If an Item in this list is not applicable to a proposed project the applicant, owner, or authorized agent shall submit in writing with the application each document that is not included and justification as to why.

- The City manager or Designee may require the applicant, owner, or authorized agent to submit any required document claimed as "not applicable" in any application if deemed necessary for proper review of the application.
 - All documents shall be digital and uploaded to the customer service portal for application submittal. All site plans and design drawings shall be drawn to scale with all dimensions identified.
- A. Plan Set

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1. Cover Sheet
 - Utility Service Providers
 - Index of Plans
 - Project Title
 - Project Location Map
 - Developer/Owner Contact Information
 - Parcel ID Number(s)
 - Parcel(s)/Project Size(s)
 - Zoning(s)
 - Legal Description(s)
 - Sunshine 811 Contact Information
 - Professional Engineers Signature Block
2. General Notes and Abbreviations (includes but may not be limited to)
 - Overall general construction notes
 - NAVD 1988 Datum
 - Signing and Pavement Marking
 - Paving, Grading, & Drainage
 - Utility
 - Accessibility Design Guidelines
 - Erosion Control Notes (may be on Erosion and Sediment Control Plan)
 - Dust Control Requirements (may be on Erosion and Sediment Control Plan)
 - Vibration Impact Requirements (may be on Erosion and Sediment Control Plan)
 - Construction Screening Criteria
 - Florida Department of Transportation Note (Latest Edition) (if applicable)
3. (Current) Aerial Photograph (if the site is greater than 2.5 acres)
4. Existing Conditions Plan
 - The location of existing property or right-of-way lines, both for private and public property, streets, buildings, transmission lines, sewers, sidewalks, airports, bridges, culverts, drainpipes, water mains, fire hydrants, and any other public or private easements (as applicable) within the project and extending 100 feet beyond the proposed development boundary.
 - Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.
 - Existing land use, the zoning district of the subject site, and the land use category under the comprehensive plan.
 - The location of environmentally sensitive lands designated pursuant to **Article 7** of the Land Development Code, if any.
 - A map showing the locations of any soil borings or percolation tests may be required by the LDC.
 - A topographic map (Topography (min. 50-foot spacing) and Contours (One-foot)) of the site clearly showing the location, identification, and elevation of benchmarks, including at least one benchmark for each major water control structure.
 - All interior excluded parcels shall be shown and labeled accordingly.
 - All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.

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- All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.
- Location of on-site potable water wells, if any, and potable water wells within 200 feet of any property line, if any.
- 5. Erosion and Sediment Control Plan (see Article 6)
 - Temporary Construction Entrance
 - Perimeter erosion control devices
 - Double row against wetlands and waterbodies
 - Turbidity Barrier (if necessary)
 - Inlet inserts (if necessary)
 - Notes and details as necessary
- 6. Demolition Plan
- 7. Site Plan as detailed in Section 9.02 above.
- 8. (Master) Utility Plan
 - Proposed location and sizing of potable water and wastewater facilities to serve the proposed development.
 - Plan and Profiles (if applicable)
- 9. (Master) Paving, Grading, & Drainage Plan
 - Proposed drainage structure and piping (relevant elevation/invert information)
 - Proposed grades (as necessary) and/or contour lines (one-foot spacing)
 - Drainage flow arrows
 - Typical cross-section labels
 - 100-year flood information
 - FEMA floodplain information
 - Paving notes or details relevant to the project
 - If in a White Sand Zone, a note on the plan stating that compliance with the White Sand Zone regulations will be followed at time of permitting.
- 10. Typical Sections & Details
- 11. Landscape Plan
 - A map of existing vegetative cover including the location and identity, by common name, of all protected trees.
 - Information sufficient to determine compliance with the landscape and tree protection regulations of the LDC.
 - Location and identification of specific and common name of all proposed species for proposed landscaping elements
 - Irrigation layout
 - The location and list of all landscaping materials
 - Open space calculations
 - Show the proposed/existing drainage and utility lines greyed back.
- 12. Resource Protection
 - The manner in which historic and archeological sites on or near the site will be protected.
 - The manner in which environmentally sensitive or protected sites on or near the site will be protected.
 - The manner in which environmentally sensitive or protected species on or near the site will be protected.
- B. Architectural Renderings

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- Architectural elevations of all building elevations sufficient to convey the basic architectural intent of the proposed improvements.
- Minimum floor elevations of buildings within the 100-year floodplain or higher, if any.
- Minimum floor elevations of buildings within any FEMA Flood Zone.
- C. Covenants, Conditions, Restrictions
 - Restrictions of the type and use of existing or proposed improvements, waterways, open spaces, buffer strips and the like shall require the establishment of restrictive covenants and such covenants shall be submitted with the final development plan for recordation.
 - If the development includes private streets, an ownership and maintenance association document shall be submitted with the final development plan and the dedication contained on the development plan shall clearly show the infrastructure and maintenance responsibility to the association without recourse to the city of any other public agency.
- D. Phasing Plan
 - If development is to be phased for any reason, a master plan for the entire project shall be submitted with the development plan for the first phase or phases for which approval is sought. In addition, a schedule showing approximate development phasing, including the sequence for each phase, shall be included.
- E. Subdivision Plans
 - The proposed number, minimum area, and location of lots, if the development involves a subdivision of land.
 - All lots shall be numbered either by progressive numbers or in blocks progressively numbered or lettered except that blocks in numbered editions bearing the same name may be numbered consecutively throughout several editions.
 - All interior excluded parcels shall be shown and labeled accordingly.
 - All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.
- F. Flood Zone Documents
 - A completed Elevation Certificate Form shall be submitted with any application where required. Required only if property is in "A" or "V" zones on Federal Emergency Management Agency (FEMA) maps of the City of Destin.
 - The 100-year flood elevation boundaries, the CCCL, CHHA, and shoreline protection zone, where appropriate.
- G. Parking Agreement
 1. Shared Parking
 2. Off-Site parking
 3. Tandem Parking
 4. Valet Parking

SECTION 9.04 REQUIRED DOCUMENTS FOR LAND DIVISION APPLICATIONS

- A. Subdivision Plans
 - The proposed number, minimum area, and location of lots, if the development involves a subdivision of land.
 - All lots shall be numbered either by progressive numbers or in blocks progressively numbered or lettered except that blocks in numbered editions bearing the same name may be numbered consecutively throughout several editions.
 - All interior excluded parcels shall be shown and labeled accordingly.

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- All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.
- B. Existing Conditions Plan
 - The location of existing property or right-of-way lines, both for private and public property, streets, buildings, transmission lines, sewers, sidewalks, airports, bridges, culverts, drainpipes, water mains, fire hydrants, and any other public or private easements (as applicable) within the project and extending 100 feet beyond the proposed development boundary.
 - Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.
 - Existing land use, the zoning district of the subject site, and the land use category under the comprehensive plan.
 - The location of environmentally sensitive lands designated pursuant to **Article 7** of the LDC, if any.
 - A map showing the locations of any soil borings or percolation tests may be required by the LDC.
 - A topographic map (Topography (min. 50-foot spacing) and Contours (One-foot)) of the site clearly showing the location, identification, and elevation of benchmarks, including at least one benchmark for each major water control structure.
 - All interior excluded parcels shall be shown and labeled accordingly.
 - All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.
 - All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.
 - Location of on-site potable water wells, if any, and potable water wells within 200 feet of any property line, if any.
- C. Phasing Plan
 - If development is to be phased for any reason, a master plan for the entire project shall be submitted with the development plan for the first phase or phases for which approval is sought. In addition, a schedule showing approximate development phasing, including the sequence for each phase, shall be included.
- D. Covenants, Conditions, Restrictions
 - Restrictions about the type and use of existing or proposed improvements, waterways, open spaces, buffer strips and the like shall require the establishment of restrictive covenants and such covenants shall be submitted with the final development plan for recordation.
 - If the development includes private streets, an ownership and maintenance association document shall be submitted with the final development plan and the dedication contained on the development plan shall clearly show the infrastructure and maintenance responsibility to the association without recourse to the city of any other public agency.
- E. (Master) Paving, Grading, & Drainage Plan
 - Proposed drainage structure and piping (relevant elevation/invert information)
 - Proposed grades (as necessary) and/or contour lines (one-foot spacing)
 - Drainage flow arrows
 - Typical cross-section labels
 - 100-year flood information

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- FEMA floodplain information
 - Paving notes or details relevant to the project
 - If in a White Sand Zone, a note on the plan stating that compliance with the White Sand Zone regulations will be followed at time of permitting.
- F. Any other document required by the Land Development Code, Destin Design Manual, or Comprehensive plan as identified by the City Manager or their designee.

SECTION 9.05 REQUIRED DOCUMENTS FOR A CHANGE OF USE APPLICATION

- A. Existing Conditions Plan
- The location of existing property or right-of-way lines, both for private and public property, streets, buildings, transmission lines, sewers, sidewalks, airports, bridges, culverts, drainpipes, water mains, fire hydrants, and any other public or private easements (as applicable) within the project and extending 100 feet beyond the proposed development boundary.
 - Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.
 - Existing land use, the zoning district of the subject site, and the land use category under the comprehensive plan.
 - The location of environmentally sensitive lands designated pursuant to **Article 7** of the LDC, if any.
 - A map showing the locations of any soil borings or percolation tests may be required by the LDC.
 - A topographic map (Topography (min. 50-foot spacing) and Contours (One-foot)) of the site clearly showing the location, identification, and elevation of benchmarks, including at least one benchmark for each major water control structure.
 - All interior excluded parcels shall be shown and labeled accordingly.
 - All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.
 - All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.
 - Location of on-site potable water wells, if any, and potable water wells within 200 feet of any property line, if any.
- B. Site Plan as detailed in Section 9.02 above.
- C. Demo Plan
- D. Parking Agreement
1. Shared Parking
 2. Off-Site parking
 3. Tandem Parking
 4. Valet Parking

SECTION 9.06 REQUIRED DOCUMENTS FOR COMPREHENSIVE PLAN AMENDMENT APPLICATIONS

- A. Narrative of request that includes the following elements:
1. A general description of the proposed amendment, explaining why it is necessary and/or appropriate.
 2. Comprehensive plan Section identified for amendment, include the number and name of the specific goals, objectives, or policies, and show the proposed changes in strike through and underline. This may be submitted as a separate attached document.

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3. Orderly Development and Land Use Compatibility.
 - a. Whether, and the extent to which, the proposal would maintain a compatible land use pattern, a smooth transition in the land use, considering the type and location of uses involved, the density, and intensity. Approval of a Comprehensive Plan amendment must be supported by evidence that the change will be consistent with Comprehensive Plan land use policies. Please explain the impact of the proposed amendment upon the surrounding neighborhoods and land uses and list any supporting policies.
4. Adequate Public Facilities.
 - a. Approval of a Comprehensive Plan amendment must be supported by evidence that the amendment will not result in public facilities and services exceeding the capacity for such services and facilities existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services and similar necessary facilities and services. Please explain the impact upon the ability of the City to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan if the proposed amendment is granted.
5. Natural Environment.
 - a. Whether, and the extent to which, the proposal would result in significantly adverse impacts on the natural environment. An amendment of the Future Land Use Map shall not violate policies within the Comprehensive Plan that protect the natural environment. Please explain the impact of the proposed amendment upon the natural environment, if any.
6. Economic Effects.
 - a. Whether, and the extent to which, the proposal would adversely impact private property rights, the general health, safety, and welfare and adversely impact the financial resources of the City. Please describe any potential adverse impacts on private property rights, the general health, safety, and welfare and the financial resources of the City.
7. Public Interest Enabling Act.
 - a. Whether the proposal would conflict with the public interest, and whether it is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation. Amendments shall be consistent with the Comprehensive Plan and enabling legislation. Please explain any potential conflicts with the public interest. Also explain how the proposed amendment is in harmony with the purpose and intent of the Comprehensive Plan and its enabling legislation.
8. Special Privileges.
 - a. Whether proposed amendment would constitute a grant of special privilege to an individual owner as contrasted with the public welfare. Please explain whether the proposed amendment would constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
9. Other Matters.
 - a. Other matters related to the Comprehensive Plan and conditions since adoption of the plan, which the City may deem appropriate in considering the amendment. Please identify and explain any other matters which the City may deem appropriate in considering the amendment.
- B. History of the property if not addressed in the General Narrative required in Section 9.01 of this manual.
- C. Property information if a Future Land Use Map (FLUM) amendment

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1. Address and or Parcel ID
2. Size by acreage and square footage
- D. Any maps and or surveys related to a FLUM amendment.

SECTION 9.07 REQUIRED DOCUMENT FOR LAND DEVELOPMENT CODE OR ZONING MAP AMENDMENT APPLICATIONS

- A. Narrative of request that includes the following elements:
 1. A general description of the proposed amendment, explaining why it is necessary and/or appropriate.
 2. Explain the basis for your request.
 - a. Give solid and convincing reason(s) as to why the current LDC language or zoning district is not appropriate, and why the proposed amendment is more suitable.
 - b. Indicate the specific proposed use(s) expected to be developed if the proposed zoning district change is granted by City Council.
 3. The draft language of the proposed amendment to include a document that identifies:
 - a. The language proposed to be removed with "~~striketrough~~" formatting.
 - b. The language proposed to be added with "underline" formatting.
 4. History of the property if not addressed in the General Narrative required in **Section 9.01** of this manual.
 5. Comprehensive Plan compliance.
 - a. Explain how this proposed amendment is consistent with the Comprehensive Plan and or the underlying Future Land Use Map designation.
 6. If requesting a Zoning Map amendment, the following items are required to be addressed in the narrative.
 - a. Explain how the proposed Official Zoning Map designation supports and is consistent with the purpose and intent of the City of Destin Zoning Districts as described in **Article 4** of the appropriate district in the LDC.
 - b. Please identify any allowable uses as listed **Article 4** of the appropriate district in the LDC for the proposed zoning district that should not be allowed in the specific location proposed for the zoning map amendment (will require a Text Amendment to the Land Development Code).
 - c. Please identify any allowable uses not listed in **Article 4** of the appropriate district in the LDC for the proposed zoning district that should be allowed in the specific location proposed for the zoning map amendment (will require a Text Amendment to the Land Development Code).
 - d. Please explain the fiscal impact of the proposed amendment upon the finances of the City, if any.
 - e. Please explain the impact of the proposed amendment upon all public facilities, if any.
 - f. Please explain the impact of the proposed amendment upon the environment, natural and/or historical resources, if any.
 - g. Please explain the degree of consistency of the proposed amendment with the Comprehensive Plan for the City. (Applicant may need to refer to the Comprehensive Plan.)
 - h. Please explain the impact upon the ability of the City to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan if the proposed amendment is granted.

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- i. Please explain the compatibility of the proposed amendment upon the surrounding neighborhoods and land uses.
- B. Property information if proposing a Zoning Map amendment.
 - 1. Address and or Parcel ID
 - 2. Size by acreage and square footage
- C. Any maps and or surveys related to a Zoning Map amendment.

SECTION 9.08 REQUIRED DOCUMENTS FOR ALL BOARD OF ADJUSTMENT REVIEW APPLICATIONS

- A. A narrative detailing the issues that are triggering the need for a Variance, Administrative Appeal, or Special Exceptions.
- B. A write up addressing and identifying the appropriate criteria per the proper application as identified in Article 2, as either a separate document or as part of the narrative.
- C. If necessary, a Site plan as detailed in Section 9.02 above.
- D. Any documents as requested by the City Manager or their designee to fully and properly review the request.

SECTION 9.09 REQUIRED DOCUMENTS FOR A SPECIAL EVENT APPLICATION

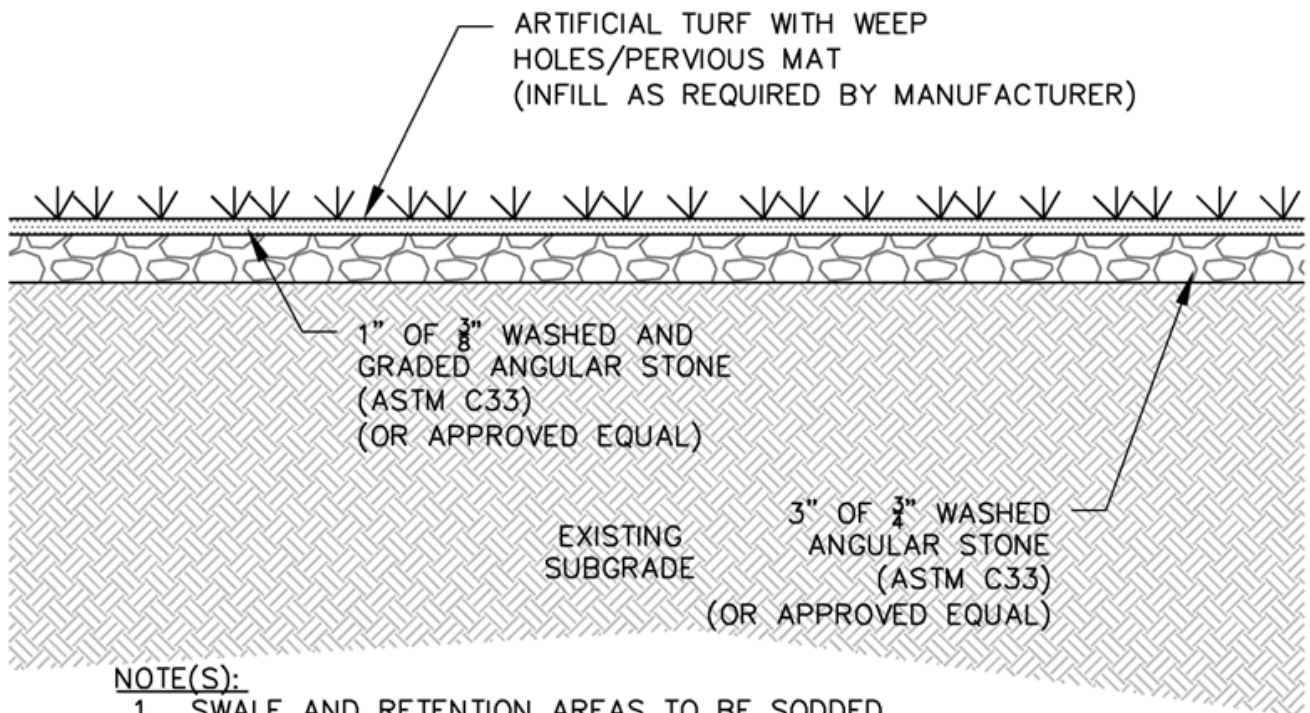
- A. A detailed narrative of the event to include but not limited to:
 - 1. Event contact names, numbers
 - 2. Dates
 - 3. Location
 - 4. Event purpose
 - 5. Hours of operation
 - 6. Any other information that will explain how the event will operate.
- B. Site Plan as detailed Section 9.02 above
- C. Any parking agreements to meet minimum parking requirements.
- D. Security Plan (will be revied by the Okaloosa County Sherrif's Department
- E. Indemnification policy releasing the City of any responsibility.
- F. Other documents required by the City Manger or their designee required for proper review and approval.

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SECTION 10.00 DESIGN DETAILS

<u>D-01</u>	<u>PG. 26</u>	P-05	PG. 52
<u>D-02</u>	<u>PG. 27</u>	P-06	PG. 53
<u>D-03</u>	<u>PG. 28</u>	P-07	PG. 54
<u>D-04</u>	<u>PG. 29</u>	T-01	PG. 55
<u>D-05</u>	<u>PG. 30</u>	T-02	PG. 56
D-06	PG. 31	T-03	PG. 57
E-01	PG. 32	T-04	PG. 58
E-02	PG. 33	T-05	PG. 59
E-03	PG. 34	T-06	PG. 60
E-04	PG. 35	T-07	PG. 61
G-01	PG. 36	T-08	PG. 62
G-02	PG. 37	T-09	PG. 63
G-03	PG. 38	T-10	PG. 64
G-04	PG. 39	T-11	PG. 65
G-05	PG. 40	T-12	PG. 66
G-06	PG. 41	T-13	PG. 67
G-07	PG. 42	T-14	PG. 68
G-08	PG. 43	T-15	PG. 69
L-01	PG. 44	U-01	PG. 70
L-02	PG. 45	U-02	PG. 71
L-03	PG. 46	U-03	PG. 72
L-04	PG. 47	W-01	PG. 73
P-01	PG. 48	W-02	PG. 74
P-02	PG. 49	W-03	PG. 75
P-03	PG. 50	W-04	PG. 76
P-04	PG. 51	W-05	PG. 77



NOTE(S):

1. SWALE AND RETENTION AREAS TO BE SODDED.
2. ANYTHING NOT IMPERVIOUS WITHIN THE RIGHT-OF-WAY AND EASEMENT (UTILITY & DRAINAGE) AREAS SHALL BE SODDED.
3. ANY EASEMENTS (DRAINAGE, UTILITY, ETC.) THAT MAY BE ADJACENT TO THE RIGHT-OF-WAY SHALL BE SODDED.
4. THE MORE STRINGENT OF THE CITY'S OR MANUFACTURERS SPECIFICATIONS SHALL BE MET.
5. MINIMUM PERCOLATION RATE REQUIRED: 20"/HOUR
6. ALL BASE MATERIAL SHALL BE WASHED & GRADED.
7. ALL WASHED AND GRADED MATERIALS ALONG WITH FINAL INFILL SHALL MEET ALL THE WHITE SAND ZONE 1 & 2 MINIMUM STANDARDS.



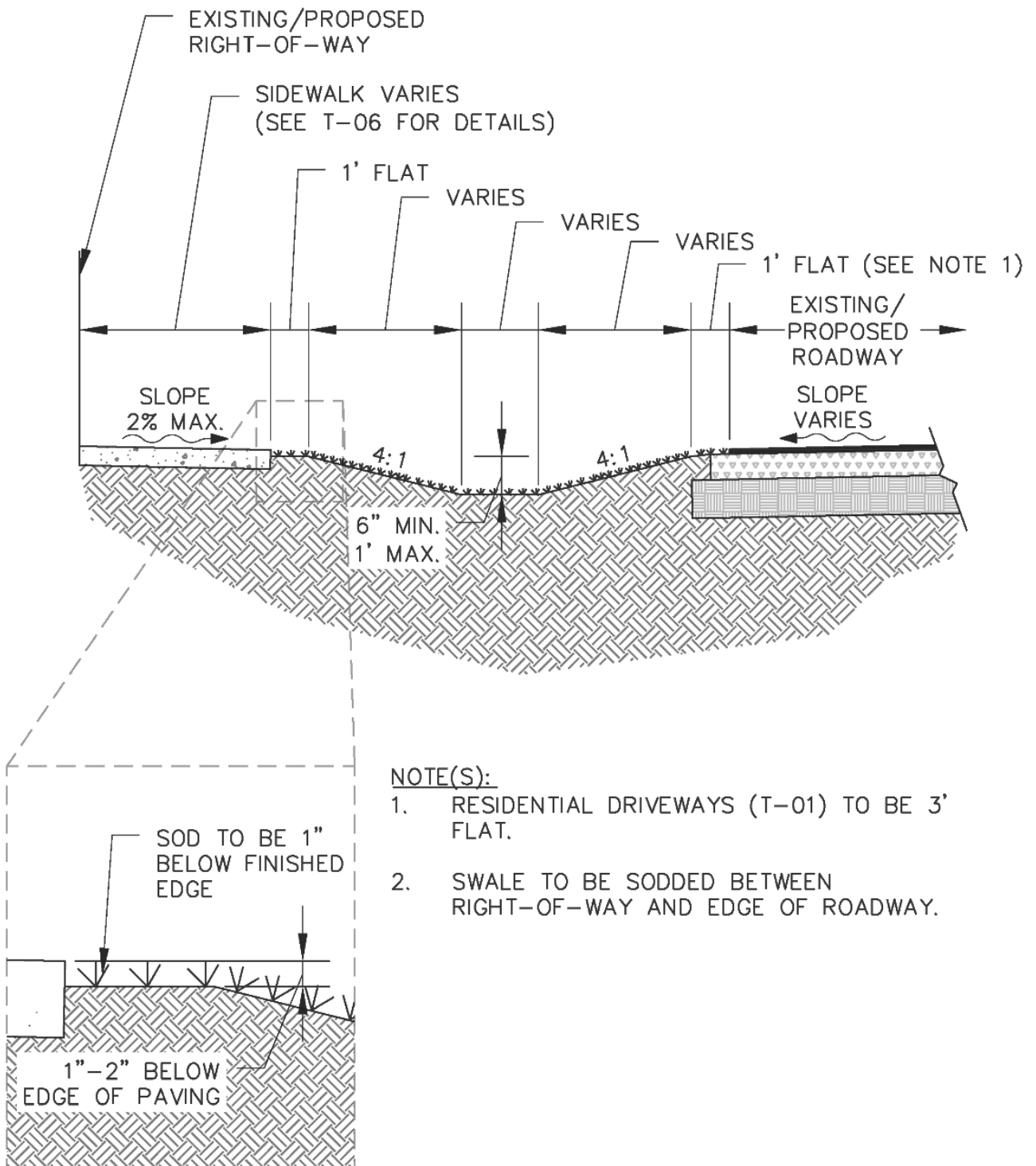
CITY OF DESTIN
ENGINEERING DIVISION
4100 INDIAN BAYOU TRAIL
DESTIN, FL 32541
PHONE: (850) 654-1119

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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
ARTIFICIAL TURF

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. D-01
PROJECT NO: N/A	SCALE: N.T.S.	



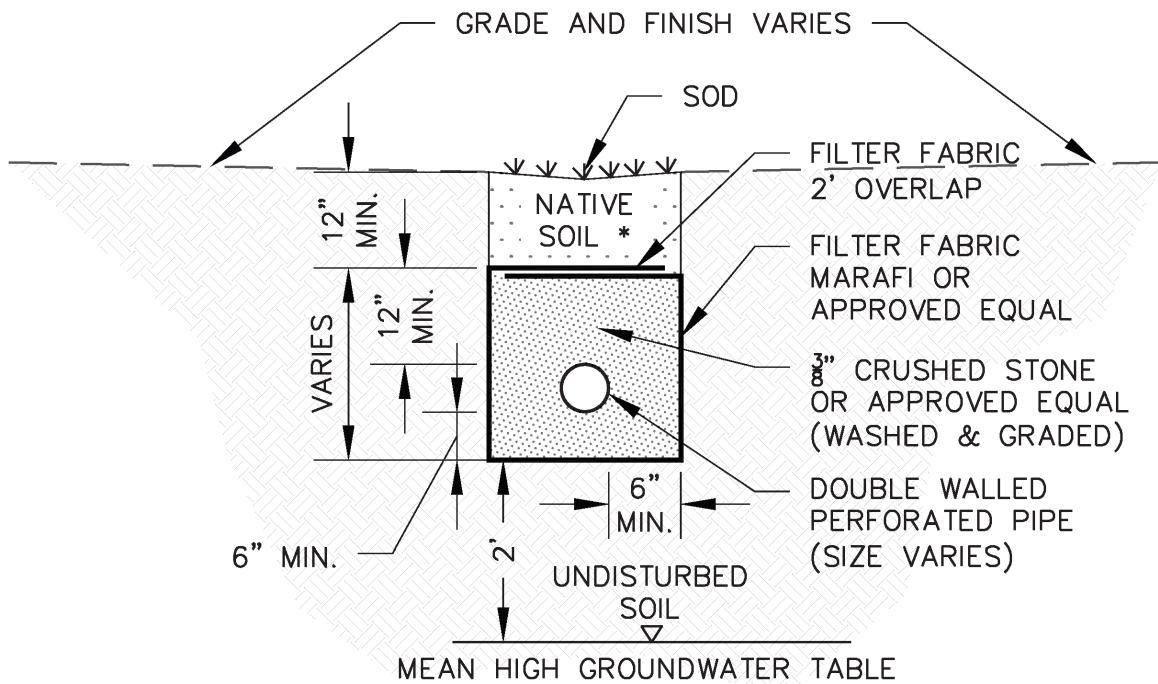
CITY OF DESTIN
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TYPICAL DETAILS CITY OF DESTIN, FL

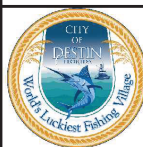
SHEET TITLE RIGHT-OF-WAY SWALE DETAIL

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. D-02
PROJECT NO: N/A	SCALE: N.T.S.	



