

18596 US Hwy 331 S ♦ Freeport, FL 32439
Phone 850.460.7279 ♦ www.JPENGFL.com

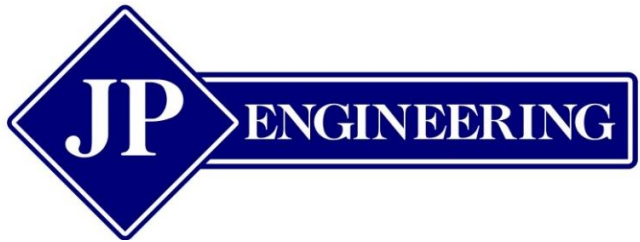
Due Diligence Package

April 24, 2024

Prepared For:

Prepared By:

JP Engineering, LLC
18596 US Hwy 331 S
Freeport, FL 32439



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Phone 850.460.7279 ♦ www.JPENGFL.com

Marina Storage Due Diligence

I. REPORT NOTES AND LIMITATIONS

The following is intended to be a limited scope due diligence package for the subject property consisting of Walton County GIS mapping research, limited code research, and preliminary site planning. It in no way should be construed that the site plans as shown as a part of this package are final or complete, as many non-researched aspects could greatly affect the plans. A survey was not provided to aid in the due diligence. There may be additional limitations, restrictions, or jurisdictional requirements that are not a part of this report that may affect the property or future development. A physical inspection, environmental assessment, geotechnical report, traffic impact report, utility services, or stormwater evaluation has not been performed or provided to aid in the report.

II. REPORT SUMMARY

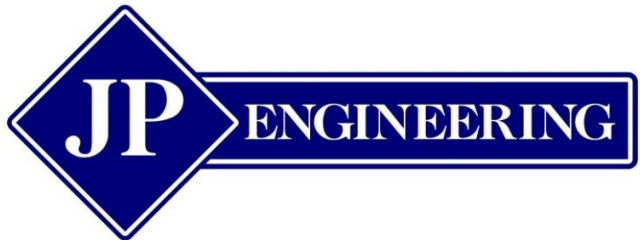
Various Conceptual plans were created to evaluate potential development options for the subject property. The property is currently zoned as Heavy Industrial, which will require a FLU and Zoning amendment to allow residential uses, as depicted in conceptual plans 1 (single family) and 3 (multifamily). However, the current zoning should allow for storage facilities, such as outside storage for boats/RVs/etc, as depicted in conceptual plan 4.

Access to the property is assumed to be across adjacent property from the south. All scenarios will require substantial wetland impacts to access the upland pocket in the north center of the subject property. This will require state and federal permitting for dredge and fill operations. The alternative boardwalk and dock depicted on conceptual plan 4 will also require state and federal permitting, as well.

Site construction estimates are provided for planning purposes only. It should be emphasized that without complete civil design it is not possible to accurately estimate construction costs. These only include site construction costs related to the conceptual plans and do not include any professional fees, permit fees or any other costs associated with achieving all permits and approvals necessary for construction.

A handwritten signature in black ink that reads 'Tracy Jernigan'.