NOTE(S):

1. NO CLAY OR ORGANIC MATERIALS.
2. CLEANOUT SHALL BE EVERY 100'.



CITY OF DESTIN
ENGINEERING DIVISION
4100 INDIAN BAYOU TRAIL
DESTIN, FL 32541
PHONE: (850) 654-1119

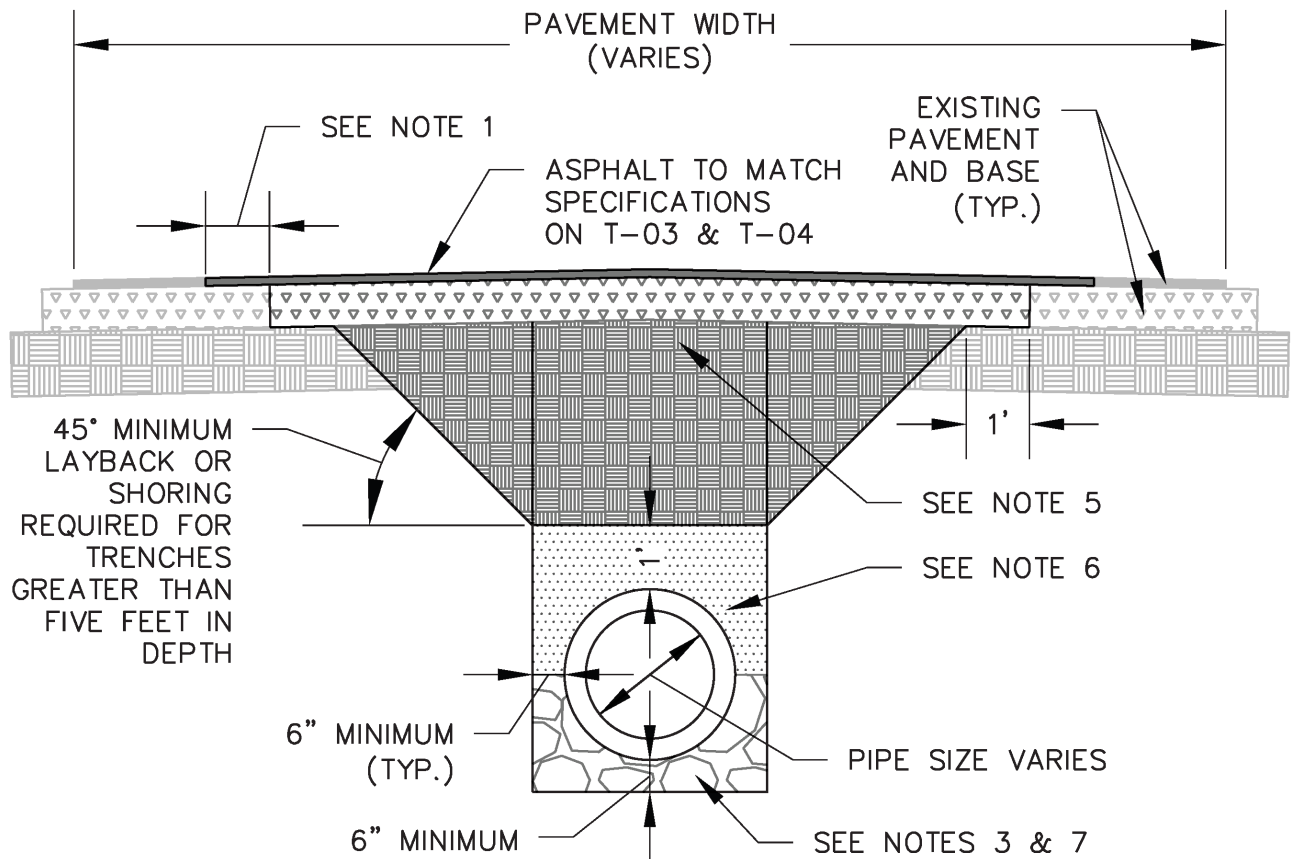
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USED BY OTHERS WITHOUT THE WRITTEN
CONSENT OF THE CITY OF DESTIN, FLORIDA

TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
**PERFORATED PIPE UNDERDRAIN
INSTALLATION DETAIL**

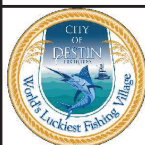
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	D-03

C:\USERS\RSCOTT\CITY OF DESTIN, FL\ENGINEERING - DOCUMENTS\CAD\DRAWINGS\DESIGN MANUAL\REMOVAL AND REPLACEMENT OF ASPHALT.DWG



NOTE(S):

1. CONTRACTOR SHALL MAKE CLEAN STRAIGHT CUT 12" FROM EDGE OF NEW LIMEROCK BASE PRIOR TO PLACING NEW SURFACE AND INSTALL A FLUSH JOINT.
2. TRENCH WIDTH AT THE GROUND SURFACE SHALL NOT EXCEED 10' ON EITHER SIDE OF THE PIPE CENTER LINE.
3. WHEN INSTALLING PIPE IN AREAS WITH FLUCTUATING GROUND WATER, WHERE DEWATERING SHALL BE REQUIRED, USE #89 STONE OR FDOT TYPE B BEDDING IN AREAS THAT ARE PREDOMINATELY FINE SAND.
4. WHEN WIDTH OF PAVEMENT REQUIRED TO BE REMOVED FOR TRENCH EXCEEDS 50% OF PAVEMENT WIDTH, THE ENTIRE WIDTH OF PAVEMENT SHALL BE REMOVED AND REPLACED, IN ACCORDANCE TO T-03 & T-04. BASE AND SUBGRADE SHALL EXTEND 6" BEYOND EDGE OF ASPHALT.
5. STABILIZED SUBGRADE (LBR 40), COMPACTED 98% MAX DENSITY PER ASTM D1557.
6. PIPE BACKFILL MATERIALS: CLEAN DRY SAND, FINE LIMEROCK OR PIT SHELL COMPACTED TO 95% MAX DENSITY PER ASTM D1557.
7. PIPE BEDDING MATERIAL IN DRY CONDITIONS AND UNDER ANY ROADWAY: #57 STONE OR FINE LIMEROCK COMPACTED TO 95% MAX DENSITY PER ASTM D1557.

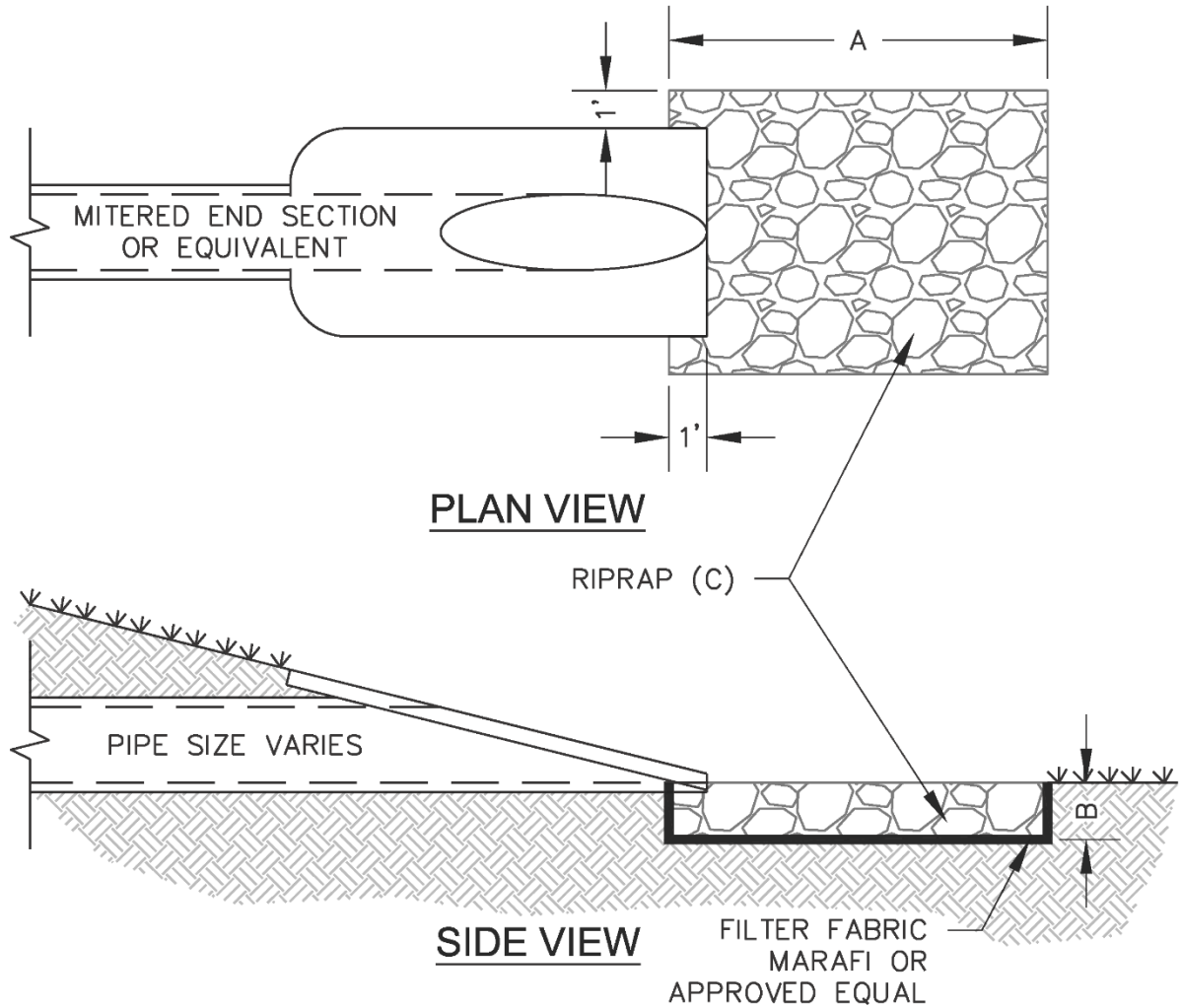


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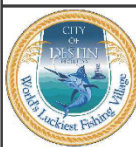
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**TYPICAL DETAILS
CITY OF DESTIN, FL**

SHEET TITLE				
REMOVAL AND				
REPLACEMENT OF ASPHALT				
REV		DATE: MARCH 2023	FILE NO.:	N/A
		PROJECT NO: N/A	SCALE:	N.T.S.
				SHEET NO. D-04



CULVERT SIZE (IN)	LENGTH OF APRON (FT) A	DEPTH OF APRON (FT) B	MINIMUM DIAMETER RIPRAP (IN) C
12	5	1.5	4
18	7	1.5	4
24	9	1.5	4
30	13.5	2	6
36	16	2	6
42	22	2.5	8
48	25	2.5	8



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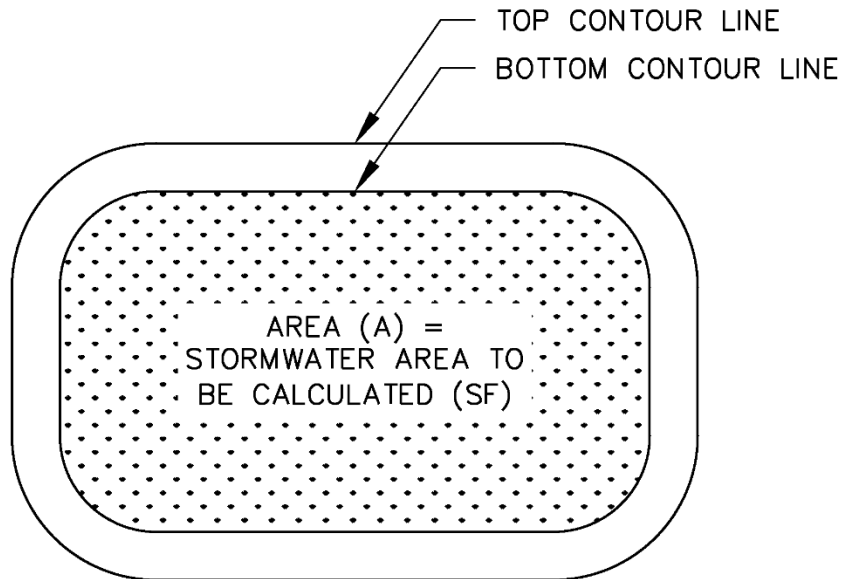
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TYPICAL DETAILS
CITY OF DESTIN, FL

REV

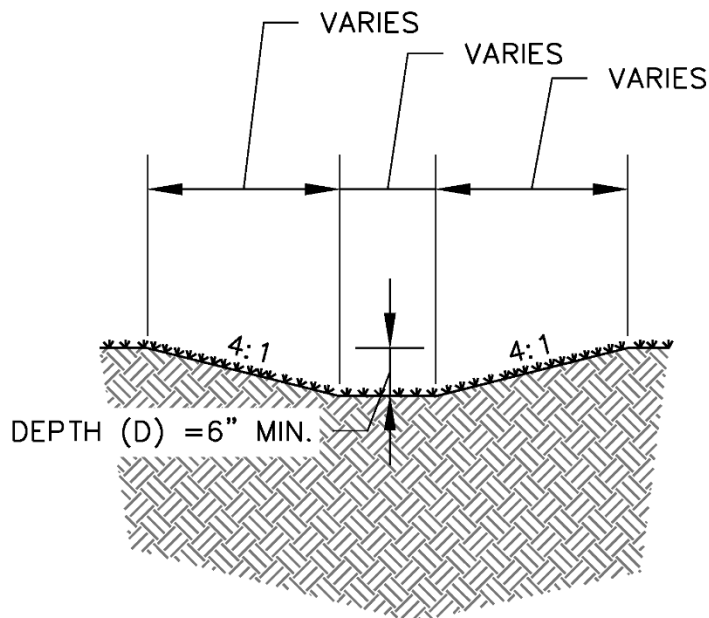
SHEET TITLE
RIPRAP CULVERT

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. D-05
PROJECT NO: N/A	SCALE: N.T.S.	



PLAN VIEW

$$\text{VOLUME CALCULATION (V) (CF)} = A \times (D/12)$$



TYPICAL SECTION

NOTE(S):

1. ALL SLOPES AND BOTTOMS TO BE STABILIZED.



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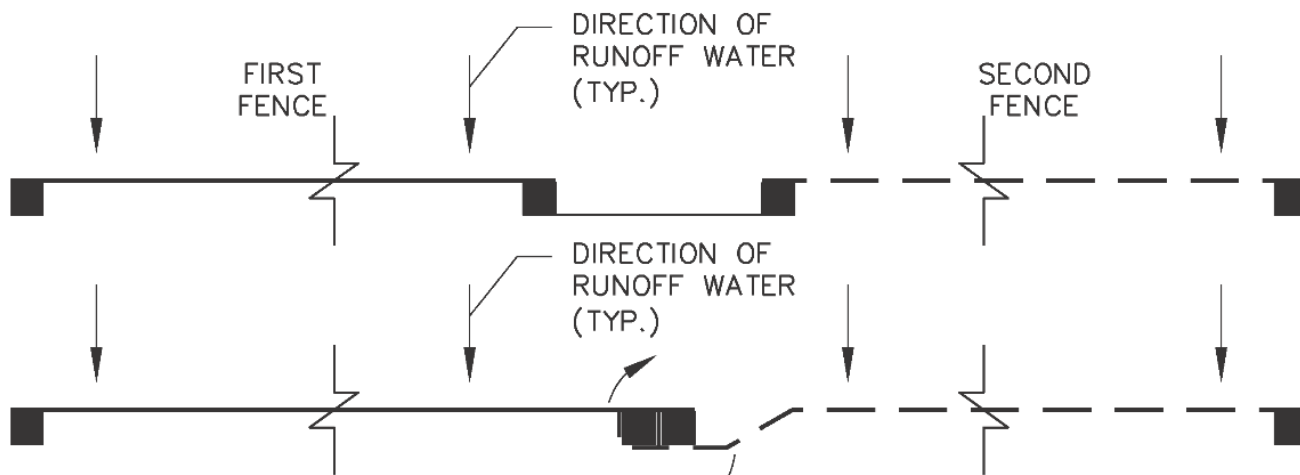
TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
RETENTION & SWALE DETAILS

REV

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	D-06

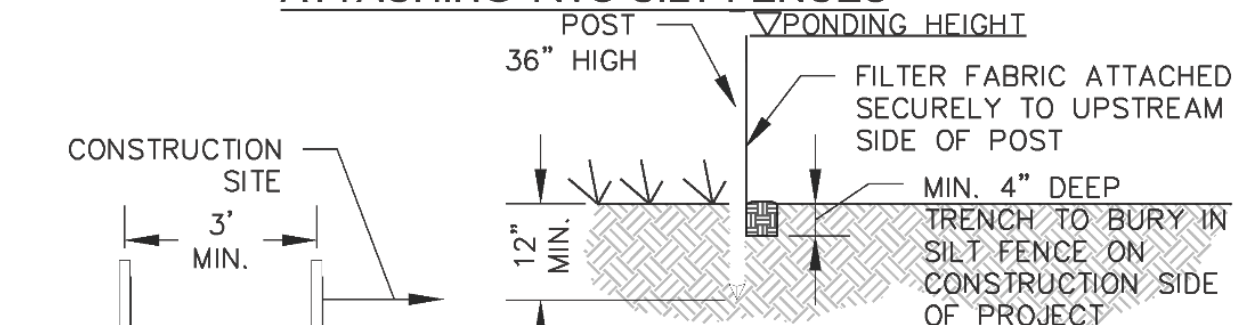
C:\USERS\RSCOTT\CITY OF DESTIN, FL\ENGINEERING - DOCUMENTS\CAD\DRAWINGS\DESIGN MANUAL\SILT FENCE.DWG



STEPS:

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180° IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.

ATTACHING TWO SILT FENCES

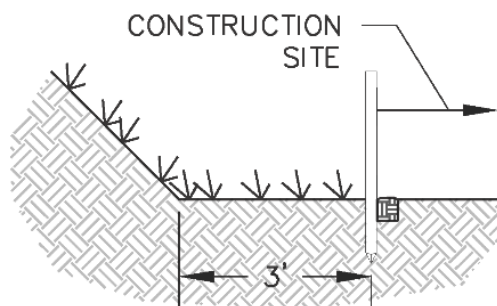


SINGLE ROW INSTALL

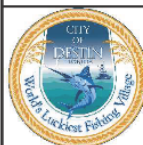
NOTE(S):

1. INSPECT AND REPAIR 24 HOURS AFTER EACH $\frac{1}{2}$ " RAINFALL OR ONCE PER WEEK.
2. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF THE HEIGHT OF THE BARRIER.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
5. DRAINAGE AREA SHALL NOT EXCEED $\frac{1}{4}$ ACRE PER 100 L.F. OF FENCE MAXIMUM GRADIENT BEHIND BARRIER IS 2:1.
6. NO CONSTRUCTION ACTIVITY OR STORAGE BETWEEN DOUBLE ROW OF SILT FENCE (OR APPROVED EQUAL)

**DOUBLE ROW
INSTALL**



**TOE OF SLOPE
INSTALL**



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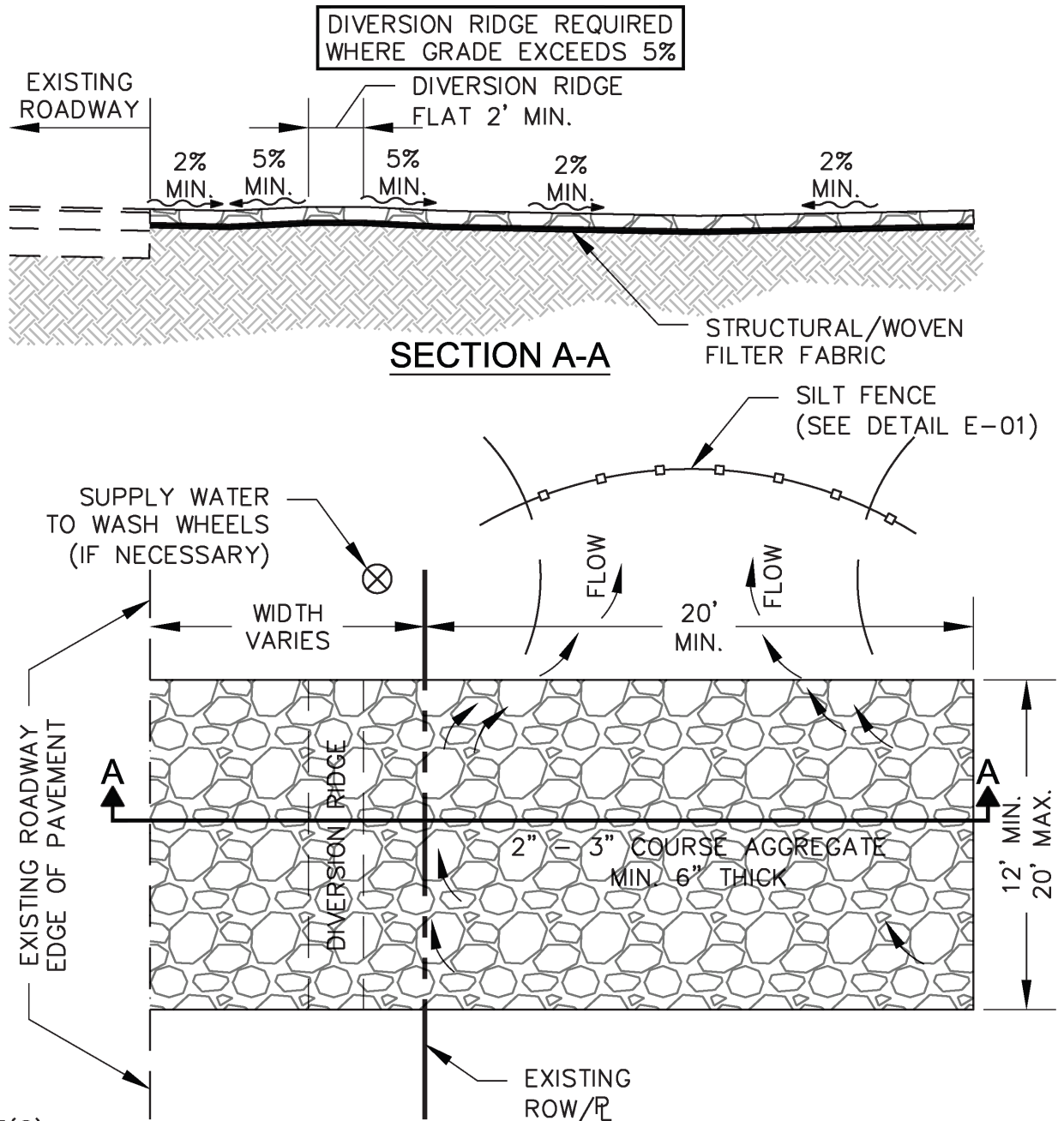
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**TYPICAL DETAILS
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SHEET TITLE

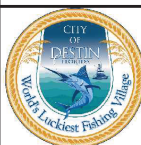
SILT FENCE

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. E-01
PROJECT NO: N/A	SCALE: N.T.S.	



NOTE(S):

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY, THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN-OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ANY SEDIMENT TRACKED ONTO ROADWAYS SHALL BE SWEEPED AND PLACED BACK ONTO SITE AT THE END OF EACH WORKING DAY.



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TYPICAL DETAILS
CITY OF DESTIN, FL

TEMPORARY
CONSTRUCTION ENTRANCE

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. E-02
PROJECT NO: N/A	SCALE: N.T.S.	



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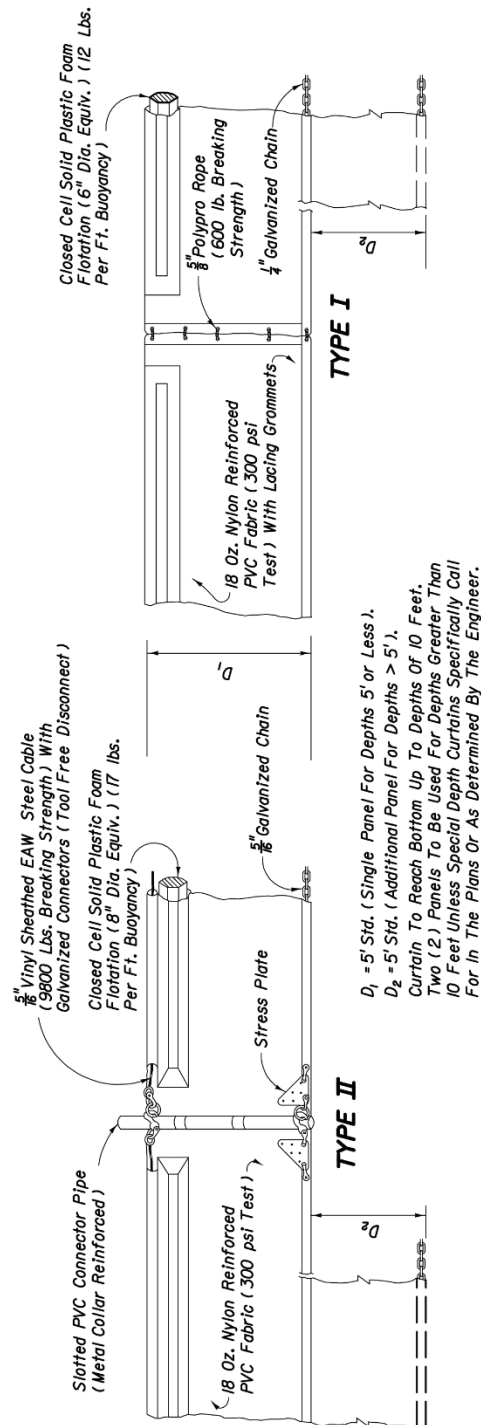
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SHEET TITLE

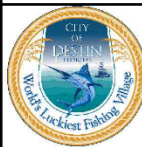
TURBIDITY BARRIER DETAIL 1

REV	DATE: MARCH 2023	FILE NO.:	N/A	SHEET NO.
	PROJECT NO: N/A	SCALE:	N.T.S.	E-03



NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



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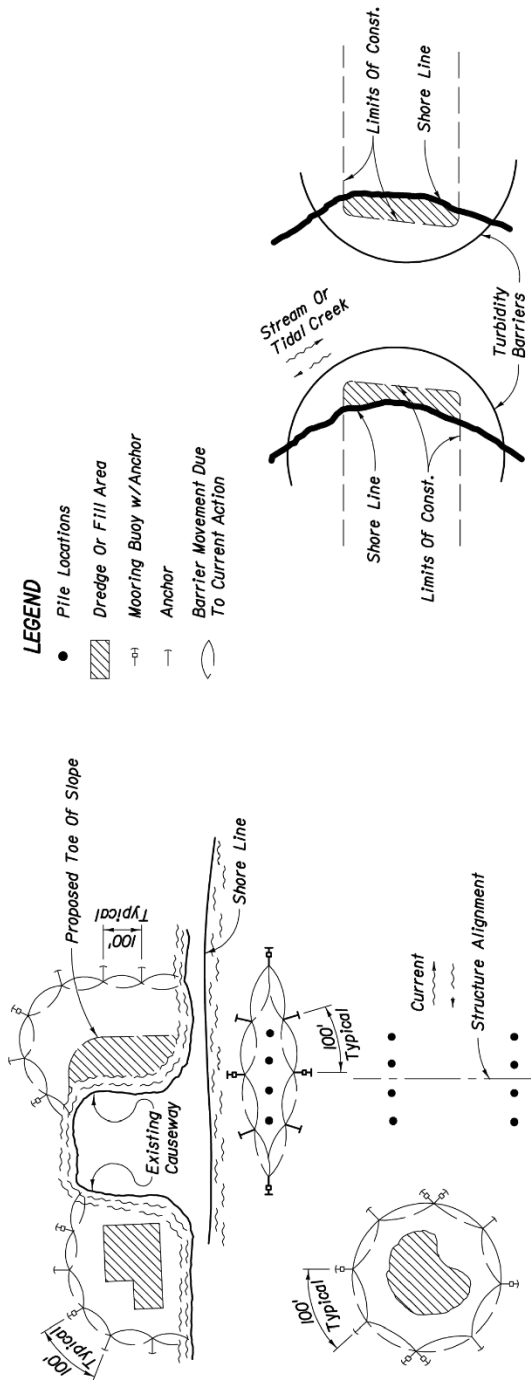
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TYPICAL DETAILS CITY OF DESTIN, FL

SHEET TITLE

TURBIDITY BARRIER DETAIL 2

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	E-04



LEGEND

- Pile Locations
- ▨ Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

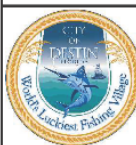
- NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
 2. Number and spacing of anchors dependent on current velocities.
 3. Deployment of barrier around pile locations may vary to accommodate construction operations.
 4. Navigation may require segmenting barrier during construction operations.
 5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS

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GENERAL NOTES:

1. **ELEVATIONS REFERENCE TO NAVD 1988. CONVERSION TO NGVD 1929 IS:
NAVD 1988 ±X.XX = NGVD 1929.**
 2. THE GENERAL NOTES MUST BE PART OF THE ENTIRE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH ACKNOWLEDGE FAMILIARITY WITH ALL THE GENERAL NOTES AND ALL OF THE PLANS SPECIFICATIONS NOTES.
 3. CONTRACTOR MUST VERIFY ALL DIMENSIONS INCLUDED WITHIN THE PLAN SET AND SHOULD NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS ARE TO BE CHECKED CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS MATERIALS PRIOR TO START OF SITE WORK.
 4. THE ENGINEER OF RECORD AND THE CITY OF DESTIN ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO THE SAME. THE ENGINEER OF RECORD AND THE CITY OF DESTIN ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS (LATEST EDITION), CITY OF DESTIN DEVELOPMENT STANDARDS, SPECIFICATIONS, & REQUIREMENTS.
 6. CONTRACTOR SHALL RETAIN, ON THE WORK SITE, COPIES OF ANY PERMITS NECESSARY FOR CONSTRUCTION.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED DEWATERING PERMITS.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED TREE REMOVAL PERMITS.
 9. THE SITE CONTRACTOR SHALL BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT IF ONE WAS PREPARED. THE CONTRACTOR SHALL COMPLY WITH ALL THE SITE PREPARATION OTHER SITE RELATED ITEMS, RECOMMENDATIONS PROCEDURES.
 10. CONTRACTOR TO VERIFY ENGINEER'S SITE PLAN AND THE ARCHITECT'S BUILDING FOOTPRINT ARE CONSISTENT WITH EACH OTHER BEFORE BEGINNING CONSTRUCTION.
 11. THIS PROJECT WILL NOT ADVERSELY IMPACT ANY SURFACE WATER OR GROUNDWATER.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS ADJACENT TO THE PROJECT. ALL TEMPORARY TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 102-100 THRU 102-670 (LATEST EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), (LATEST EDITION).
- 24 HOUR TRAFFIC CONTROL POINT OF CONTACT: _____
- PHONE NUMBER: _____
13. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE CITY ENGINEER/UTILITY/ENGINEER OF RECORD (EOR), WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
 14. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.



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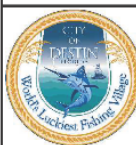
TYPICAL DETAILS
CITY OF DESTIN, FL

REV

SHEET TITLE GENERAL NOTES

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. G-01
PROJECT NO: N/A	SCALE: N.T.S.	

15. ANY PUBLIC CORNER MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE CITY ENGINEER WITHOUT DELAY.
16. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. CONTACT SUNSHINE ONE CALL (811).
17. CONTRACTOR SHALL NOTIFY THE CITY OF DESTIN COMMUNITY DEVELOPMENT DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER, AS NEEDED, DURING CONSTRUCTION FOR THEIR INSPECTIONS.
18. CONTRACTOR TO INSTALL SILT FENCE AND OTHER APPROPRIATE MEASURES TO AFFECT THE FILTRATION OF SURFACE WATER FLOWS TO PROVIDE EROSION PROTECTION DURING CONSTRUCTION ACTIVITIES. PROTECTION IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH GRASS OR SUITABLE EROSION PROTECTION TREATMENT.
19. DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLETS.
20. CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
21. CONTRACTOR SHALL CLEAR ALL EXCAVATION/FILL AREAS AS SHOWN ON THE PLANS. ACTUAL LIMITS OF CLEARING MAYBE ADJUSTED IN THE FIELD BY THE ENGINEER OF RECORD, CITY ENGINEER, OR, DESIGNEE.
22. CONTRACTOR SHALL REMOVE ALL MUCK OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIALS EXCAVATED OR REMOVED FROM FILL AREAS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS OR, STOCKPILED AT THE PROPOSED PROJECT AS DETERMINED BY THE ENGINEER OF RECORD, CITY ENGINEER, OR, DESIGNEE.
23. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
24. CONTRACTOR SHALL PROMPTLY REPORT ALL FIELD CHANGES TO THE ENGINEER OF RECORD, CITY ENGINEER, OR, DESIGNEE.
25. HORIZONTAL LOCATIONS OF INLETS AND STORM DRAINS MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION WITH PERMISSION OF ENGINEER OF RECORD, CITY ENGINEER, OR, DESIGNATED REPRESENTATIVE. IN ADDITION, SITE GRADES MAY BE ADJUSTED IN FIELD BY THE ENGINEER OF RECORD AND APPROVED BY THE CITY ENGINEER, OR, DESIGNEE. SEE DESIGN MANUAL, DETAIL U-01.
26. THE CONTRACTOR IS REQUIRED TO ADJUST ALL VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS NECESSARY TO MATCH PROPOSED GRADES.
27. EXISTING FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION, AT NO ADDITIONAL COST TO THE CITY.
28. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SODDED UNLESS OTHERWISE NOTED.



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CITY OF DESTIN, FL

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GENERAL NOTES

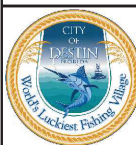
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29. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT AT INTERVALS THE WIDTH OF THE SIDEWALK EXPANSION JOINTS PLACED ON 60-FT CENTERS, CHANGES OF DIRECTION, AND ABUTTING SEPARATE POURS. CONCRETE SAW CUTS SHALL BE COMPLETED WITHIN 48 HOURS AFTER PLACING CONCRETE.
30. THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORDED DRAWINGS WHICH SHALL BE DELIVERED TO THE CITY.
31. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
32. ALL WORKMANSHIP OR MATERIALS WHICH DO NOT CONFORM TO CITY SPECIFICATIONS FOR WORK THAT AFFECTS CITY PROPERTIES, RIGHTS-OF-WAYS OR EASEMENTS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
33. ANY UNDERGROUND WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE CITY IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
34. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER, ENGINEER OF RECORD OR DESIGNEE AND SHALL NOT CONSTITUTE A CHANGE ORDER, UNLESS APPROVED BY THE CITY ENGINEER.
35. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER, OR, DESIGNEE.
36. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FDEP NPDES APPROVAL PRIOR TO STARTING WORK.
38. ROUGH GRADE PROPOSED RETENTION AREAS AS EARLY INTO THE PROJECT AS POSSIBLE OR PRIOR TO CHANGING SITE GRADING.
39. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A FOUL WEATHER (HURRICANE) PLAN FOR SECURING THE SITE PRIOR TO INCLEMENT WEATHER.

PAVING, GRADING, & DRAINAGE NOTES:

1. THE SITE CAN BE UTILIZED SAFELY FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODING OR ADVERSE SOIL CONDITIONS.
2. LENGTH OF STORM PIPES ARE APPROXIMATE & ARE MEASURED FROM CENTER OF STRUCTURE.
3. CONTRACTOR SHALL NOTIFY THE CITY & CONTACT ALL UTILITY COMPANIES (SUNSHINE 811) FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.
4. IF SITE IS TO BE STABILIZED BY SEED & MULCH, PLACE 200 S.F. OF SOD AROUND ALL INLETS, HEADWALLS, & CONTROL STRUCTURES. USE ARGENTINA BAHIA & CONFORM TO FDOT SPECIFICATIONS.
5. IF SITE IS TO BE STABILIZED BY SEED & MULCH, PLACE 18" OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 2" BELOW FINISHED PAVEMENT.



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TYPICAL DETAILS
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GENERAL NOTES			
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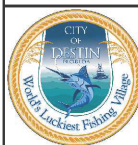
6. THE STORM DRAINAGE PIPING & FILTRATION SYSTEM SHALL BE SUBJECTED TO A VISUAL INSPECTION BY THE CITY PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE CITY ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
7. THE CONTRACTOR SHALL MAINTAIN THE STORM SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE CITY ENGINEER, OR, DESIGNEE PRIOR TO FINAL ACCEPTANCE.
8. FINISHED GRADE OUTSIDE OF BUILDINGS MUST BE 4"–6" BELOW THE FINISHED FLOOR ELEVATION.
9. ALL RCP/ERCP STORM DRAIN JOINTS SHALL BE WRAPPED IN MARAFI FABRIC.
10. ALL UNDERGROUND PIPING TO HAVE A MINIMUM OF 36" COVER, OR, AS SPECIFIED IN THE PLAN.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST ADDITION), THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), (LATEST EDITION), AND THE CURRENT CITY OF DESTIN LAND DEVELOPMENT CODE & DESIGN MANUAL.
2. MATCH EXISTING PAVEMENT MARKING STYLE AT EXISTING ROADS, UNLESS OTHERWISE STATED.
3. CONTRACTOR SHALL SET ROADWAY GROUND MOUNT SIGNS AT PROPER DEFLECTION ANGLE TO THE ROADWAY IN ACCORDANCE WITH FDOT STANDARD PLANS STANDARD PLANS NUMBER 700–101.
4. SEE FDOT STANDARD PLANS NUMBERS 711–001 & 706–001 FOR ADDITIONAL SIGNING & MARKING DETAILS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" THERMOPLASTIC WHITE STOP BAR.
6. THE CONTRACTOR SHALL PROVIDE & INSTALL BLUE/BLEU REFLECTIVE PAVEMENT MARKERS AT THE CENTER OF THE TRAFFIC LANE NEAREST ALL EXISTING & PROPOSED FIRE HYDRANTS. CONTACT DESTIN FIRE CONTROL DISTRICT.
7. ALL PAVEMENT MARKINGS WITHIN THE CITY RIGHT–OF–WAY TO BE THERMOPLASTIC WITHIN 30 CALENDAR DAYS OF ASPHALT PLACEMENT, TEMPORARY LATEX PAINT PER NOTE 3 OF DESIGN MANUAL DETAIL G–18.

ACCESSIBILITY DESIGN GUIDELINES:

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS & ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM THE MOST STRINGENT OF: (A) THE REQUIREMENTS OF THE 'AMERICANS WITH DISABILITIES ACT" (ADA) CODE (LATEST ADDITION); OR (B) ANY APPLICABLE LOCAL & STATE GUIDELINES, & ANY & ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT AT THE TIME OF CONSTRUCTION.



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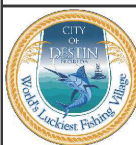
TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
GENERAL NOTES			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.	
PROJECT NO: N/A	SCALE: N.T.S.	G-04	

C:\USERS\RSCOTT\CITY OF DESTIN, FL\ENGINEERING - DOCUMENTS\CAD\DRAWINGS\DESIGN MANUAL\GENERAL NOTES.DWG

UTILITY NOTES:

1. CONTRACTOR TO COORDINATE WITH DESTIN WATER USERS, INC. OR SOUTH WALTON UTILITY CO., INC. DURING CONSTRUCTION AS NECESSARY.
2. CONTRACTOR TO ENSURE ALL WATER, SEWER, & REUSE INSTALLATION IS FOLLOWING THE DESTIN WATER USERS OR SOUTH WALTON UTILITY CO., INC. CURRENT MINIMUM STANDARDS (LATEST EDITION).
3. CONTRACTOR SHALL PLACE VALVE BOXES OUTSIDE PAVEMENT OR DRIVEWAYS WHERE POSSIBLE.
4. MINIMUM VERTICAL AND HORIZONTAL SEPARATION SHALL BE PROVIDED IN ACCORDANCE WITH RULE 62-555.314, F.A.C. OR
<https://floridadep.gov/sites/default/files/location-of-publicwatersystemmains.pdf>.
5. CONTRACTOR TO CALL SUNSHINE 811 & LOCATE ALL EXISTING LINES BEING TIED INTO & VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL SUNSHINE 811, LOCATE & TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, FIBER, ELECTRIC LINES, CONDUIT & STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY & ALL DAMAGES THAT MAY OCCUR DUE TO HIS/HER FAILURE TO EXACTLY LOCATE & PROTECT EXISTING UTILITIES & STRUCTURES.
7. CONTRACTOR SHALL CONTACT THE CITY ENGINEER, OR, DESIGNEE & UTILITY CONTACT IMMEDIATELY CONCERNING ANY CONFLICTS WITH UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITY SHOWN ON THESE DRAWINGS.
8. ALL UNDERGROUND PRESSURE PIPING TO MAINTAIN A MINIMUM OF 36" OF COVER TO EVERY EXTENT POSSIBLE, EXCEPT APPROVED DIRECTIONAL DRILLS.
9. ALL VALVES LOCATED WITHIN CITY ROADS SHALL HAVE A 24"x24" CONCRETE VALVE PAD. SEE DESIGN MANUAL DETAIL U-01.
10. PREFABRICATED CONCRETE COLLARS OR "DONUTS" CAN BE USED AS VALVE PROTECTION IN VEGETATED OR GREEN SPACES.



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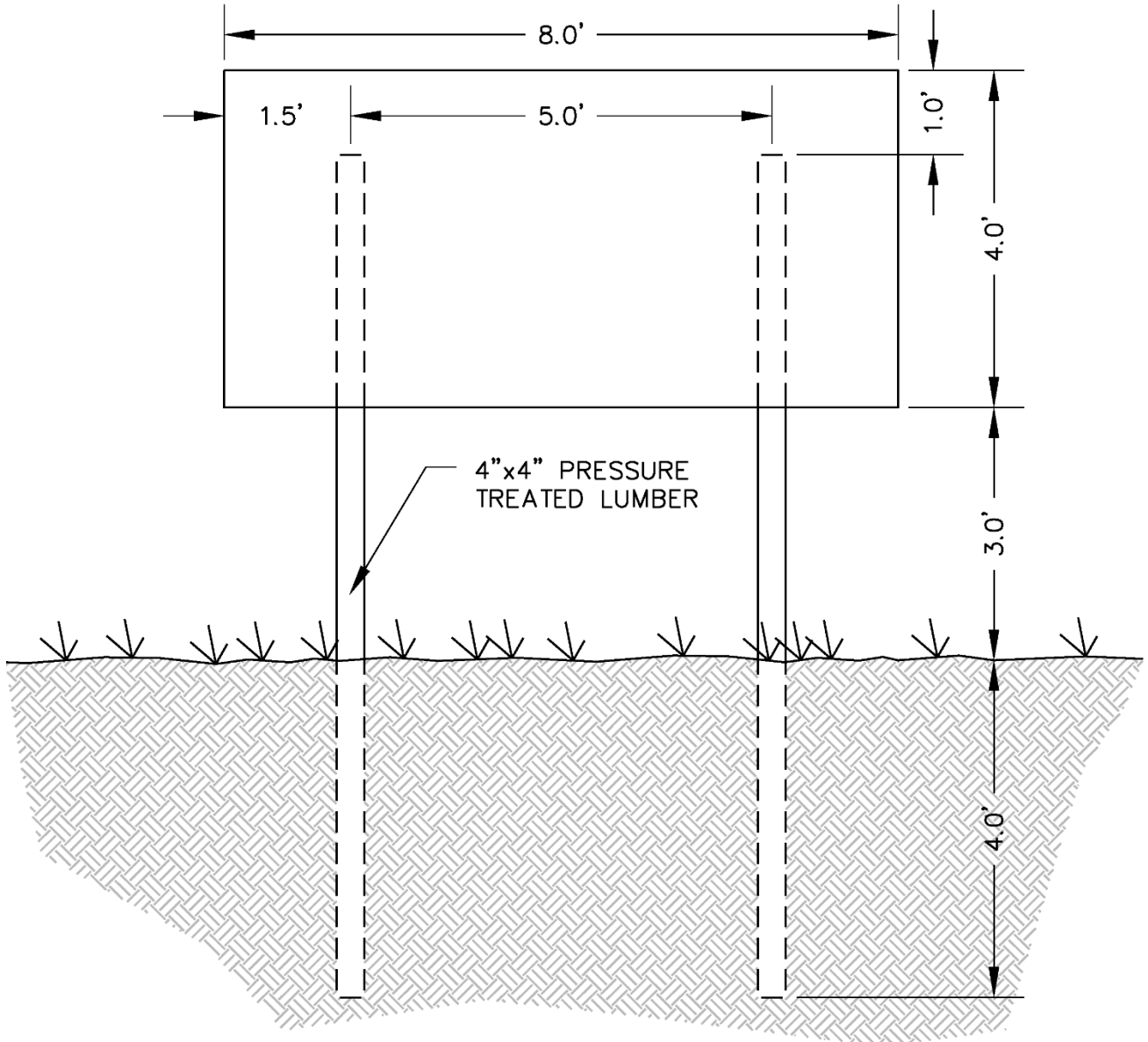
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CITY OF DESTIN, FL**

REV

SHEET TITLE

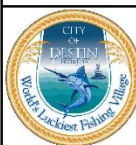
GENERAL NOTES

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	G-05



CITY OF DESTIN		
	PROJECT NAME 24 HR EMERGENCY CONTACT CITY CONTACT	GENERAL CONTRACTOR LOGO
<u>MAYOR, CITY COUNCIL, & CITY MANAGER:</u>		
MAYOR COUNCIL MEMBER COUNCIL MEMBER	COUNCIL MEMBER COUNCIL MEMBER COUNCIL MEMBER	COUNCIL MEMBER COUNCIL MEMBER CITY MANAGER
CONTRACTOR: _____ COMPLETION: _____		
START DATE: _____ PROJECT COST: _____		

NOTE: SIGN MAY REQUIRE FEDERAL OR STATE LANGUAGE FOR GRANT PROJECTS.

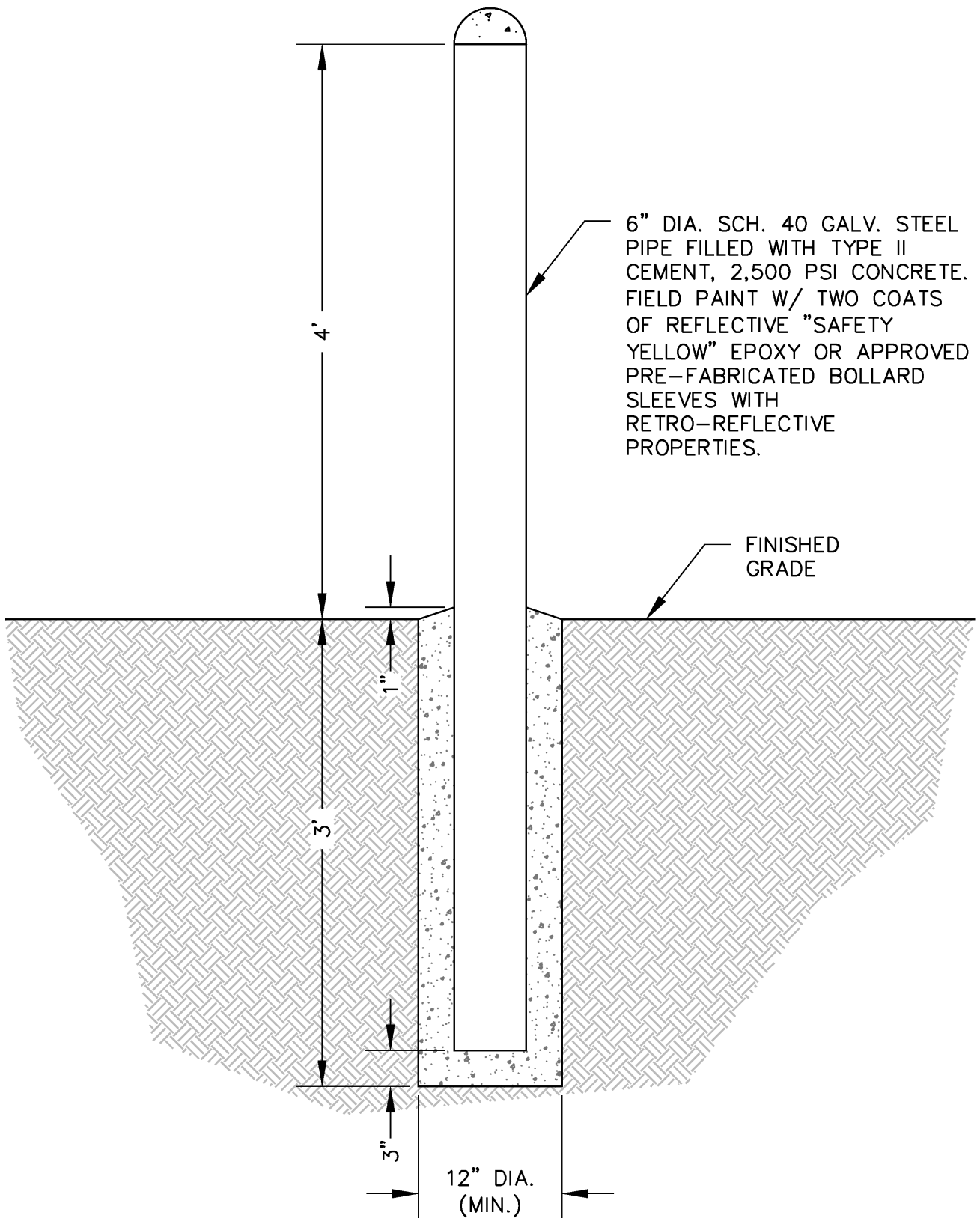


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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
CITY PROJECT SIGN			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.	
PROJECT NO: N/A	SCALE: N.T.S.	G-06	



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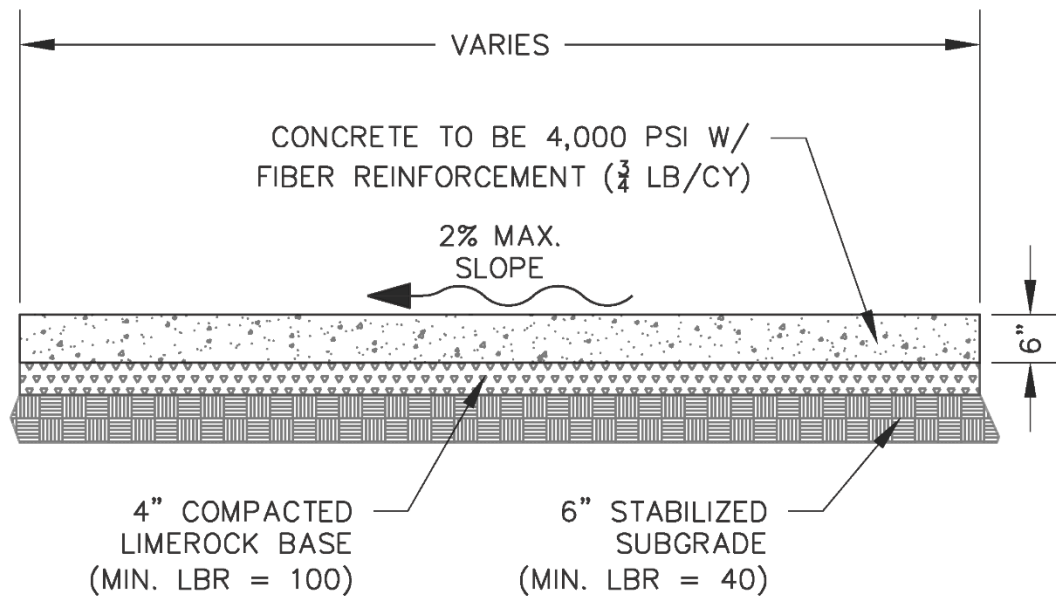
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CITY OF DESTIN, FL

REVIEW

SHEET TITLE

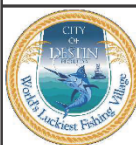
BOLLARD POST

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	G-07



NOTE(S):

1. IN-LIEU OF FIBER REINFORCEMENT CONTRACTOR MAY USE WIRE MESH (6x6 W1.1xW1.4 WWF).

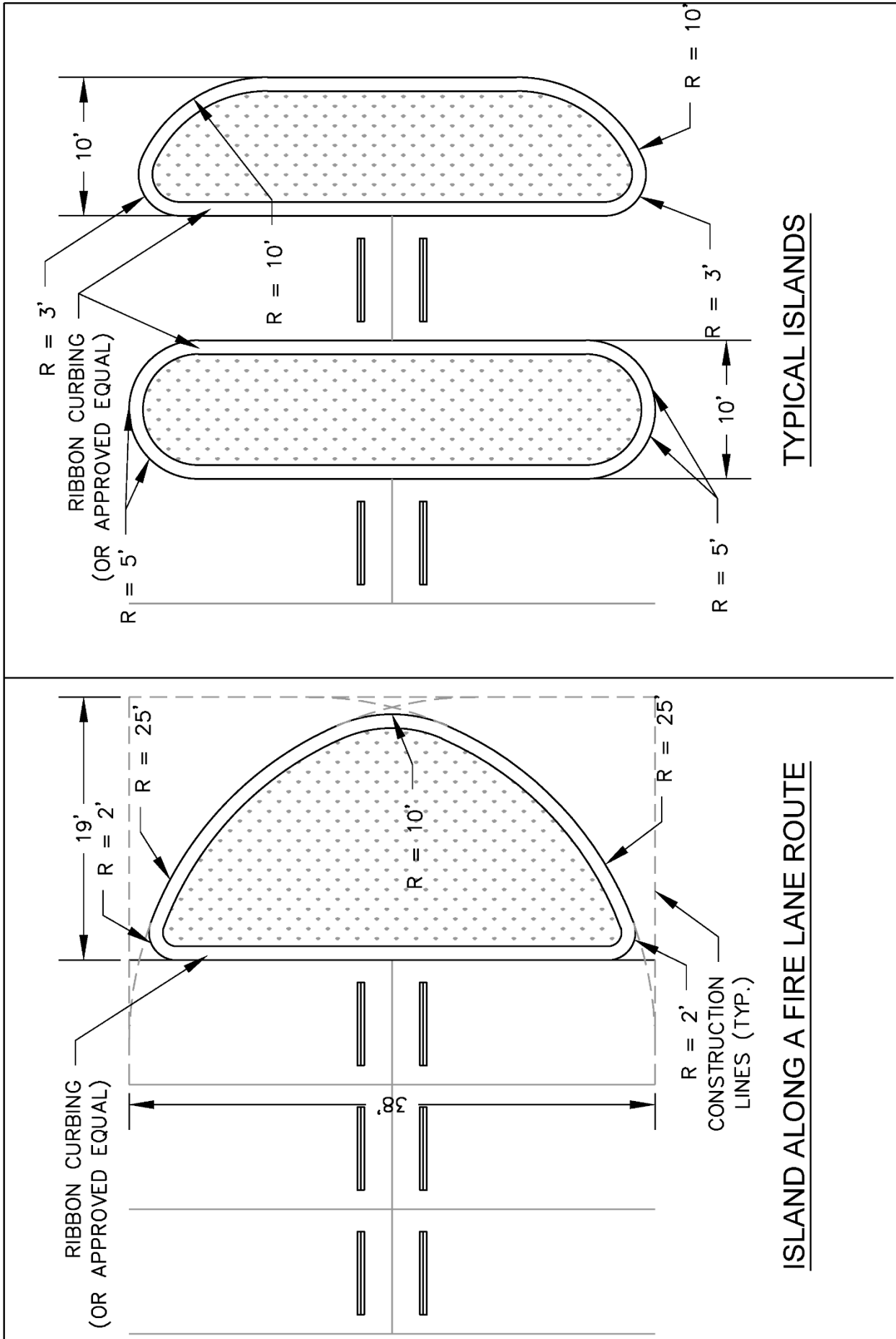


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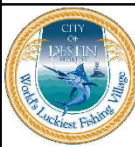
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**TYPICAL DETAILS
CITY OF DESTIN, FL**

SHEET TITLE			
CONCRETE PAD DETAIL			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.	
PROJECT NO: N/A	SCALE: N.T.S.	G-08	



- NOTE(S):**
1. MINIMUM LANDSCAPE ISLAND WIDTH IS 10' (EOP TO EOP).
 2. MINIMUM LANDSCAPE ISLAND AREA IS 175 SQUARE FEET (EOP TO EOP).
 3. MINIMUM LANDSCAPE ISLAND INSIDE TURNING RADIUS ALONG A FIRE ROUTE IS 25'.



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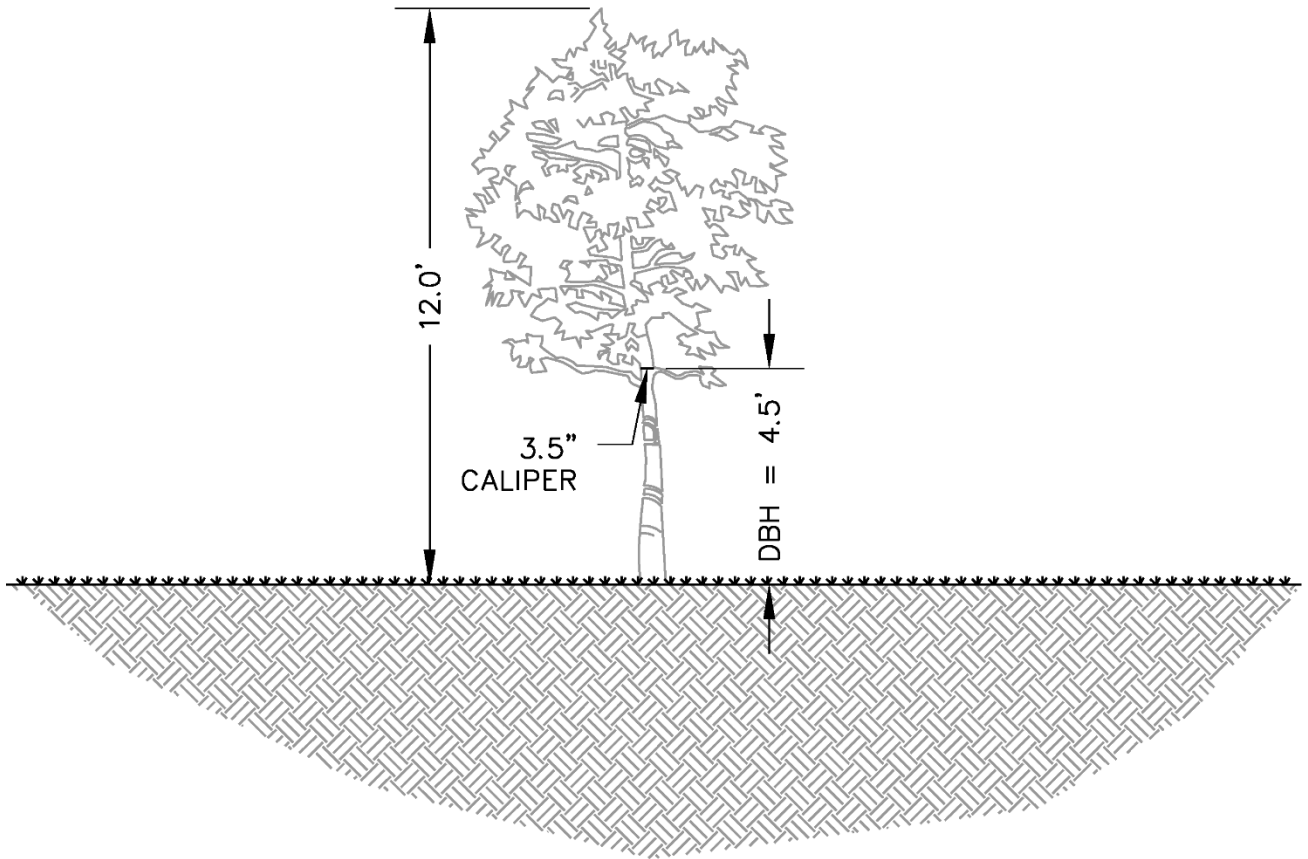
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TYPICAL DETAILS
CITY OF DESTIN, FL

REVIEW

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. L-01
PROJECT NO: N/A	SCALE: N.T.S.	

SHEET TITLE
LANDSCAPE ISLANDS



NOTE(S):

1. ALL SHOWN DIMENSIONS ARE AT THE TIME OF CERTIFICATE OF COMPLETION OR CERTIFICATE OF OCCUPANCY.
2. DBH = DIAMETER AT BREAST HEIGHT.



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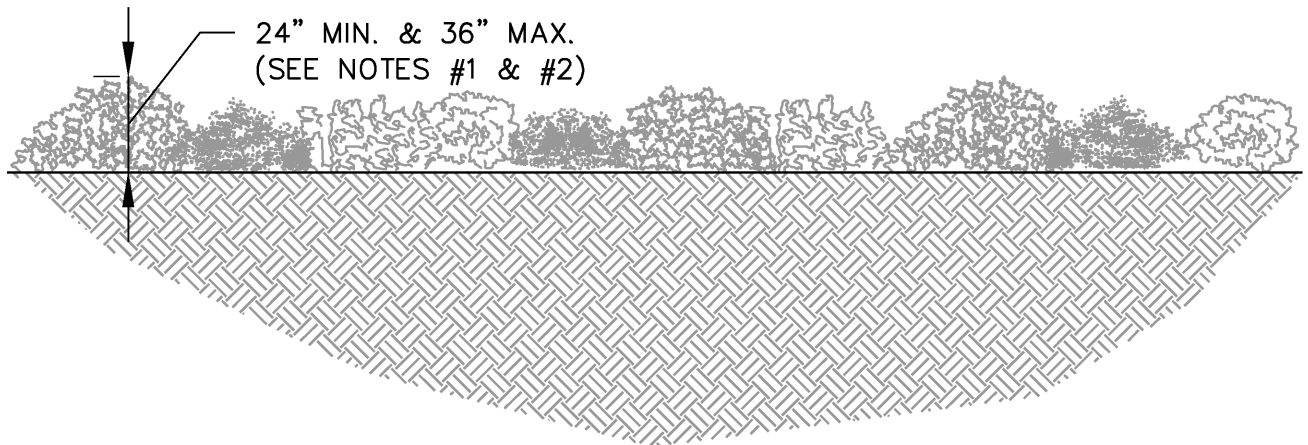
TYPICAL DETAILS
CITY OF DESTIN, FL

REV

SHEET TITLE

LANDSCAPE TREES

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	L-02



NOTE(S):

1. SHRUBS MUST BE A MINIMUM OF 24 INCHES IN HEIGHT, AT TIME OF PLANTING.
2. ALL SHRUBS MUST BE A MINIMUM THREE-GALLON CONTAINER SIZE AND BE SPACED 18 TO 36 INCHES ON CENTER.
3. SHRUBS SHALL NOT IMPEDE INTO THE SITE VISION TRIANGLE (TALLER THAN 36") AT ANYTIME.



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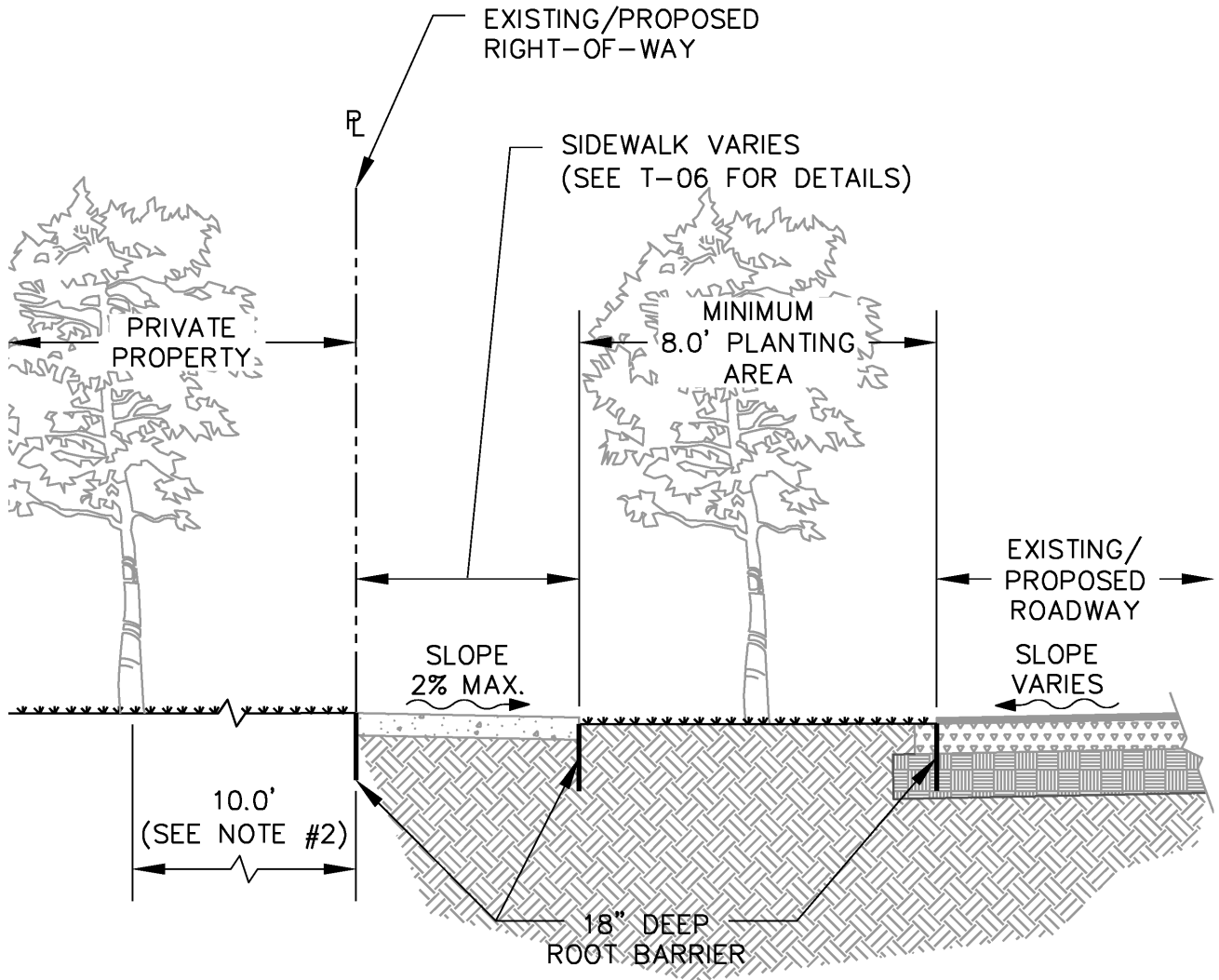
TYPICAL DETAILS
CITY OF DESTIN, FL

REV

SHEET TITLE

LANDSCAPE SHRUBS

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	L-03



NOTE(S):

1. ROOT BARRIER TO BE INSTALLED TO PROTECT ROADWAYS AND SIDEWALKS.
2. ON PRIVATE PROPERTY, WHEN A TREE IS PLANTED WITHIN 10' OF A PROPERTY LINE ABUTTING A ROADWAY, A ROOT BARRIER SHALL BE INSTALLED ALONG THE PROPERTY LINE 10' LONG CENTERED ON THE TREE.

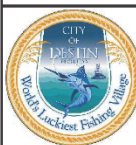
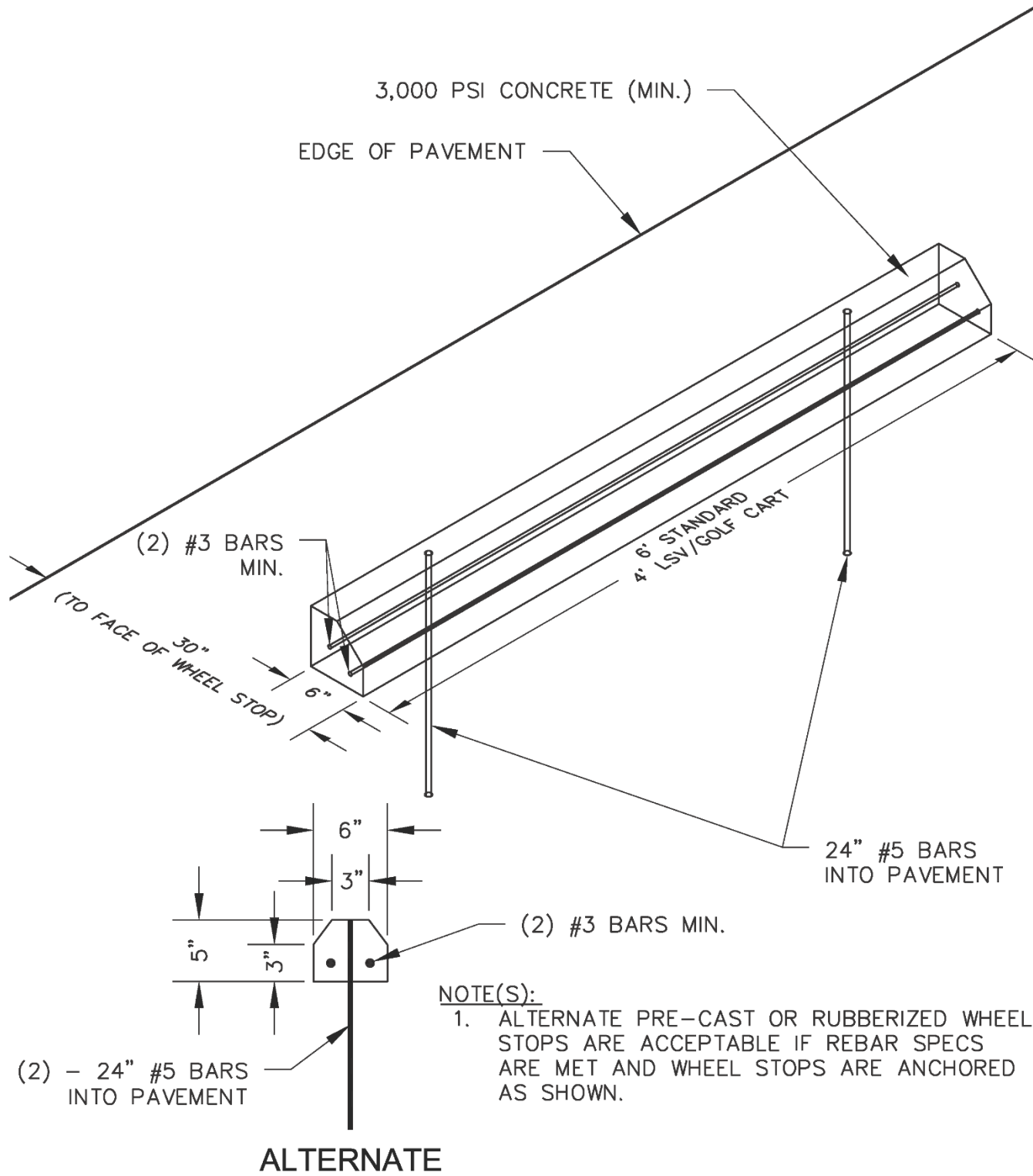


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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
LANDSCAPE ROOT BARRIER			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.	
PROJECT NO: N/A	SCALE: N.T.S.	L-04	



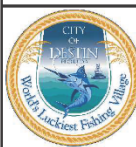
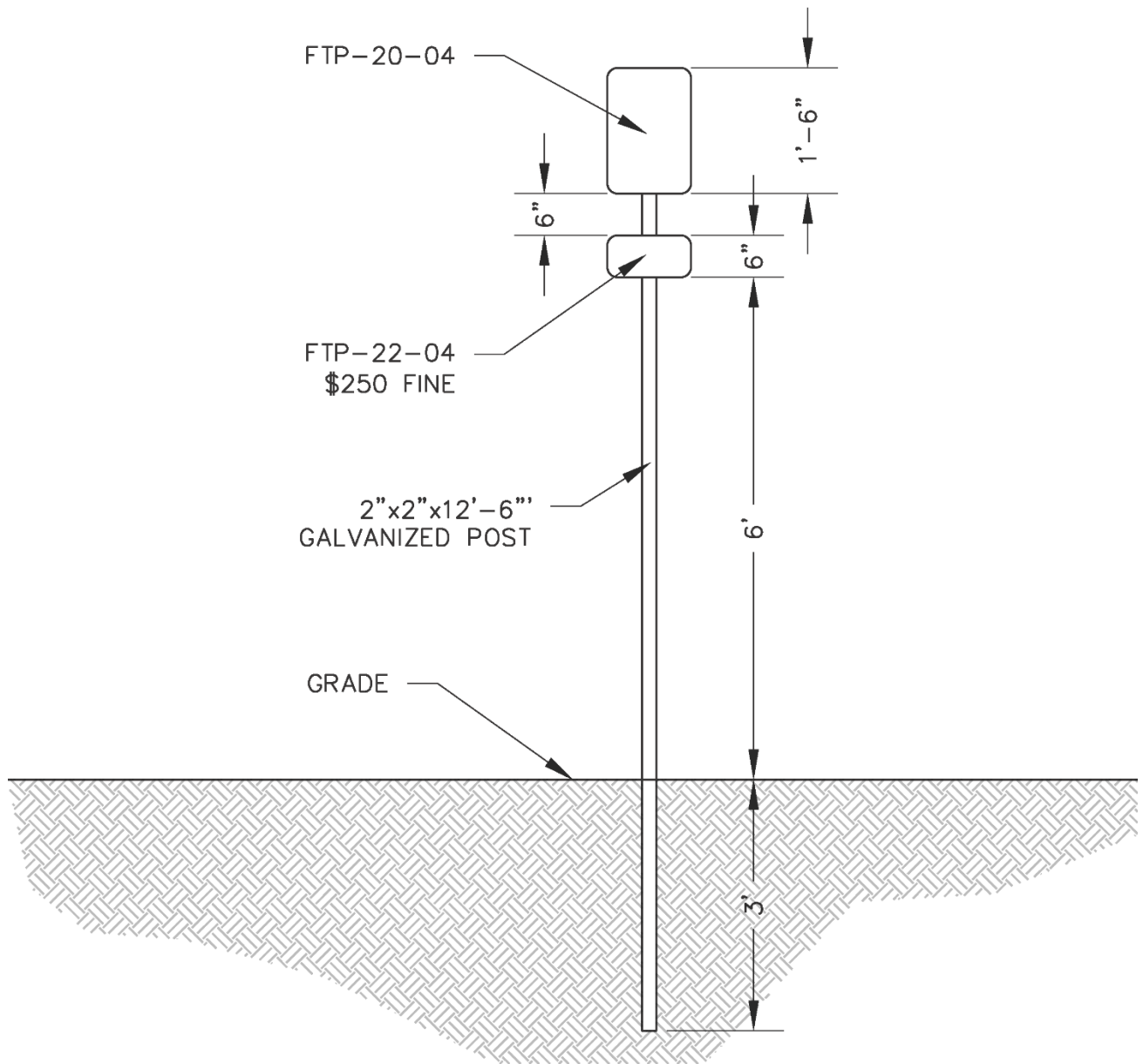
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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
WHEEL STOP DETAIL

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. P-01
PROJECT NO: N/A	SCALE: N.T.S.	



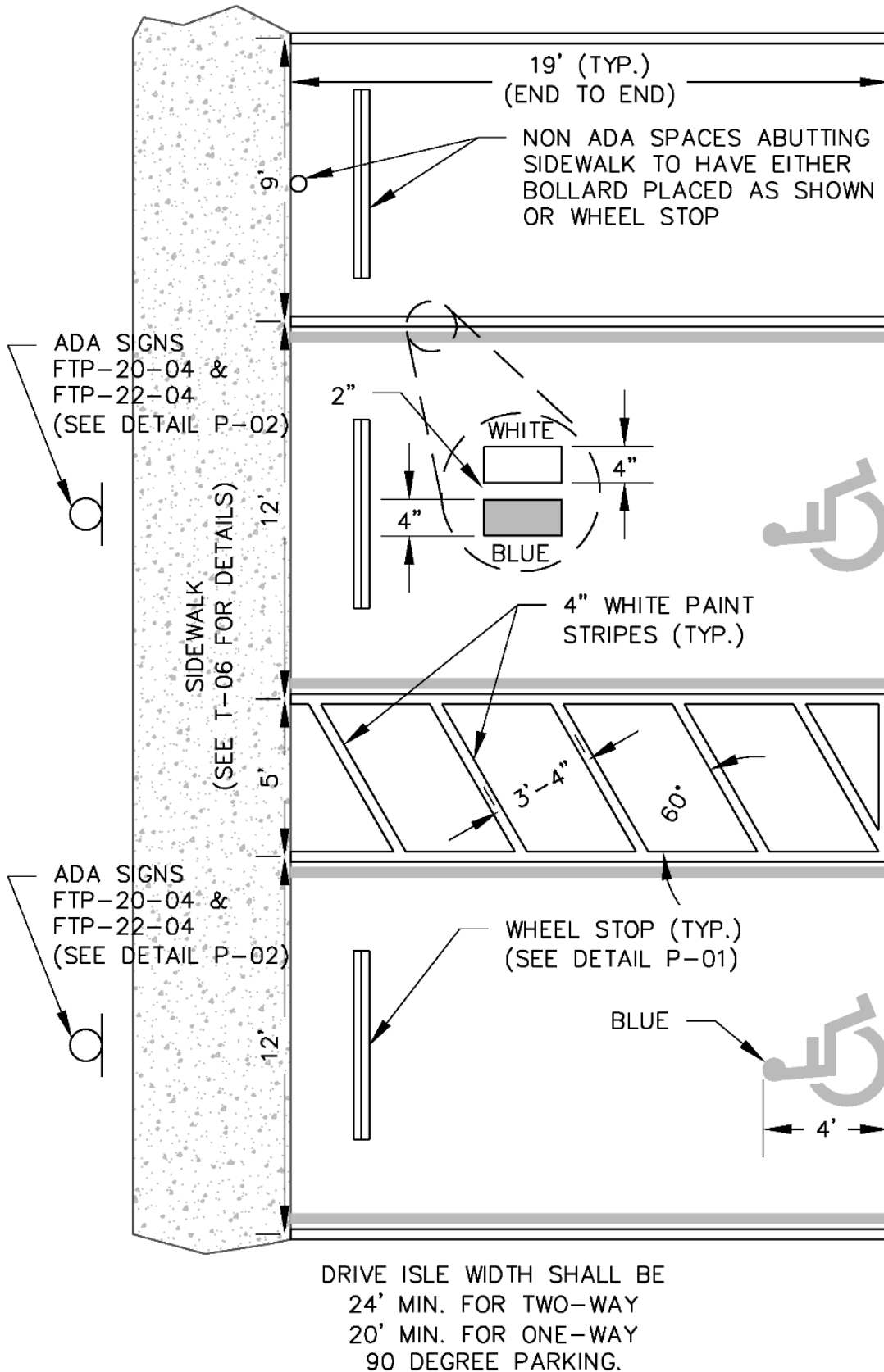
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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
ADA SIGNAGE DETAIL

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	P-02



NOTE(S):

1. ALL MEASUREMENTS ARE FROM THE CENTER OF THE WHITE STRIPES (EXCEPT WHERE NOTED).
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH 15180 OF FEDERAL STANDARD 595c.
3. WHITE PAVEMENT MARKINGS SHALL MEET FOOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SIGNING, PAVEMENT MARKING AND LIGHTING SECTION.
4. THE FTP-22-04 PANEL SHALL BE MOUNTED BELOW THE FTP-20-04 SIGN.
5. FTP-22-04 TO HAVE \$250 FINE.
6. ALL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTIES SHALL BE THERMOPLASTIC.

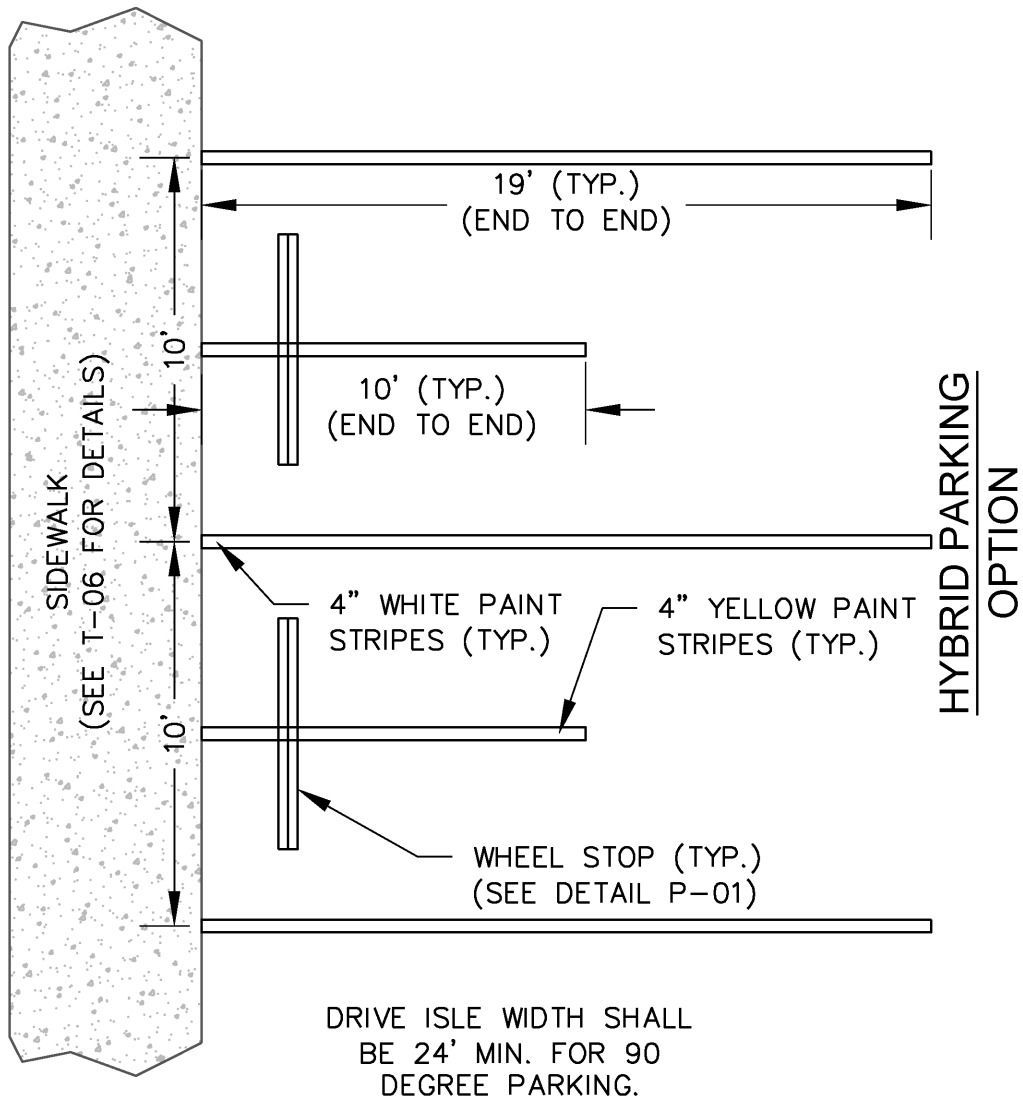
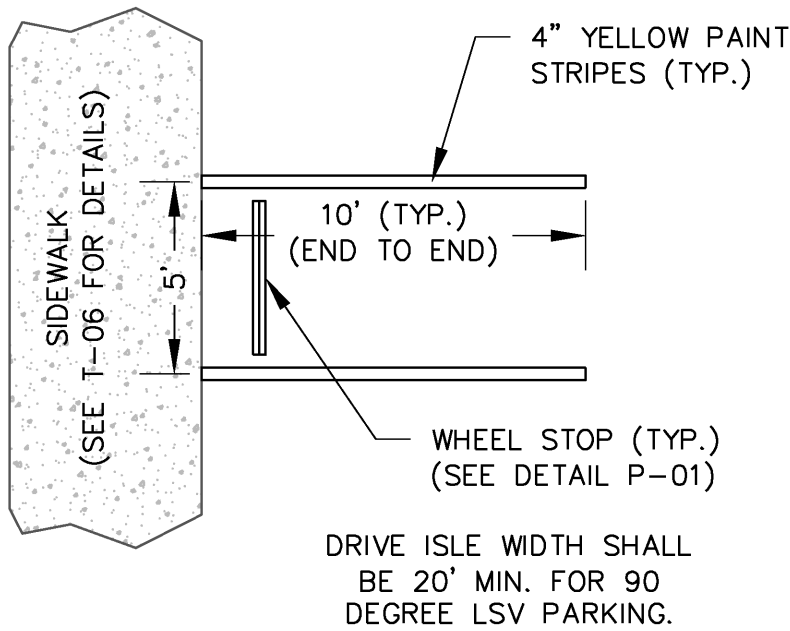


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CITY OF DESTIN, FL

SHEET TITLE			
90 DEGREE - ADA PARKING DETAIL			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. P-03	
PROJECT NO: N/A	SCALE: N.T.S.		



NOTE(S):

1. ALL MEASUREMENTS ARE FROM THE CENTER OF THE WHITE STRIPES (EXCEPT WHERE NOTED).
2. WHITE & YELLOW PAVEMENT MARKINGS SHALL MEET FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) CHAPTER 710 SIGNING, PAVEMENT MARKING AND LIGHTING SECTION.
3. ALL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTIES SHALL BE THERMOPLASTIC.

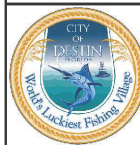


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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
LSV - HYBRID PARKING			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. P-04	
PROJECT NO.: N/A	SCALE: N.T.S.		



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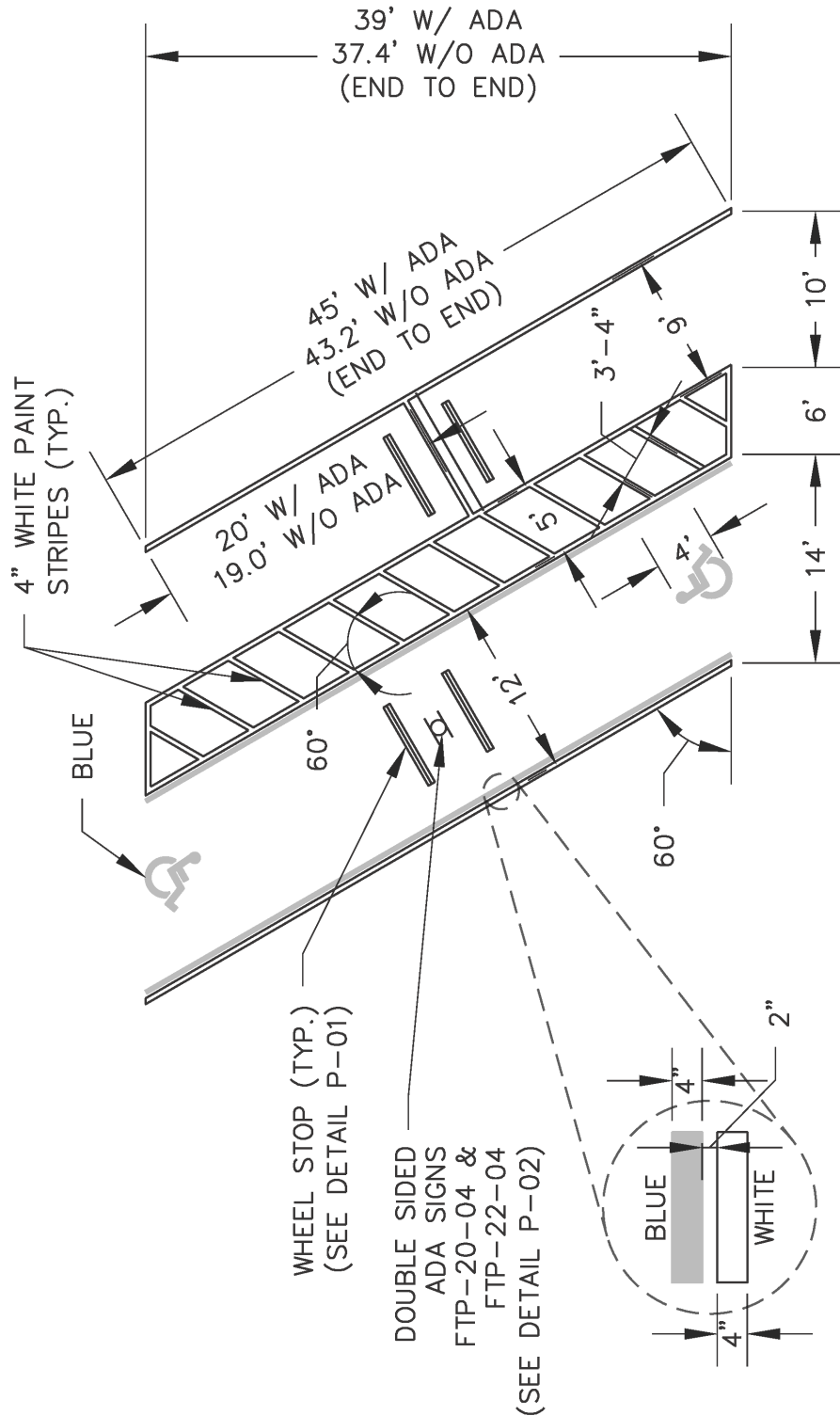
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60 DEGREE ANGLED PARKING DETAIL

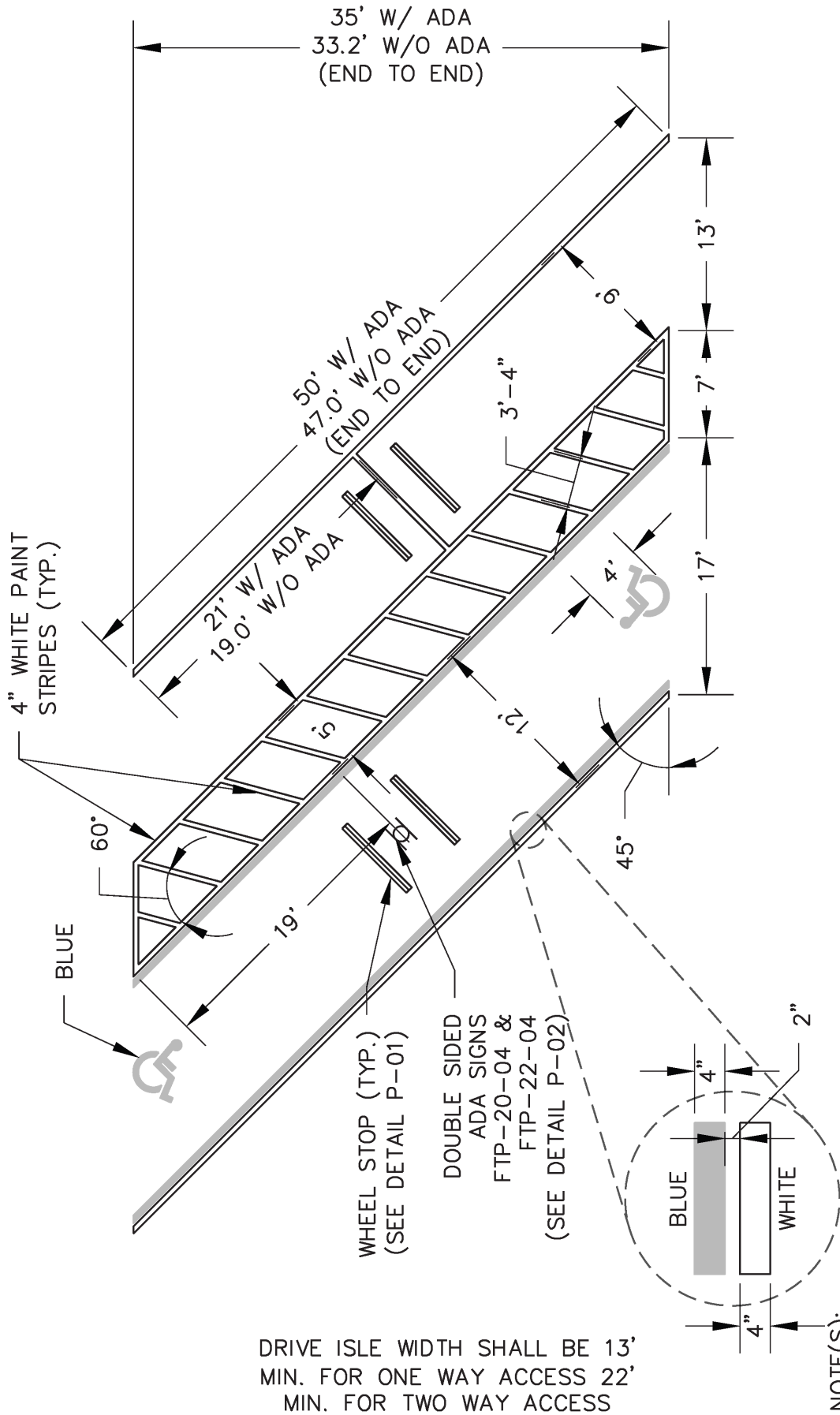
DATE: MARCH 2023	FILE NO.:	N/A	SHEET NO.
PROJECT NO: N/A	SCALE:	N.T.S.	P-05



DRIVE ISLE WIDTH SHALL BE 15'
MIN FOR ONE WAY ACCESS 22'
MIN. FOR TWO WAY ACCESS

NOTE(S):

1. ALL MEASUREMENTS ARE FROM THE CENTER OF THE WHITE STRIPES (EXCEPT WHERE NOTED).
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH 15180 OF FEDERAL STANDARD 595a.
3. WHITE PAVEMENT MARKINGS SHALL MEET FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SIGNING, PAVEMENT MARKING AND LIGHTING SECTION.
4. THE FTP-22-04 PANEL SHALL BE MOUNTED BELOW THE FTP-20-04 SIGN.
5. FTP-22-04 TO HAVE \$250 FINE.
6. ALL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTIES SHALL BE THERMOPLASTIC.



NOTE(S):

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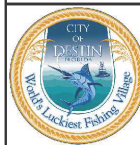
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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
45 DEGREE ANGLED
PARKING DETAIL

DATE: MARCH 2023	FILE NO.:	N/A	SHEET NO.
PROJECT NO.:	N/A	SCALE:	N.T.S.

P-06



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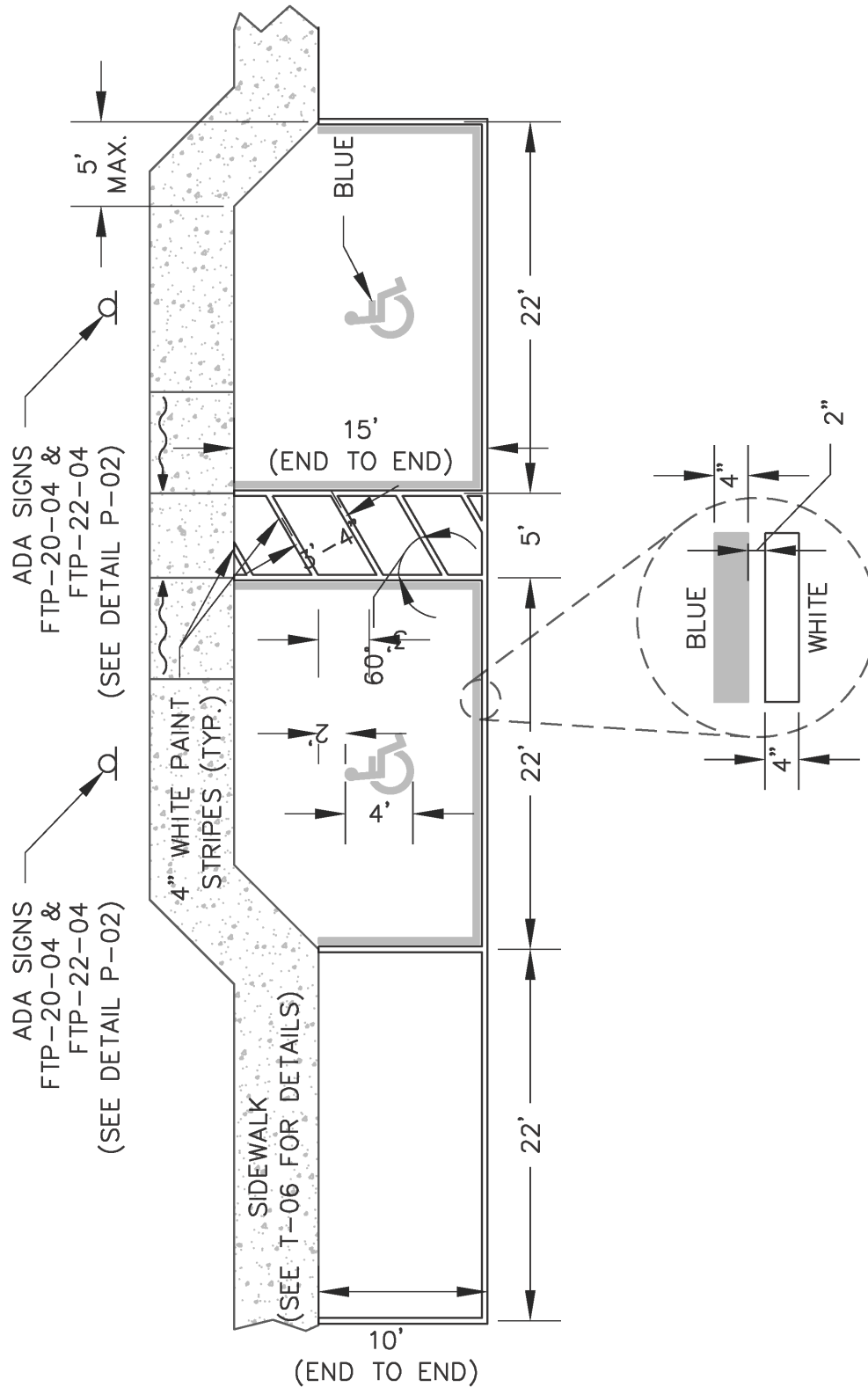
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**TYPICAL DETAILS
CITY OF DESTIN, FL**

SHEET TITLE

PARALLEL PARKING DETAIL

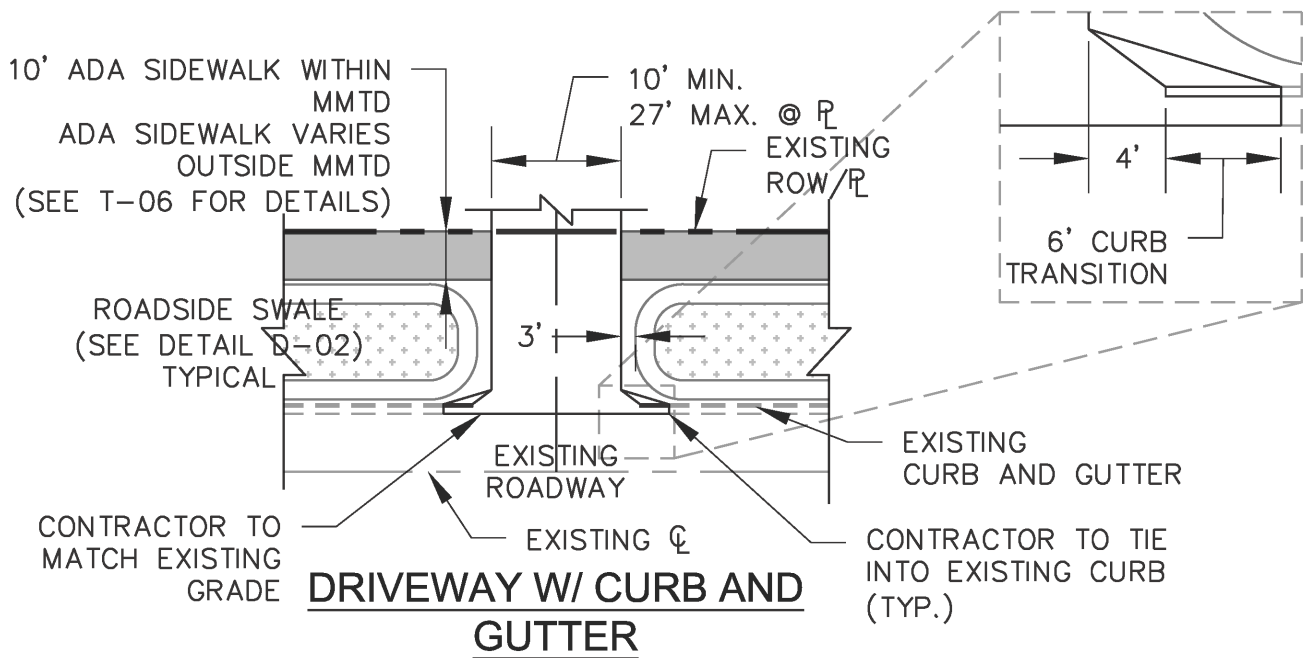
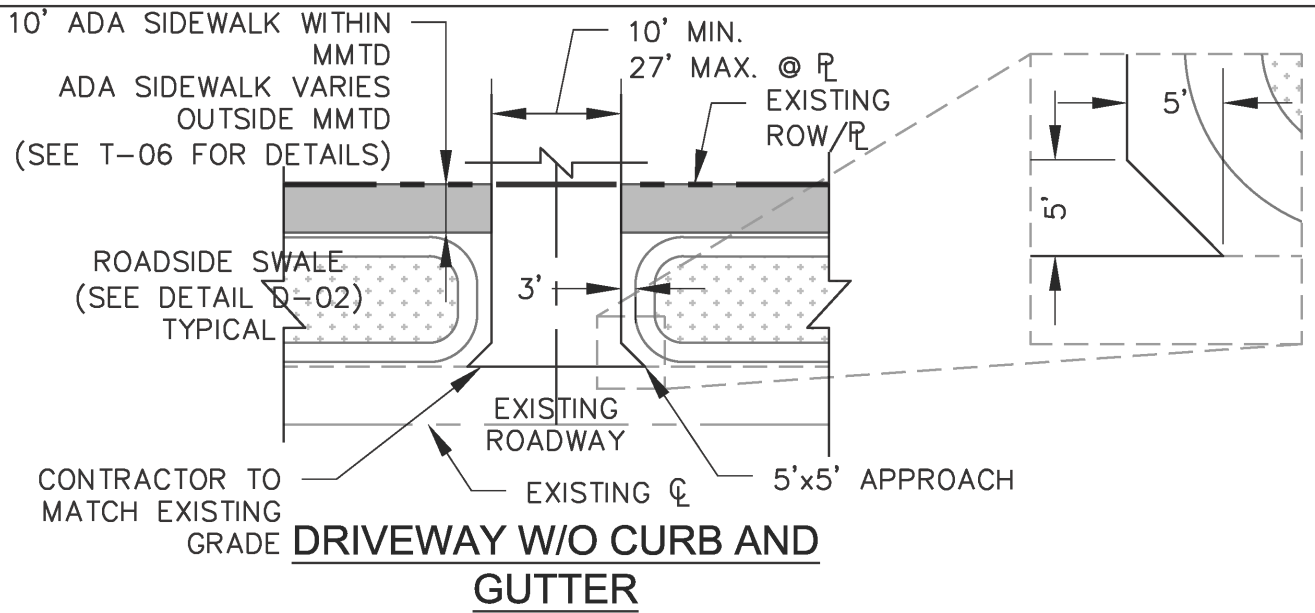
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	P-07



DRIVE ISLE WIDTH SHALL BE
12' MIN. FOR ONE WAY ACCESS
21' MIN. FOR TWO WAY ACCESS

NOTE(S):

- ALL MEASUREMENTS ARE FROM THE CENTER OF THE WHITE STRIPES (EXCEPT WHERE NOTED).
- BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH 15180 OF FEDERAL STANDARD 595a.
- WHITE PAVEMENT MARKINGS SHALL MEET FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SIGNING, PAVEMENT MARKING AND LIGHTING SECTION.
- THE FTP-22-04 PANEL SHALL BE MOUNTED BELOW THE FTP-20-04 SIGN.
- FTP-22-04 TO HAVE \$250 FINE.
- ALL PARKING WITHIN THE PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTIES SHALL BE THERMOPLASTIC.



NOTE(S):

1. THE DRIVEWAY MUST BE PAVED WITH CONCRETE OR ASPHALT AND MEET THE CONNECTING ROAD.
2. THE DRIVEWAY SHALL BE DESIGNED FOR PROPER DRAINAGE.
3. INSPECTION REQUIRED BY ENGINEERING DIVISION AFTER FORMING AND BEFORE PLACING SIDEWALK.
4. NO PATCHING OF ANY KIND WILL BE ALLOWED IN CONCRETE WORK WITHIN THE ROW.
5. DRIVEWAYS ONTO STATE & COUNTY ROADS WILL REQUIRE A FDOT AND COUNTY PERMITS.
6. DRIVEWAY CULVERT CROSSING MAY BE REQUIRED.
7. ALL SIDEWALKS CROSSING DRIVEWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2%.



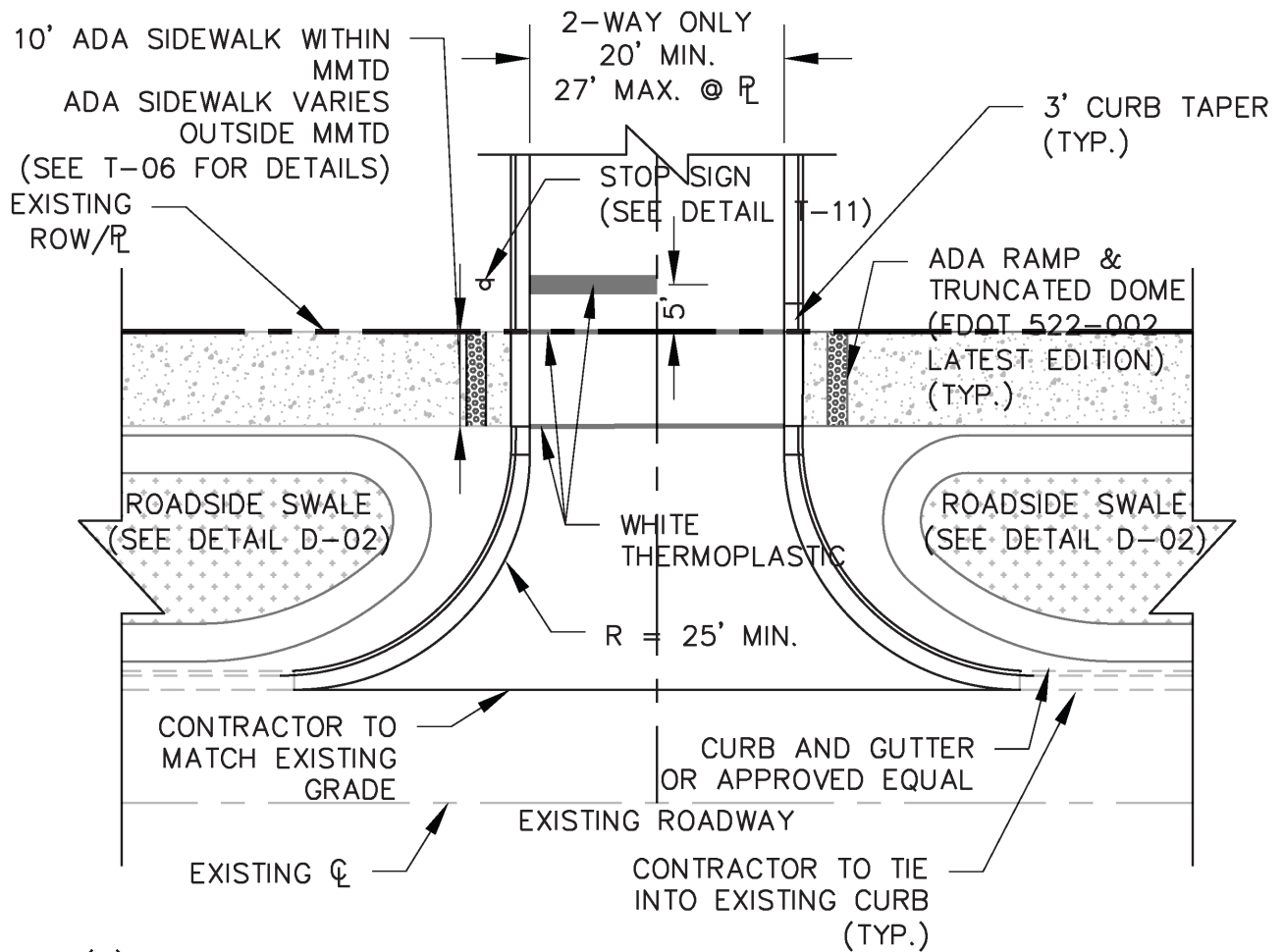
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DESTIN, FL 32541
PHONE: (850) 654-1119

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**TYPICAL DETAILS
CITY OF DESTIN, FL**

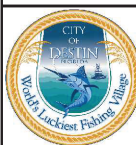
SHEET TITLE			
RESIDENTIAL DRIVEWAY - SIDEWALK			
DATE: MARCH 2023	FILE NO.:	N/A	SHEET NO.
PROJECT NO: N/A	SCALE:	N.T.S.	T-01

C:\USERS\RSCOTT\CITY OF DESTIN, FL\ENGINEERING - DOCUMENTS\CAD\DRAWINGS\DESIGN MANUAL\COMMERCIAL DRIVEWAY.DWG



NOTE(S):

1. THE DRIVEWAY MUST BE PAVED WITH CONCRETE OR ASPHALT AND MEET THE CONNECTING ROAD.
2. THE DRIVEWAY SHALL BE DESIGNED FOR PROPER DRAINAGE.
3. INSPECTION REQUIRED BY ENGINEERING DIVISION AFTER FORMING AND BEFORE PLACING SIDEWALK.
4. NO PATCHING OF ANY KIND WILL BE ALLOWED IN CONCRETE WORK WITHIN THE ROW.
5. DRIVEWAYS ONTO STATE & COUNTY ROADS WILL REQUIRE A FDOT AND COUNTY PERMITS.
6. DRIVEWAY CULVERT CROSSING MAY BE REQUIRED.
7. ALL SIDEWALKS CROSSING DRIVEWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2%.



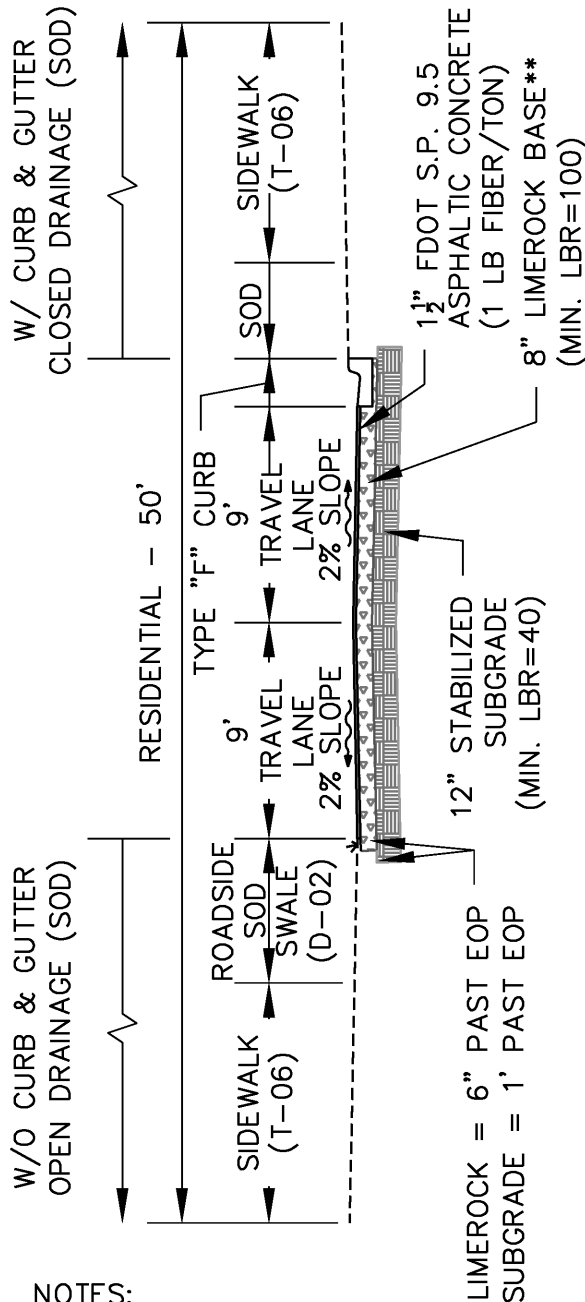
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**TYPICAL DETAILS
CITY OF DESTIN, FL**

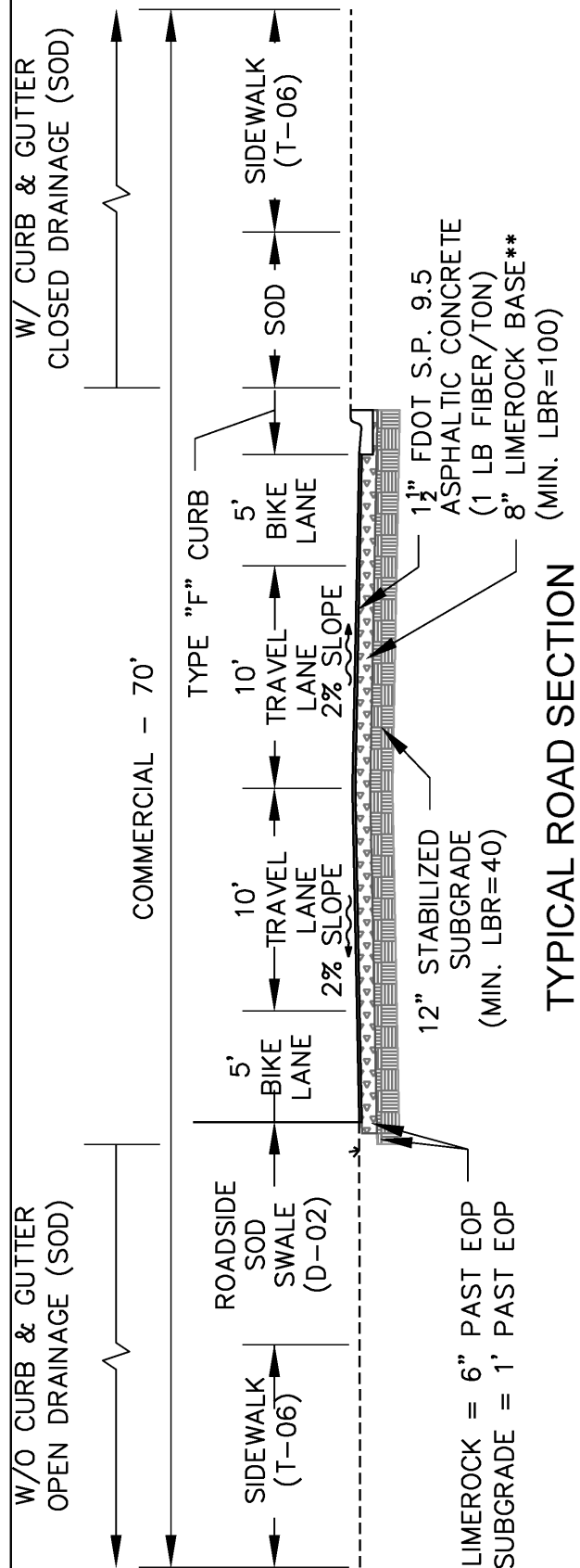
SHEET TITLE
**COMMERCIAL - MULTI-FAMILY
DRIVEWAY - SIDEWALK**

DATE: MARCH 2023	FILE NO.:	N/A	SHEET NO.
PROJECT NO: N/A	SCALE:	N.T.S.	T-02



TYPICAL ROAD SECTION

- NOTES:
1. MINIMUMS ARE SHOWN.
 2. RESULTS OF GEOTECH REPORT SHALL BE USED IF GREATER THAN SHOWN.
 3. ASPHALT TO CONTAIN FIBER REINFORCEMENT FOR PUBLIC ROADS. (1 LB/TON)
- ** INCLUDING RECYCLED CONCRETE AGGREGATE (RCA) AS OUTLINED IN FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, SECTION 911-2.7.



TYPICAL ROAD SECTION



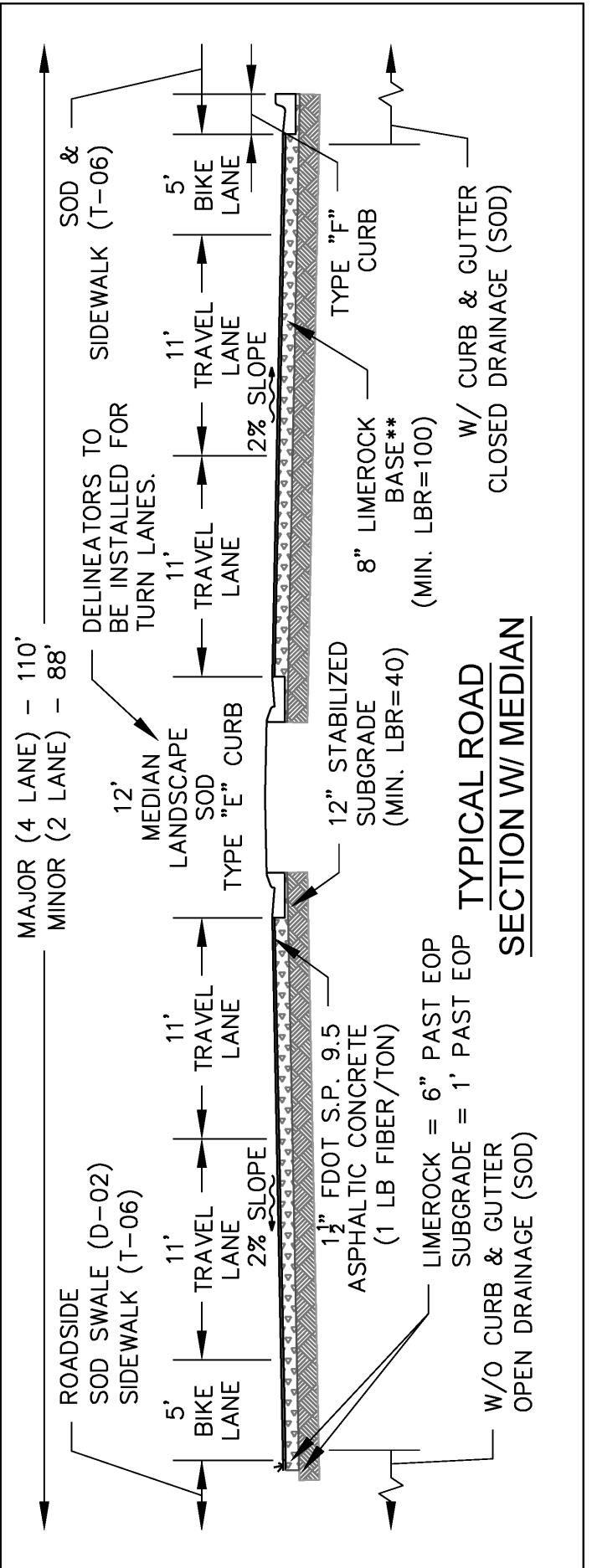
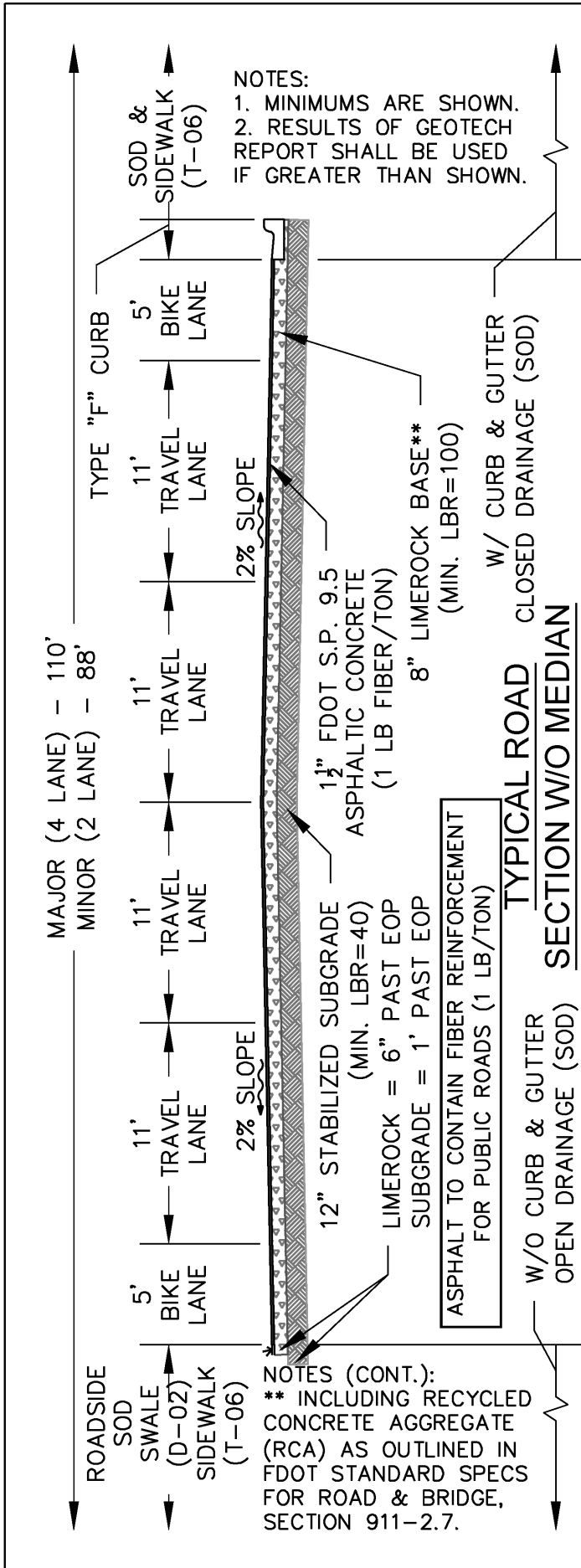
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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
ROW-LOCAL

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. T-03
PROJECT NO: N/A	SCALE: N.T.S.	



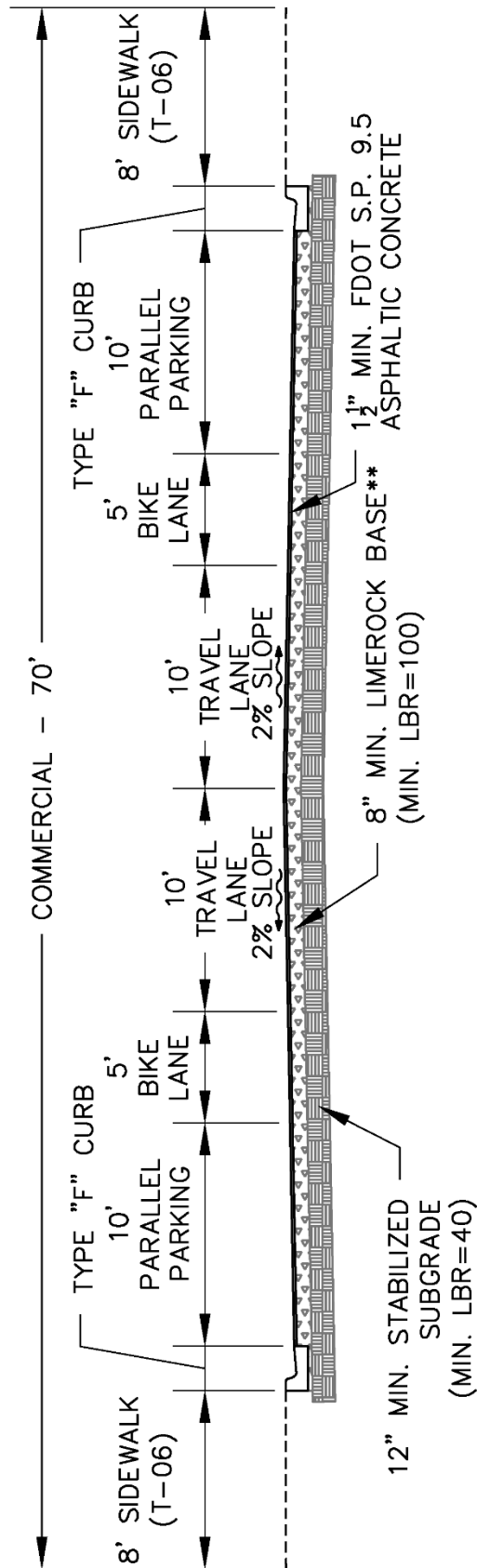
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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
ROW-COLLECTOR

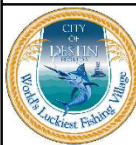
DATE: MARCH 2023	FILE NO.: NA	SHEET NO. T-04
PROJECT NO: NA	SCALE: N.T.S.	



TYPICAL ROAD SECTION W/ PARALLEL PARKING

NOTES:

1. MINIMUMS ARE SHOWN.
 2. RESULTS OF GEOTECH REPORT SHALL BE USED IF GREATER THAN SHOWN.
 3. ASPHALT TO CONTAIN FIBER REINFORCEMENT FOR PUBLIC ROADS. (1 LB/TON)
- ** INCLUDING RECYCLED CONCRETE AGGREGATE (RCA) AS OUTLINED IN FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, SECTION 911-2.7.



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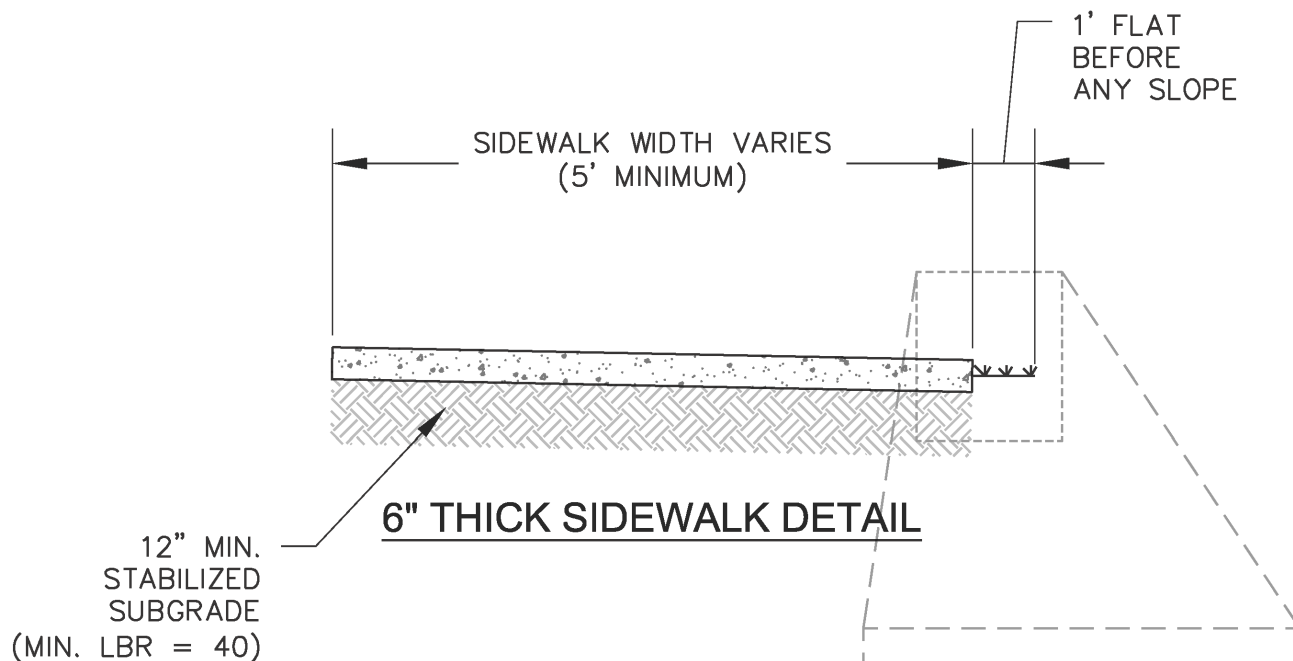
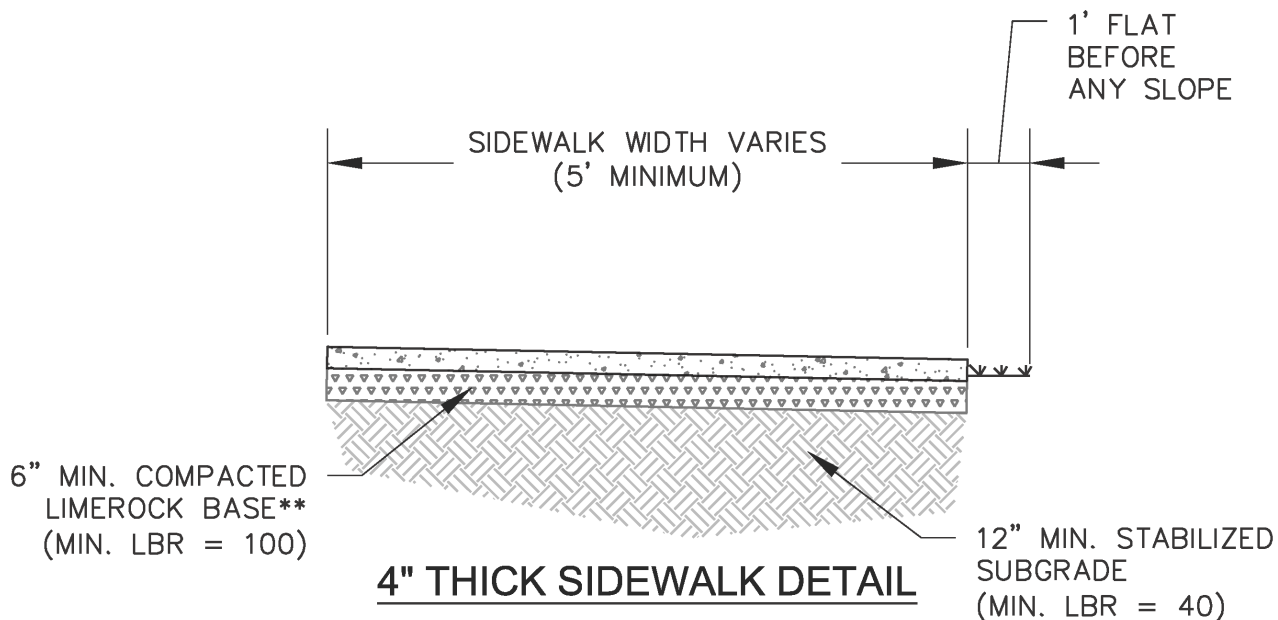
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**TYPICAL DETAILS
CITY OF DESTIN, FL**

SHEET TITLE
**ROW-LOCAL-COMMERCIAL
WITH PARKING**

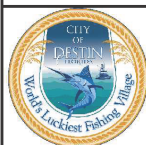
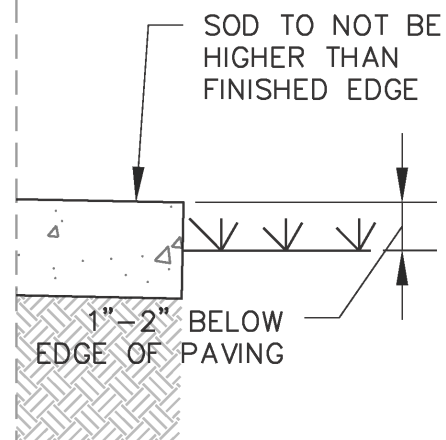
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	T-05

C:\USERS\RSCOTT\CITY OF DESTIN, FL\ENGINEERING - DOCUMENTS\CAD\DRAWINGS\DESIGN MANUAL\SIDEWALK.DWG



NOTE(S):

1. ALL SIDEWALKS TO HAVE A CROSS SLOPE OF 2% MAX. IN THE DIRECTION OF THE DRAINAGE FLOW.
2. CONCRETE TO BE 3,500 PSI WITH CONTRACTION JOINTS AT INTERVALS OF THE WIDTH OF THE SIDEWALK.
3. CONCRETE TO CONTAIN FIBER REINFORCEMENT ($\frac{3}{4}$ LB/CY).



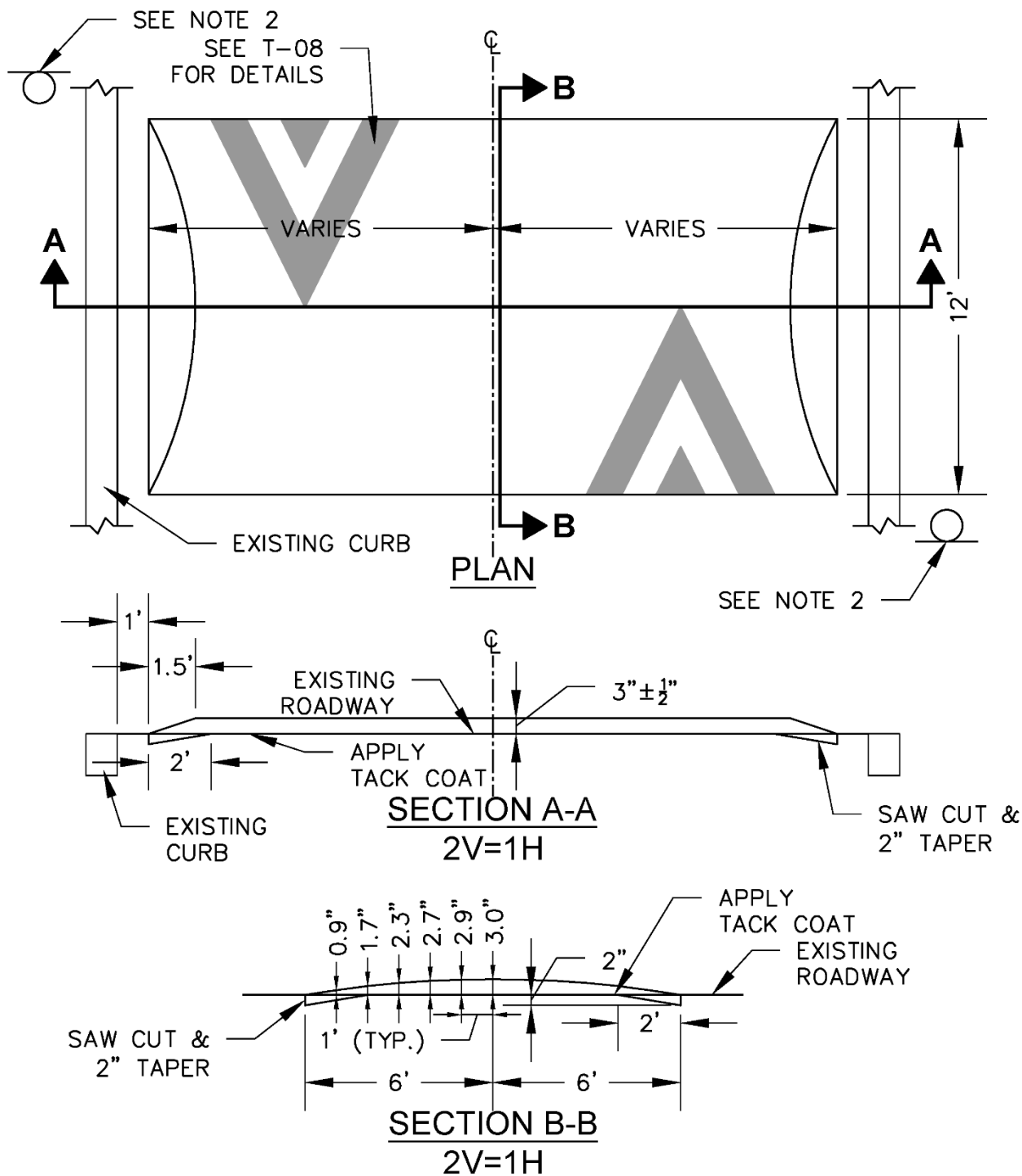
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TYPICAL DETAILS
CITY OF DESTIN, FL

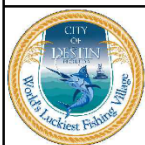
SHEET TITLE
SIDEWALK DETAILS

REVIEW	DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
	PROJECT NO: N/A	SCALE: N.T.S.	T-06



NOTE(S):

1. ALL SIGNING AND STRIPING SHALL CONFORM TO THE MUTCD (LATEST EDITION).
2. SPEED TABLE (W17-1) 30"x30".
3. CONTRACTOR TO COORDINATE WITH PUBLIC WORKS DIRECTOR TO DETERMINE IF IT IS NECESSARY TO INSTALL ADDITIONAL ADVISORY SIGNS TO BE INSTALLED 150' IN FRONT OF SPEED TABLE SIGNS.



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TYPICAL DETAILS
CITY OF DESTIN, FL

REV

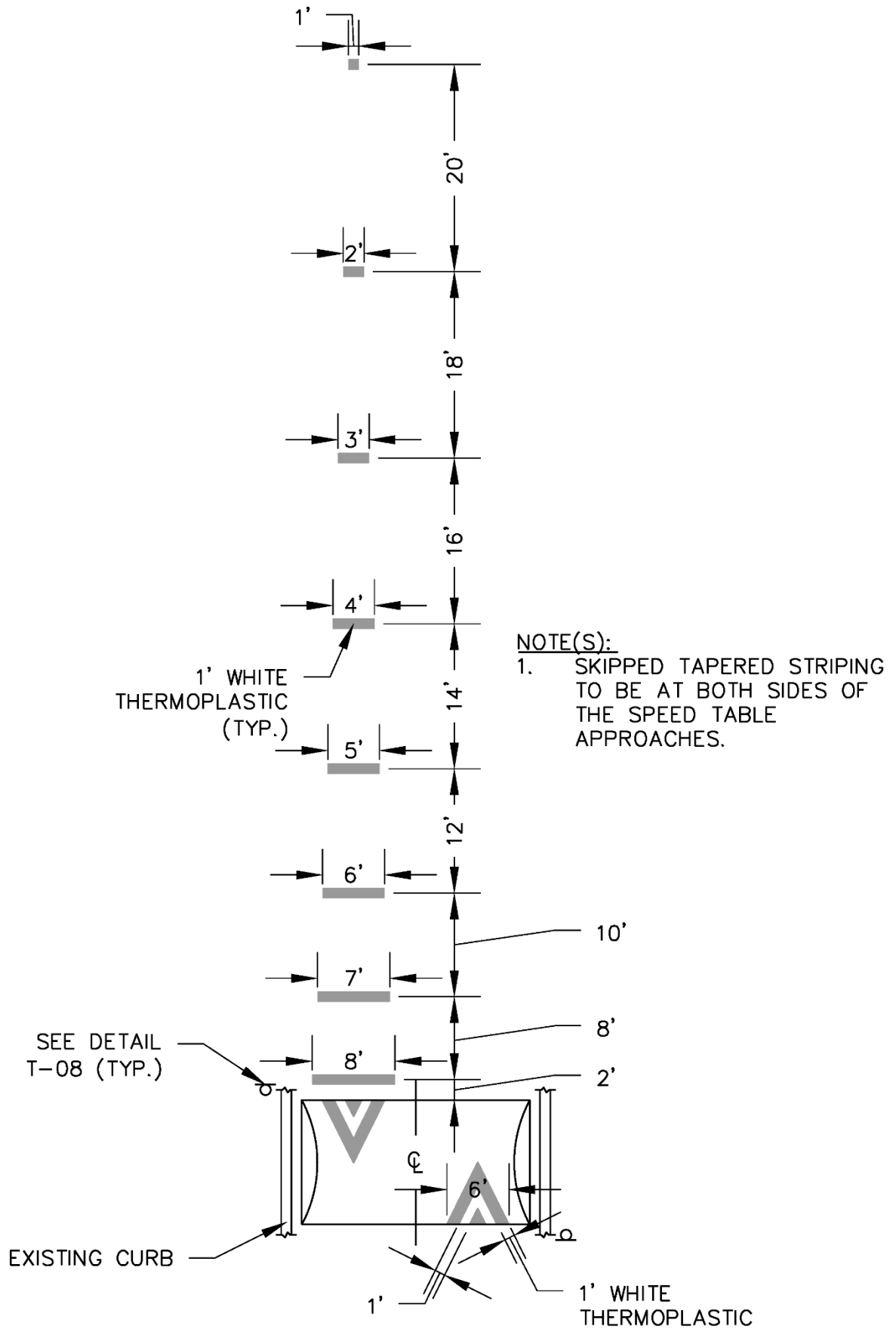
SHEET TITLE

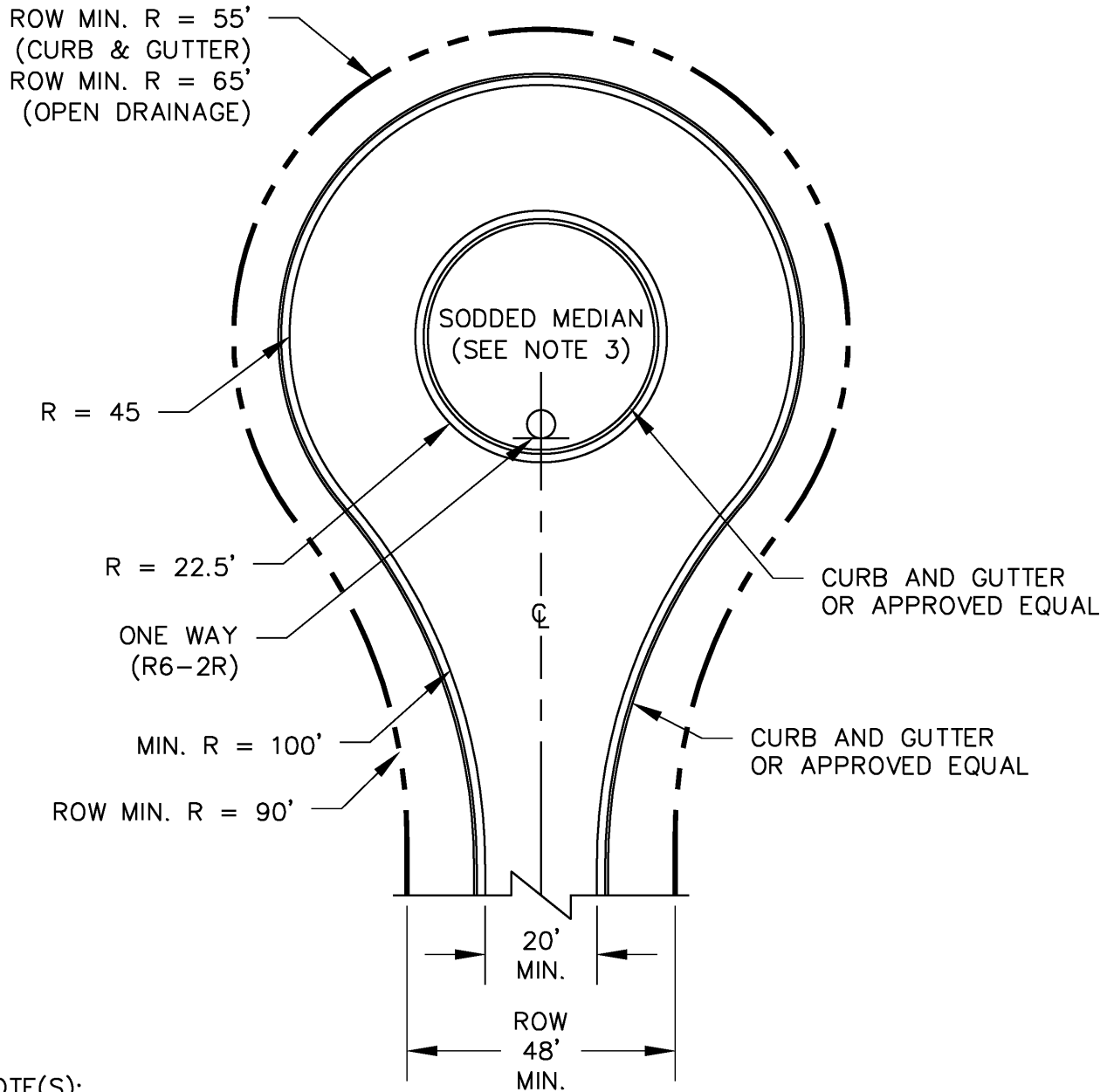
SPEED TABLE

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. T-07
PROJECT NO: N/A	SCALE: N.T.S.	

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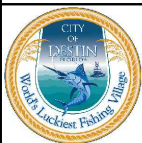
SHEET TITLE			
SPEED TABLE STRIPING			
	DATE:	MARCH 2023	FILE NO.: N/A
	PROJECT NO:	N/A	SCALE: N.T.S.
			SHEET NO. T-08





NOTE(S):

1. THE CUL-DE-SAC MUST BE PAVED WITH CONCRETE OR ASPHALT AND MEET THE CONNECTING ROAD.
2. THE CUL-DE-SAC SHALL BE DESIGNED FOR PROPER DRAINAGE.
3. CURBED ISLAND WITH ASSOCIATED LANDSCAPING AND SODDING IS OPTIONAL. IF A CURBED LANDSCAPE ISLAND IS DESIRED THE HOMEOWNERS ASSOCIATION AND/OR ABUTTING LANDOWNERS SHALL AGREE TO A MAINTENANCE AGREEMENT. CITY WILL NOT BE RESPONSIBLE FOR ONGOING MAINTENANCE FOR THE ISLAND CURBING AND LANDSCAPING.
4. CUL-DE-SAC OR HAMMERHEAD (T-10) ARE REQUIRED FOR ANY FIRE ACCESS LANES TERMINATING GREATER THAN 150 FEET. IN LIEU OF THIS, A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED WITHIN A BUILDING AFTER THE 150 FEET. (FLORIDA FIRE PREVENTION CODE (FFPC) (CURRENT ADOPTED EDITION))



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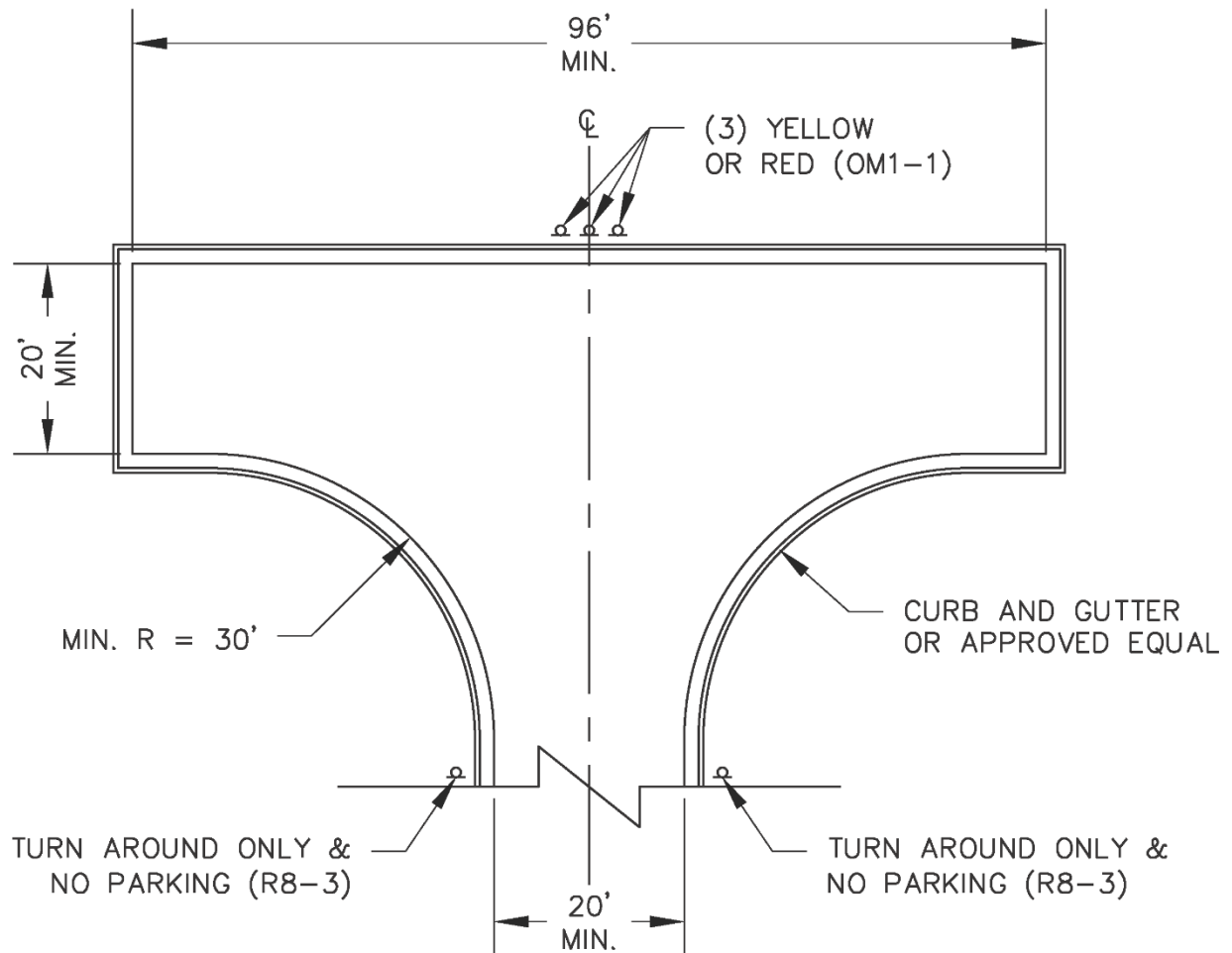
TYPICAL DETAILS
CITY OF DESTIN, FL

REV

SHEET TITLE

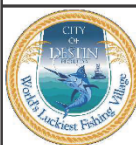
CUL-DE-SAC

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	T-09



NOTE(S):

1. THE HAMMERHEAD MUST BE PAVED WITH CONCRETE OR ASPHALT AND MEET THE CONNECTING ROAD.
2. THE HAMMERHEAD SHALL BE DESIGNED FOR PROPER DRAINAGE.
3. HAMMERHEAD OR CUL-DE-SAC (T-09) ARE REQUIRED FOR ANY FIRE ACCESS LANES TERMINATING GREATER THAN 150 FEET. IN LIEU OF THIS, A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED WITHIN A BUILDING AFTER THE 150 FEET. (FLORIDA FIRE PREVENTION CODE (FFPC) (CURRENT ADOPTED EDITION))



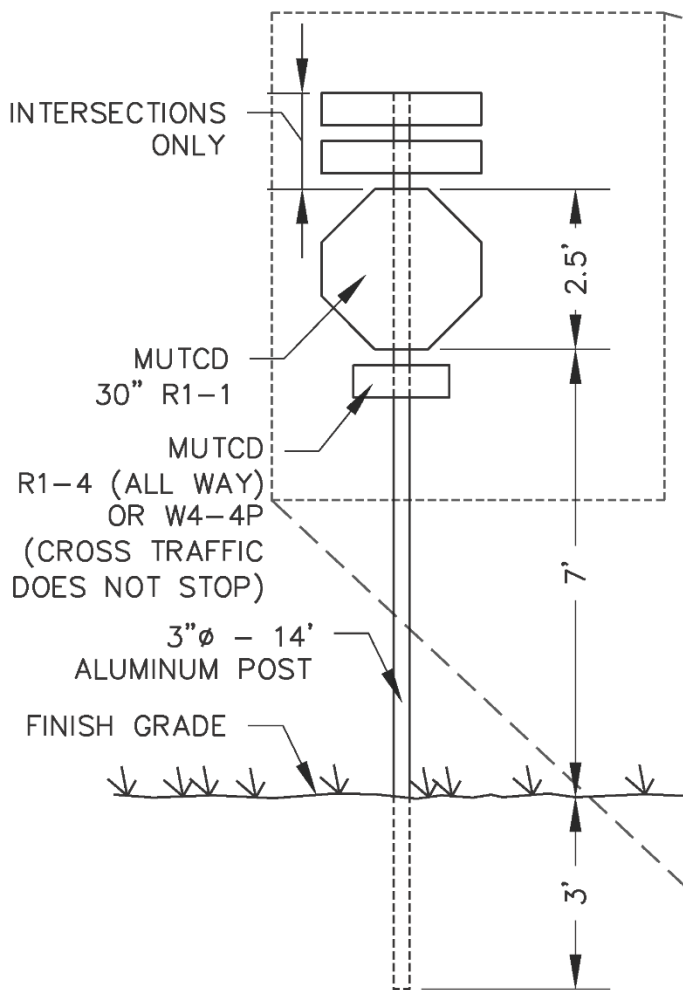
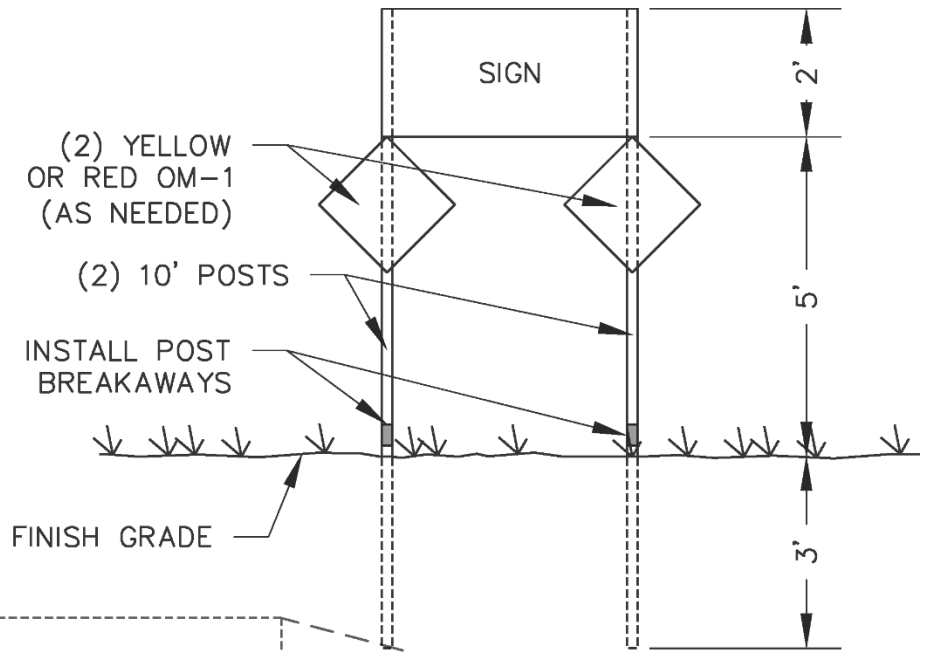
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CITY OF DESTIN, FL**

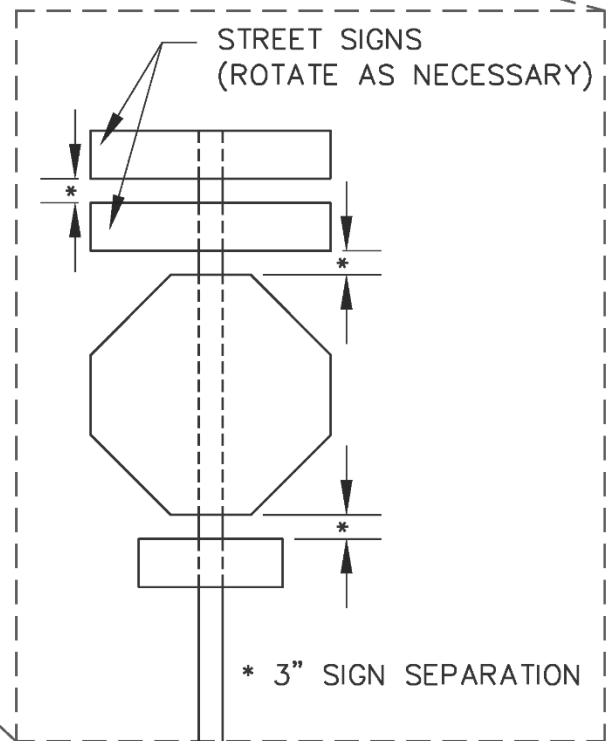
**SHEET TITLE
HAMMERHEAD TURNAROUND**

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. T-10
PROJECT NO: N/A	SCALE: N.T.S.	



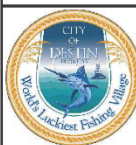
**STOP SIGN
DETAIL**

**SINGLE & DOUBLE
SIGN POST DETAIL**



NOTE(S):

1. ALL REGULATORY AND WARNING SIGNS ARE OF STANDARD SIZE FROM THE MUTCD.



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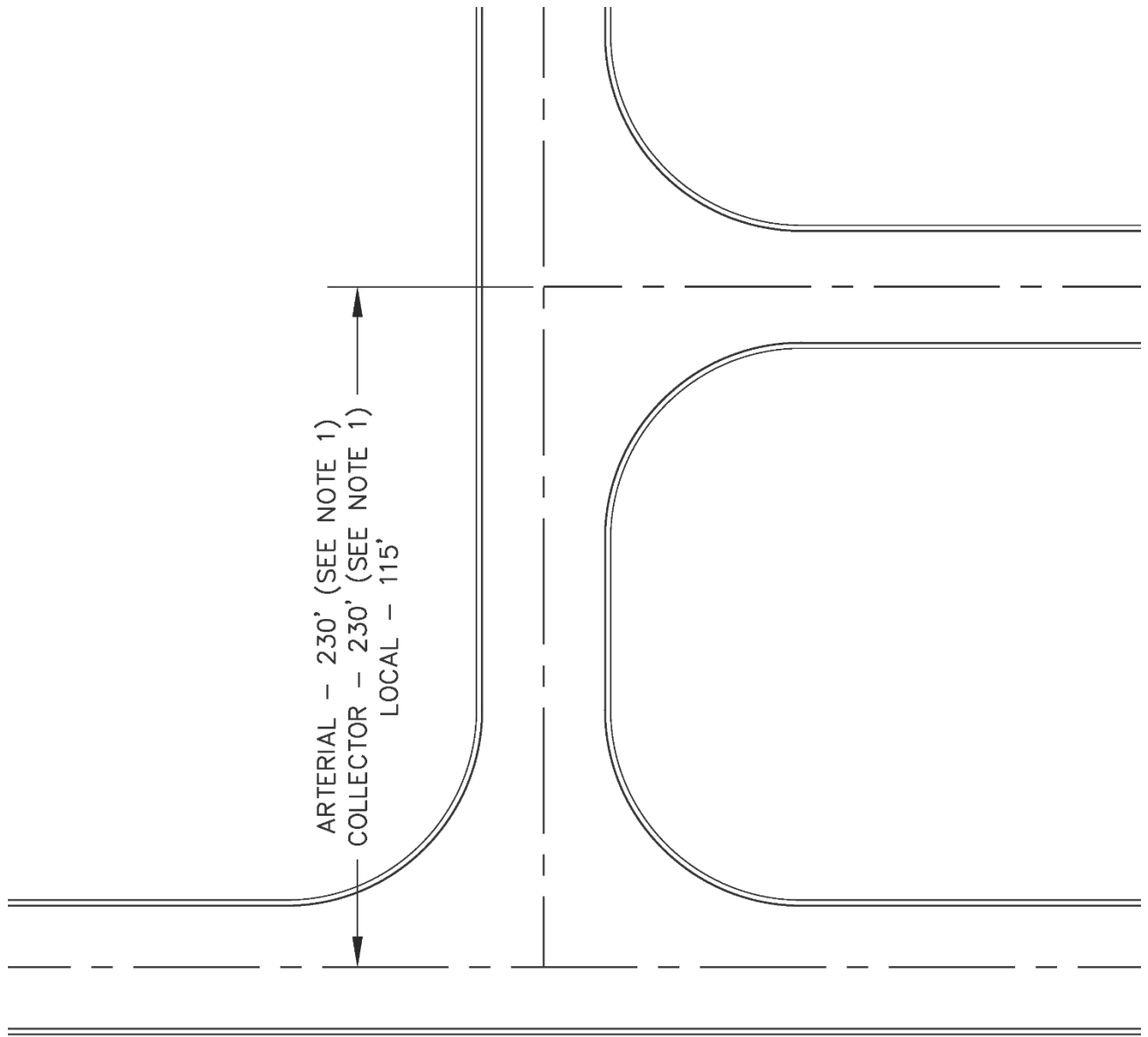
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CITY OF DESTIN, FL**

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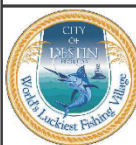
SHEET TITLE
STREET SIGNS

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. T-11
PROJECT NO: N/A	SCALE: N.T.S.	



NOTE(S):

1. FOR RIGHT-IN, RIGHT-OUT ACCESSWAY, MINIMUM SPACING SHALL BE 115'.
2. FOR US HIGHWAY 98, PLEASE REFER TO FDOT SPECIFICATIONS.
3. MEDIAN OPENINGS:
 DIRECTIONAL - ARTERIAL - 1,320', COLLECTOR - 660', LOCAL - N/A
 FULL - ARTERIAL - 2,640', COLLECTOR - 660', LOCAL - N/A
4. MINIMUM TRAFFIC SIGNAL SPACING:
 ARTERIAL - 2,640', COLLECTOR - 1,320', LOCAL - 1,320'

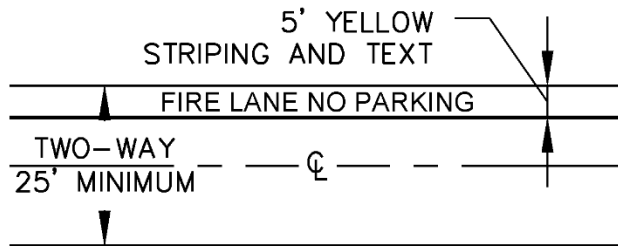
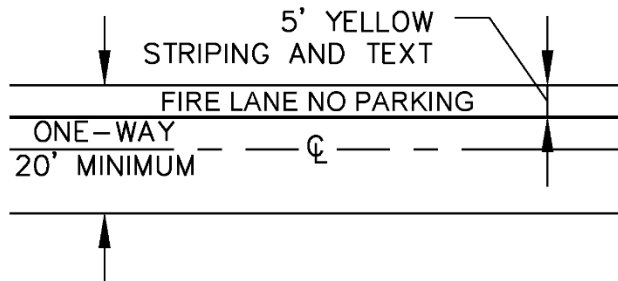


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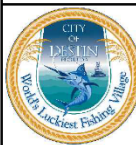
TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
DRIVEWAY SEPARATION			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. T-12	
PROJECT NO: N/A	SCALE: N.T.S.		



NOTE(S):

1. FIRE LANE MARKINGS TO BE INSTALLED WITHIN THE FIRE LANE AROUND THE BUILDING AND FOLLOW THE MINIMUM REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE (FFPC) (CURRENT ADOPTED EDITION).



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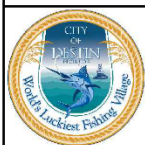
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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
FIRE LANE WIDTHS			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.	
PROJECT NO: N/A	SCALE: N.T.S.	T-13	

NOTE(S):

1. FOR CLEAR SIGHT TRIANGLES ALONG THE US-98/HARBOR BOULEVARD/EMERALD COAST PARKWAY CORRIDOR, USE FDOT GUIDELINES (LATEST EDITION).
2. FOR ALL OTHER CITY ROADWAYS, USE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (FLORIDA GREENBOOK) DEPARTURE SIGHT TRIANGLE (TRAFFIC APPROACHING FROM LEFT OR RIGHT) AND INTERSECTION SIGHT DISTANCE (LATEST EDITION).
3. A COLUMN CAN BE INSTALLED AT THE CORNER OF THE PROPERTY WITH A MAXIMUM WIDTH OF 18".



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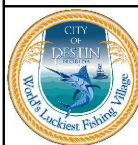
TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
CLEAR SITE TRIANGLE			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.	
PROJECT NO: N/A	SCALE: N.T.S.	T-14	

MINIMUM ROADWAY DESIGN STANDARDS ⁽⁷⁾⁽⁸⁾										
STREET TYPE	DESIGN SPEED	NUMBER OF TRAFFIC LANES	TRAFFIC LANE WIDTH	MEDIAN WIDTHS		PARKING LANE WIDTH ⁽¹⁾	BIKE LANE WIDTH ⁽¹⁾	SIDEWALK WIDTH ⁽¹⁾	BUFFER WIDTH ⁽²⁾	ROW WIDTH ⁽³⁾
MIN.	MAX.			Min.	Max.					
MAJOR ARTERIAL (6-LANE)	45 MPH	6	12'	# ⁽⁹⁾		N/A	5'	10' ⁽⁵⁾	6'	139
MAJOR ARTERIAL (4-LANE)	45 MPH	4	12'	# ⁽⁹⁾		N/A	5'	10' ⁽⁵⁾	6'	115
MINOR ARTERIAL	35 MPH	4	11'	6'	16'	N/A	5'	10'	6'	111
MAJOR COLLECTOR	35 MPH	4	11'	6'	12'	10'	5' ⁽⁴⁾	10'	6' ⁽⁶⁾	110
MINOR COLLECTOR	35 MPH	2	11'	6'	12'	10'	5' ⁽⁴⁾	10'	6' ⁽⁶⁾	88
LOCAL STREET (COMMERCIAL)	25 MPH	2	10'	N/A ⁽¹⁰⁾		10'	5' ⁽⁴⁾	10'	6' ⁽⁶⁾	70
LOCAL STREET (RESIDENTIAL)	25 MPH	2	10'	N/A ⁽¹⁰⁾		10'	N/A	5'	4'	50
ALLEY (2-WAY)	15 MPH	2	10'	N/A ⁽¹⁰⁾		N/A	N/A	N/A	N/A	24
ALLEY (1-WAY)	15 MPH	1	12'	N/A ⁽¹⁰⁾		N/A	N/A	N/A	N/A	16

FOOTNOTES:

- PARKING LANES, BICYCLE LANES, AND SIDEWALK ARE ASSUMED TO BE INCLUDED ON BOTH SIDES OF THE STREET. THE WIDTH OF PARKING AND BIKE LANES ARE MEASURED FROM THE EDGE OF CURB TO THE CENTER OF THE STRIPE. WHEN BIKE LANES ARE PROVIDED ON A STREET WITH ON-STREET PARKING, THE BIKE LANE WIDTH IS MEASURED FROM THE ON-STREET PARKING STRIPE TO THE OUTER BIKE LANE STRIPE.
- (1) THE BUFFER SHALL INCLUDE A CLEAR ZONE FREE OF ANY ROADSIDE OBJECTS WITHIN THE FIRST 4' FROM THE BACK OF CURB ALONG U.S. HIGHWAY 98 AND WITHIN THE FIRST 1.5' FROM THE CURB FOR ALL OTHER STREETS.
- (3) THE TOTAL ROW WIDTH INCLUDES 2' FOR CURB AND GUTTER AT EACH EDGE OF PAVEMENT. TOTAL ROW WIDTH VARIES DEPENDING ON THE WIDTH OF THE PARKING LANE, BIKE LANE, SIDEWALK AND BUFFER.
- (4) MINIMUM BIKE LANE WIDTH SHALL BE 5' ON STREETS WITHOUT ON-STREET PARKING.
- (5) MINIMUM SIDEWALK WIDTH SHALL BE 8' ON U.S. HIGHWAY 98 EAST OF INDIAN BAYOU TRAIL TO THE WALTON COUNTY LINE.
- (6) A MINIMUM BUFFER WIDTH OF 4' IS REQUIRED ON STREETS WITH A SIDEWALK LESS THAN 10' IN WIDTH.
- (7) MAP 8-1: STREET CLASSIFICATIONS INDICATES THE LOCATION OF EXISTING AND PROPOSED STREET TYPES IN THE CITY OF DESTIN.
- (8) THE SPECIFICATIONS LISTED IN THIS TABLE SHALL APPLY TO ALL ROADWAY TOTAL RECONSTRUCTION OR EXPANSION PROJECTS.
- (9) MEDIANS MUST BE IN ACCORDANCE WITH FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- (10) NO MEDIANS ALLOWED ON THESE ROADS AFTER ENTRANCE MEDIAN (150 FEET MINIMUM).

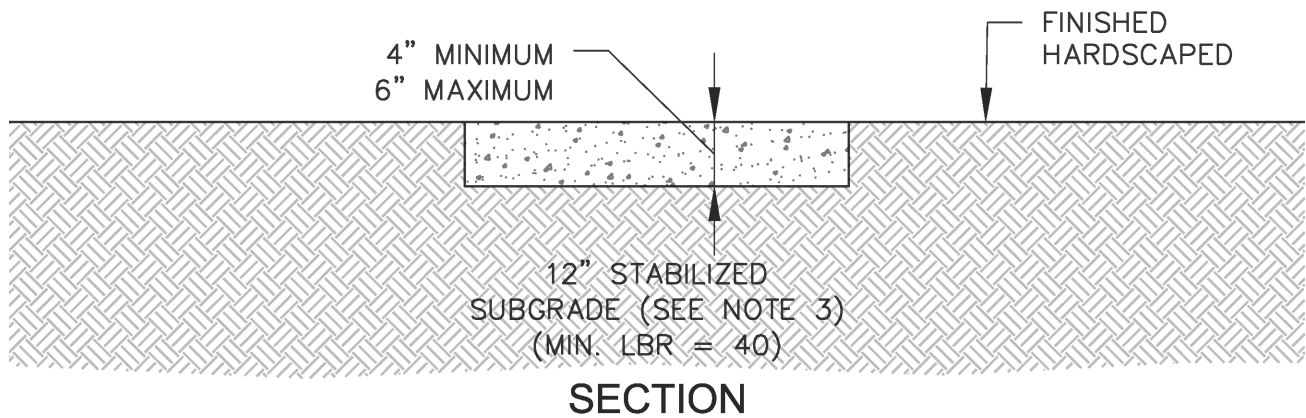
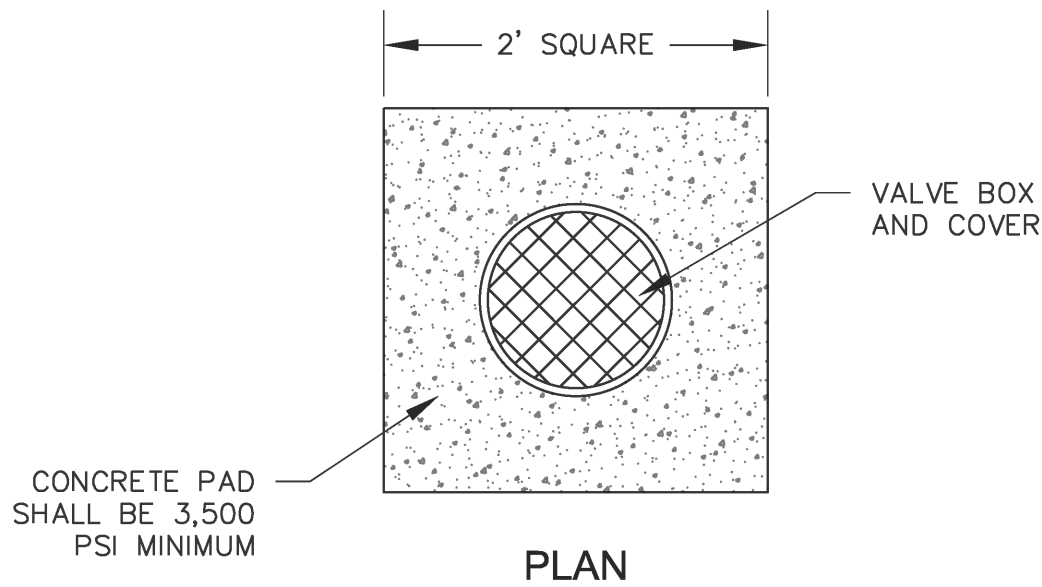


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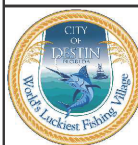
TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
MINIMUM ROADWAY DESIGN STANDARDS			
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.	
PROJECT NO: N/A	SCALE: N.T.S.	T-15	



NOTE(S):

1. CONCRETE TO CONTAIN FIBER REINFORCEMENT ($\frac{3}{4}$ LB/CY). HIGH STRENGTH/EARLY CURE CONCRETE MAY BE USED.
2. IN-LIEU OF FIBER REINFORCEMENT CONTRACTOR MAY USE 1 #3 BAR EACH WAY (4 TOTAL).
3. ALL VALVE PADS WITHIN A ROADWAY TO BE SET ON REQUIRED ROADWAY BASE WITH THE PROPER ROADWAY LBR (SEE DETAILS T-03 & T-04).
4. PREFABRICATED CONCRETE COLLARS "DONUTS" MAY BE USED IN LANDSCAPED OR SODDED AREAS.



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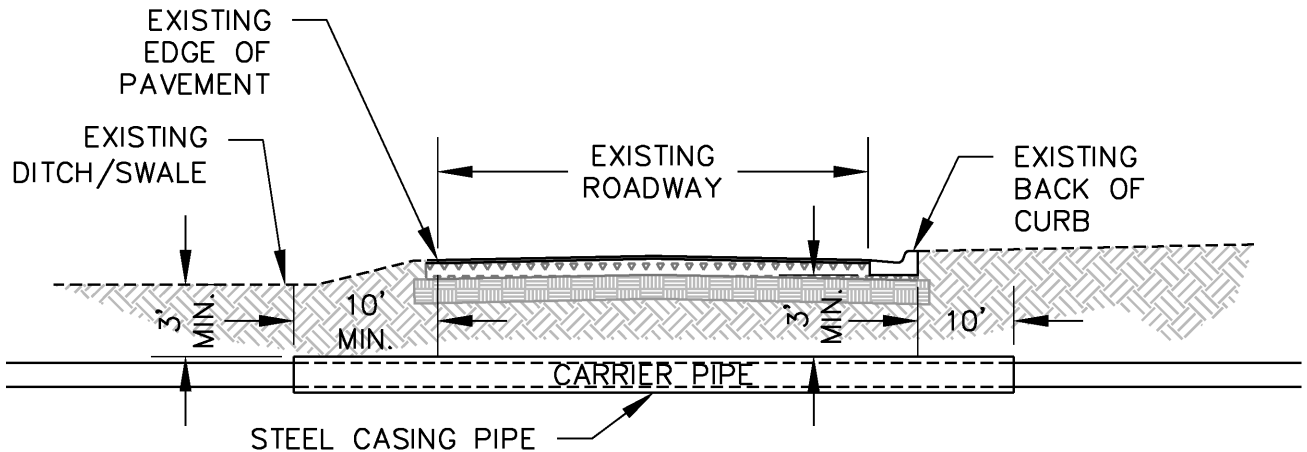
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TYPICAL DETAILS
CITY OF DESTIN, FL

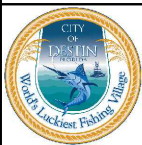
REV

SHEET TITLE
VALVE PAD

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. U-01
PROJECT NO: N/A	SCALE: N.T.S.	

**NOTE(S):**

1. SPACERS SHALL BE BY THE PLANS AND SPECIFICATIONS. THE QUANTITY AND SPACING SHALL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, PLANS, AND SPECIFICATIONS (WHICHEVER IS MORE STRINGENT).
2. STEEL PIPE CASING SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATION FOR ROAD & BRIDGE, LATEST EDITION, SECTION 556.2.1. ENDS OF CASING TO BE SEALED ACCORDING TO PLANS AND SPECIFICATIONS.
3. WHERE PRACTICAL, CASING SHALL EXTEND 10' BEYOND EDGE OF PAVEMENT SHALL NOT BE LESS THAN 10' BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.
4. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS USING FDOT STANDARDS SHALL ALSO BE MET.
5. NO UNCONTROLLED TRENCHLESS TECHNOLOGIES SUCH AS MISSILING WITHIN THE RIGHT-OF-WAY.
6. THIS DETAIL SHALL BE USED FOR ALL PRESSURIZED UTILITIES UNDER THE ROADWAY.
7. JACK & BORE PROCESS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE, LATEST EDITION, SECTION 556-3, 4 & 5.



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CITY OF DESTIN, FL

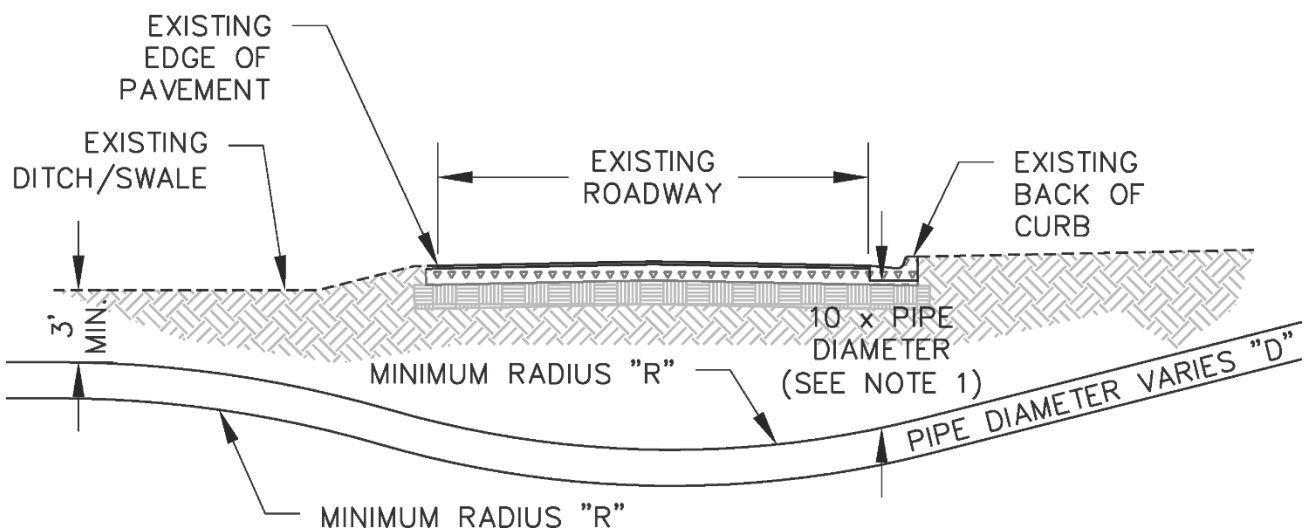
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SHEET TITLE

JACK & BORE

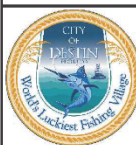
DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	U-02

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NOTE(S):

1. 10 x MINIMUM REAMER DIAMETER FOR ALL RIGHT-OF-WAYS.
2. BORING PLANS SHALL TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER.
3. CONSTRUCTION AND OPERATION SHALL MEET THE MINIMUM REQUIREMENTS OF FDOT STANDARD SPECIFICATION FOR ROAD & BRIDGE, LATEST EDITION, SECTION 555.
4. UNCONTROLLED TRENCHLESS TECHNOLOGIES SUCH AS MISSILLING SHALL BE NOT BE ALLOWED.
5. BORE DOCUMENTATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION FOR ROAD & BRIDGE, LATEST EDITION, SECTION 555.6 WHEN REQUESTED.



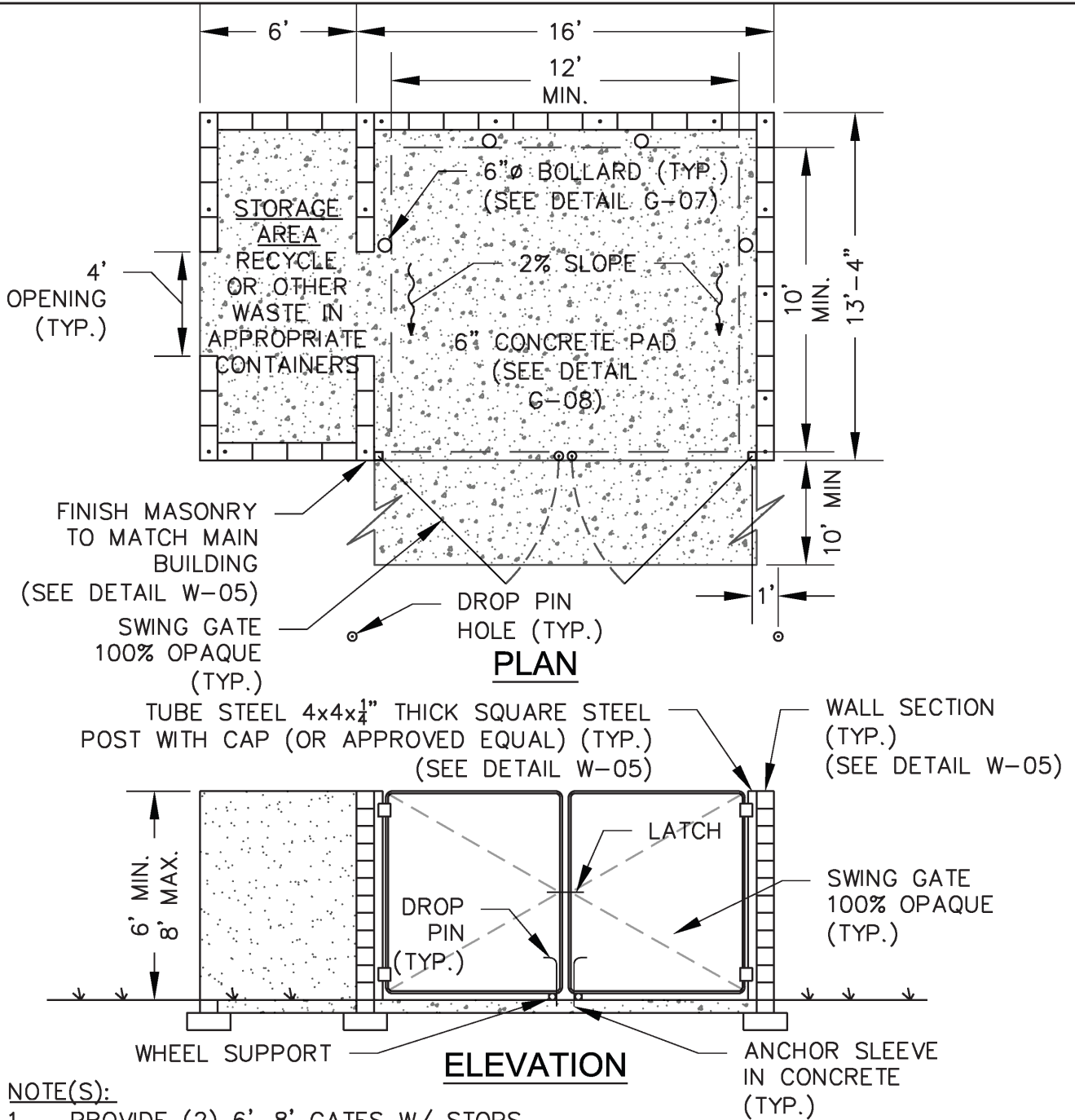
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CITY OF DESTIN, FL**

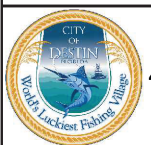
SHEET TITLE
DIRECTIONAL DRILL

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	U-03



NOTE(S):

1. PROVIDE (2) 6'-8' GATES W/ STOPS.
2. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CF OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 10 FT OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES. LATEST EDITION NFPA 1: CHAPTER 19.
3. THIS DETAIL IS A REPRESENTATION OF COMPLIED PUBLIC INFORMATION. IT IS BELIEVED TO BE AN ACCURATE AND TRUE DEPICTION FOR THE STATED PURPOSE. BUT THE CITY OF DESTIN AND ITS EMPLOYEES MAKE NO GUARANTEES IMPLIED OR OTHERWISE AS TO ITS ACCURACY OR COMPLETENESS. WE THEREFORE, DO NOT ACCEPT ANY RESPONSIBILITY TO ITS USE.
4. IF ROOF STRUCTURE IS PROPOSED, IT MUST MEET FLORIDA BUILDING CODE MIN. WIND LOADING REQUIREMENTS.



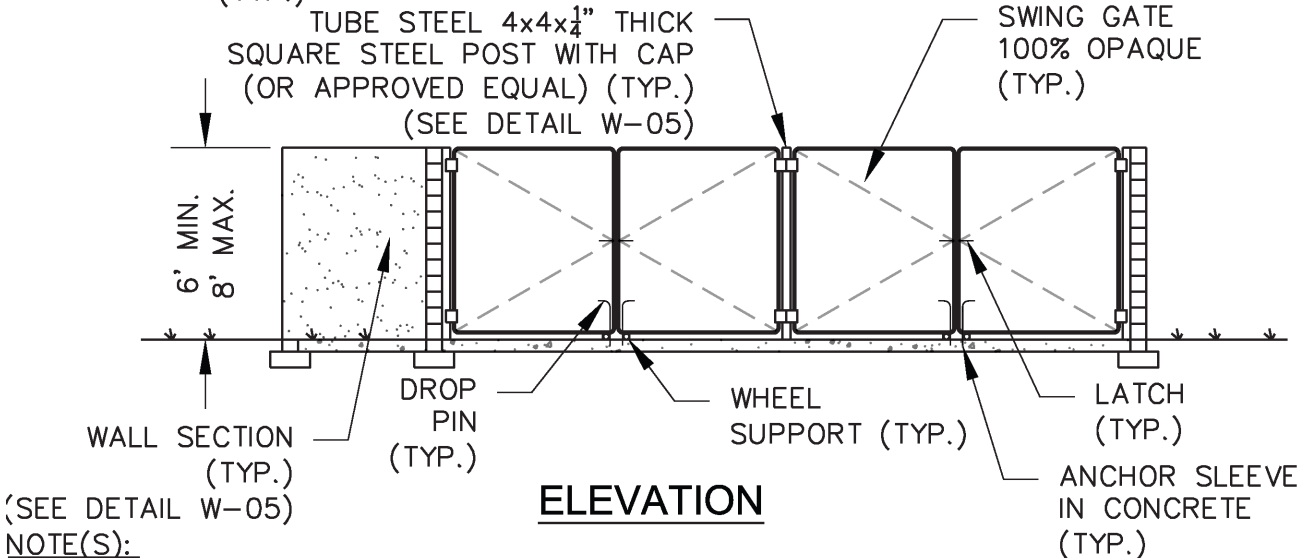
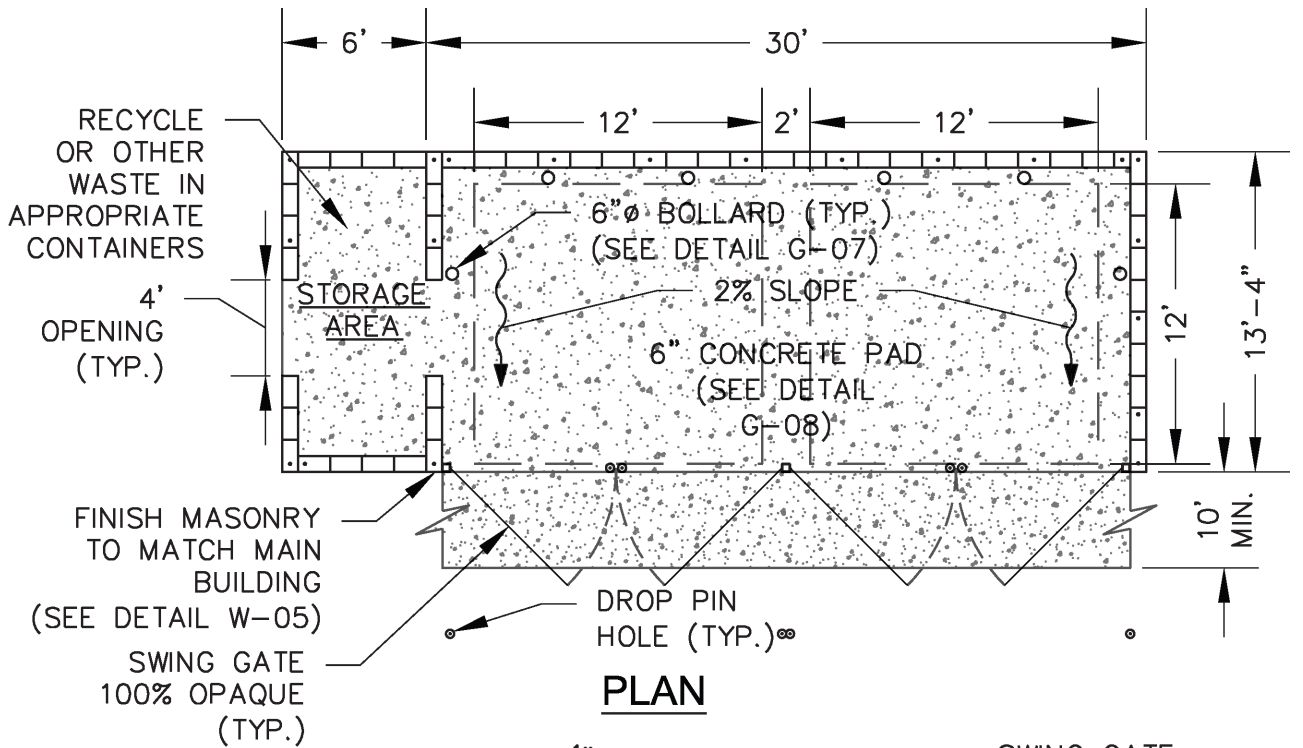
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TYPICAL DETAILS
CITY OF DESTIN, FL

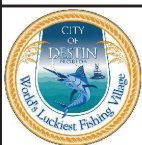
SHEET TITLE
SINGLE DUMPSTER ENCLOSURE

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. W-01
PROJECT NO: N/A	SCALE: N.T.S.	



NOTE(S):

1. PROVIDE (4) 6'-8' GATES W/ STOPS.
2. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CF OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 10 FT OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES. LATEST EDITION NFPA 1: CHAPTER 19.
3. THIS DETAIL IS A REPRESENTATION OF COMPLIED PUBLIC INFORMATION. IT IS BELIEVED TO BE AN ACCURATE AND TRUE DEPICTION FOR THE STATED PURPOSE. BUT THE CITY OF DESTIN AND ITS EMPLOYEES MAKE NO GUARANTEES IMPLIED OR OTHERWISE AS TO ITS ACCURACY OR COMPLETENESS. WE THEREFORE, DO NOT ACCEPT ANY RESPONSIBILITY TO ITS USE.
4. IF ROOF STRUCTURE IS PROPOSED, IT MUST MEET FLORIDA BUILDING CODE MIN. WIND LOADING REQUIREMENTS.



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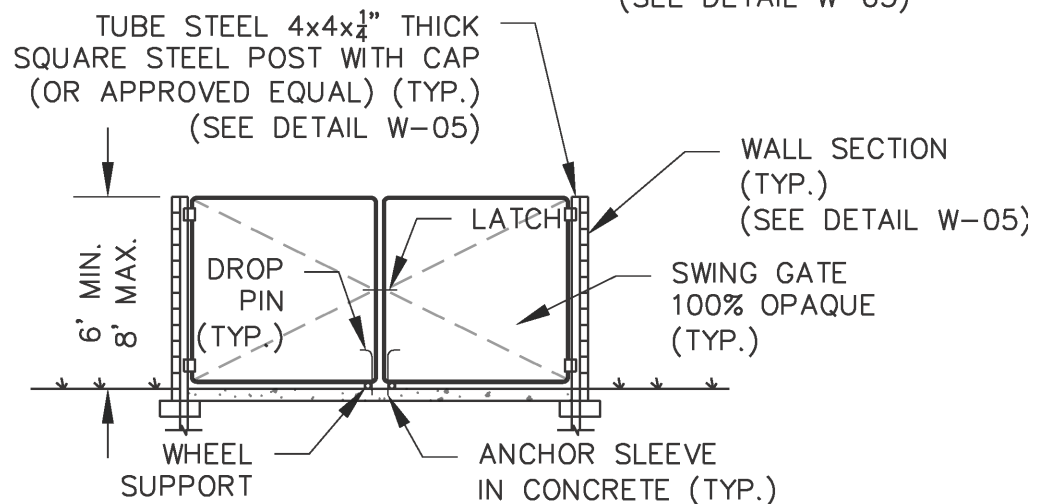
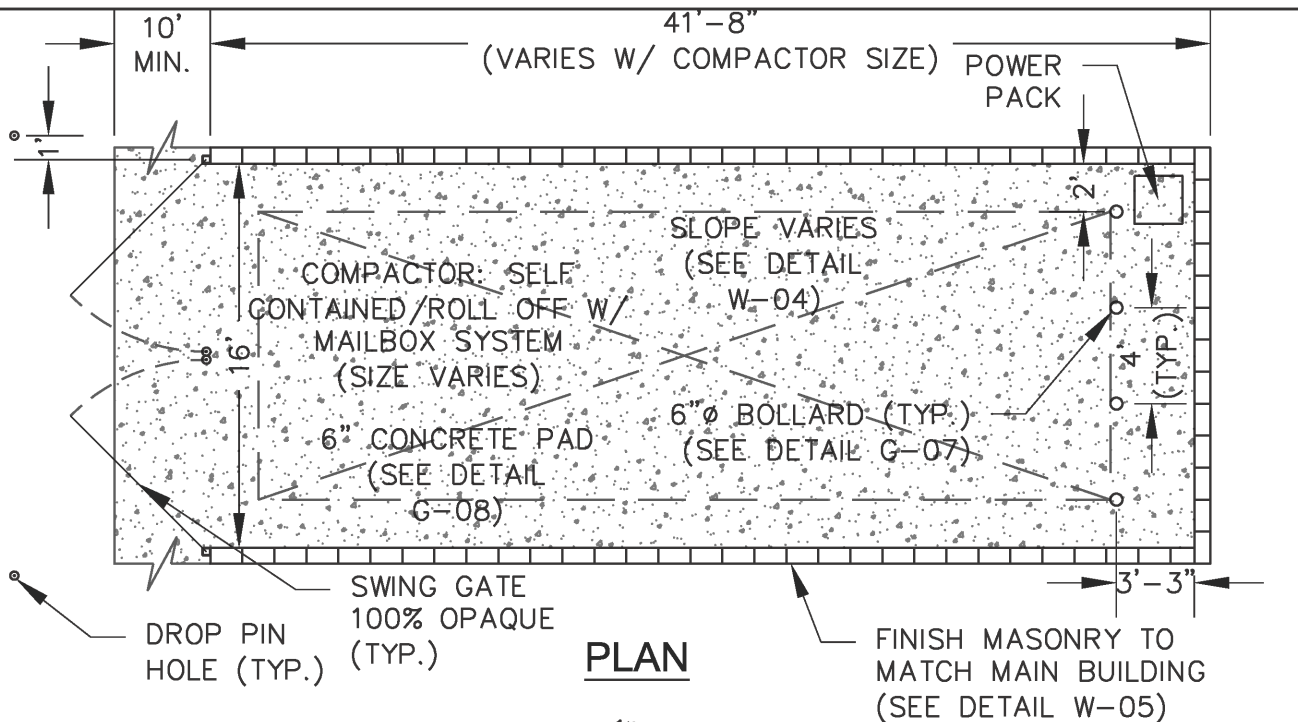
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CITY OF DESTIN, FL

DOUBLE DUMPSTER ENCLOSURE

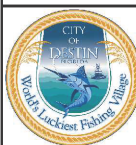
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PROJECT NO: N/A	SCALE: N.T.S.	

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NOTE(S):

1. PROVIDE (2) 6'-8' GATES W/ STOPS.
2. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CF OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 10 FT OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES. LATEST EDITION NFPA 1: CHAPTER 19.
3. THIS DETAIL IS A REPRESENTATION OF COMPLIED PUBLIC INFORMATION. IT IS BELIEVED TO BE AN ACCURATE AND TRUE DEPICTION FOR THE STATED PURPOSE. BUT THE CITY OF DESTIN AND ITS EMPLOYEES MAKE NO GUARANTEES IMPLIED OR OTHERWISE AS TO ITS ACCURACY OR COMPLETENESS. WE THEREFORE, DO NOT ACCEPT ANY RESPONSIBILITY TO ITS USE.
4. IF ROOF STRUCTURE IS PROPOSED, IT MUST MEET FLORIDA BUILDING CODE MIN. WIND LOADING REQUIREMENTS.
5. COMPACTOR SHALL BE ADA ACCESSIBLE.



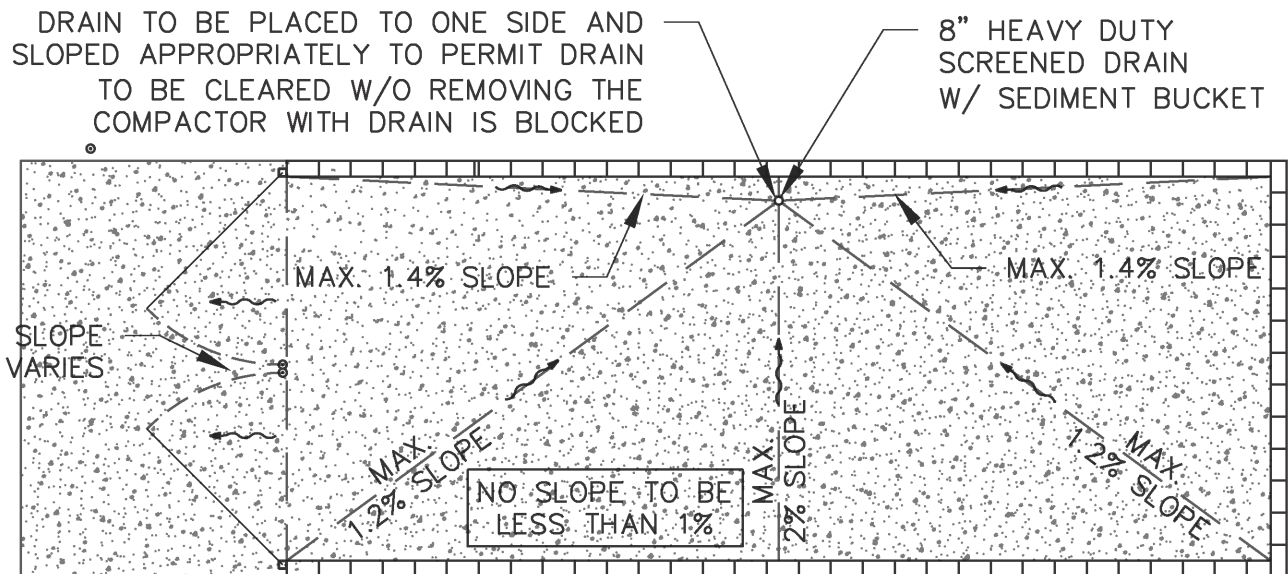
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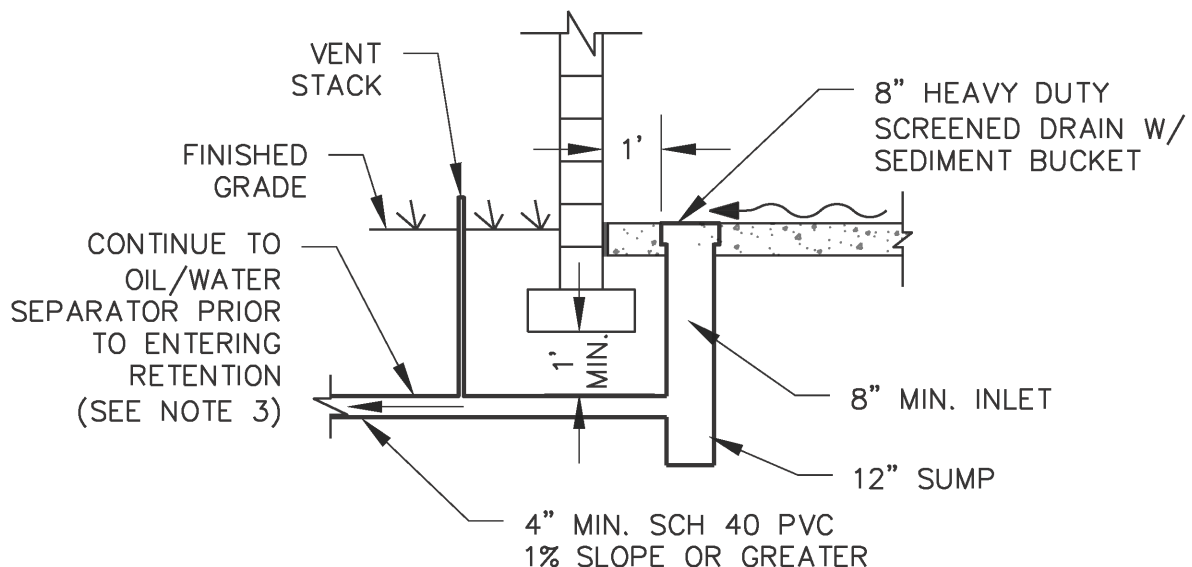
TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE			
COMPACTOR ENCLOSURE			
DATE: MARCH 2023	FILE NO.:	N/A	SHEET NO.
PROJECT NO: N/A	SCALE:	N.T.S.	W-03

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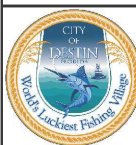
GRADE PLAN



NOTE(S):

DRAIN DETAIL

1. SANITARY SEWER CONNECTION NOT ALLOWED FOR THIS APPLICATION.
2. THIS DETAIL IS A REPRESENTATION OF COMPLIED PUBLIC INFORMATION. IT IS BELIEVED TO BE AN ACCURATE AND TRUE DEPICTION FOR THE STATED PURPOSE. BUT THE CITY OF DESTIN AND ITS EMPLOYEES MAKE NO GUARANTEES IMPLIED OR OTHERWISE AS TO ITS ACCURACY OR COMPLETENESS. WE THEREFORE, DO NOT ACCEPT ANY RESPONSIBILITY TO ITS USE.
3. IF STRUCTURE IS ROOFED, SLAB DRAIN CAN BE DIRECTED TO SANITARY SEWER. IF COMPACTOR IS OPEN TO THE ELEMENTS, SLAB DRAIN SHALL BE DIRECTED TO RETENTION AREA AFTER OIL/WATER SEPARATOR.



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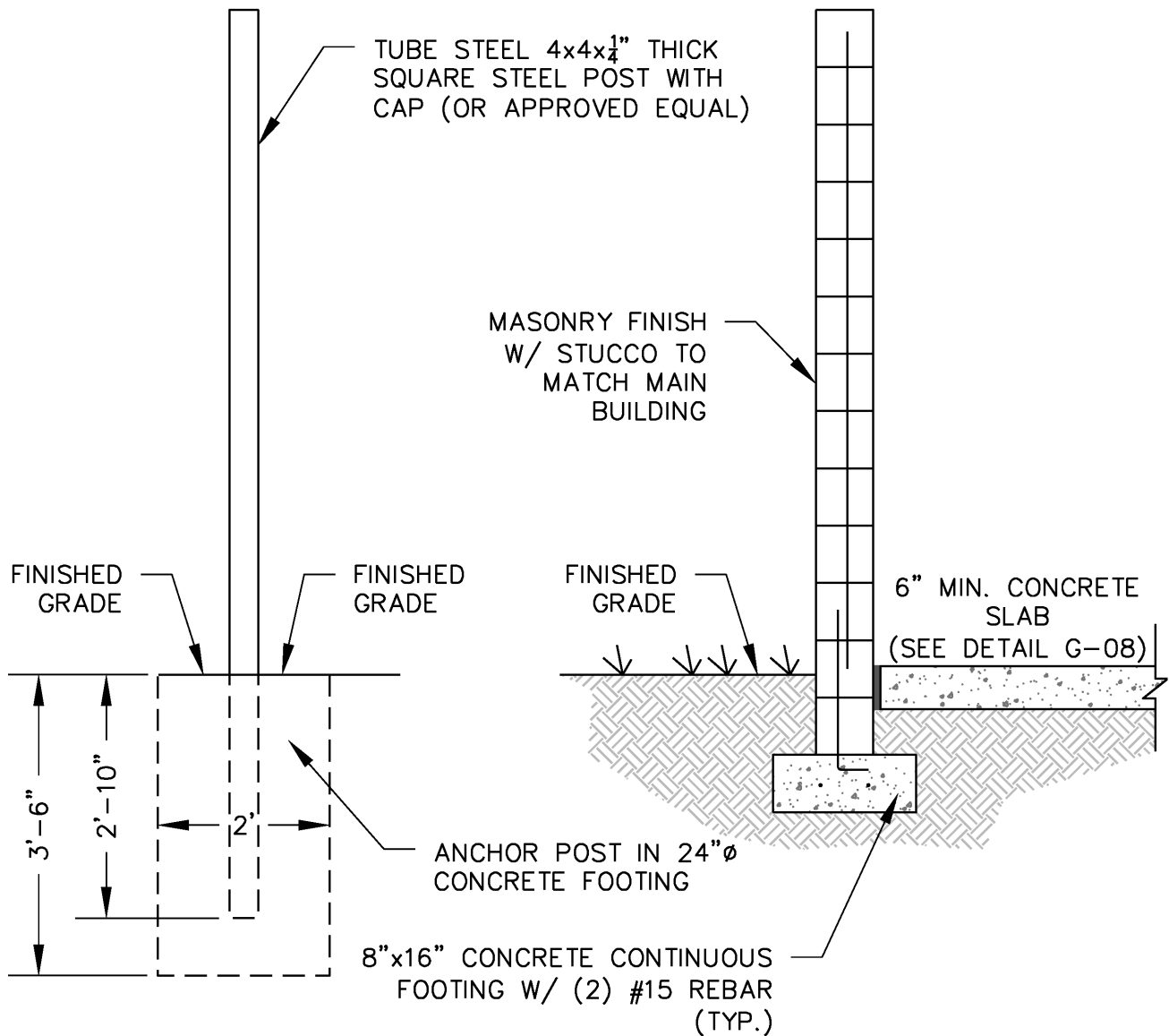
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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE

COMPACTOR SLAB GRADE DETAIL

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO. W-04
PROJECT NO: N/A	SCALE: N.T.S.	

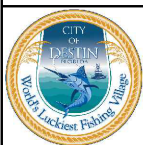


TYPICAL POST
DETAIL

TYPICAL WALL
DETAIL

NOTE(S):

1. ALL STRUCTURES SHALL BE IN ACCORDANCE WITH A.C.I. SPECIFICATIONS AND FLORIDA BUILDING CODES.
2. DESIGN SHALL BE STRUCTURALLY REVIEWED BY A REGISTERED ENGINEER AS REQUIRED BY THE BUILDING OFFICIAL.
3. THIS DETAIL IS A REPRESENTATION OF COMPLIED PUBLIC INFORMATION. IT IS BELIEVED TO BE AN ACCURATE AND TRUE DEPICTION FOR THE STATED PURPOSE. BUT THE CITY OF DESTIN AND ITS EMPLOYEES MAKE NO GUARANTEES IMPLIED OR OTHERWISE AS TO ITS ACCURACY OR COMPLETENESS. WE THEREFORE, DO NOT ACCEPT ANY RESPONSIBILITY TO ITS USE.



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TYPICAL DETAILS
CITY OF DESTIN, FL

SHEET TITLE
DUMPSTER WALL - POST DETAIL

DATE: MARCH 2023	FILE NO.: N/A	SHEET NO.
PROJECT NO: N/A	SCALE: N.T.S.	W-05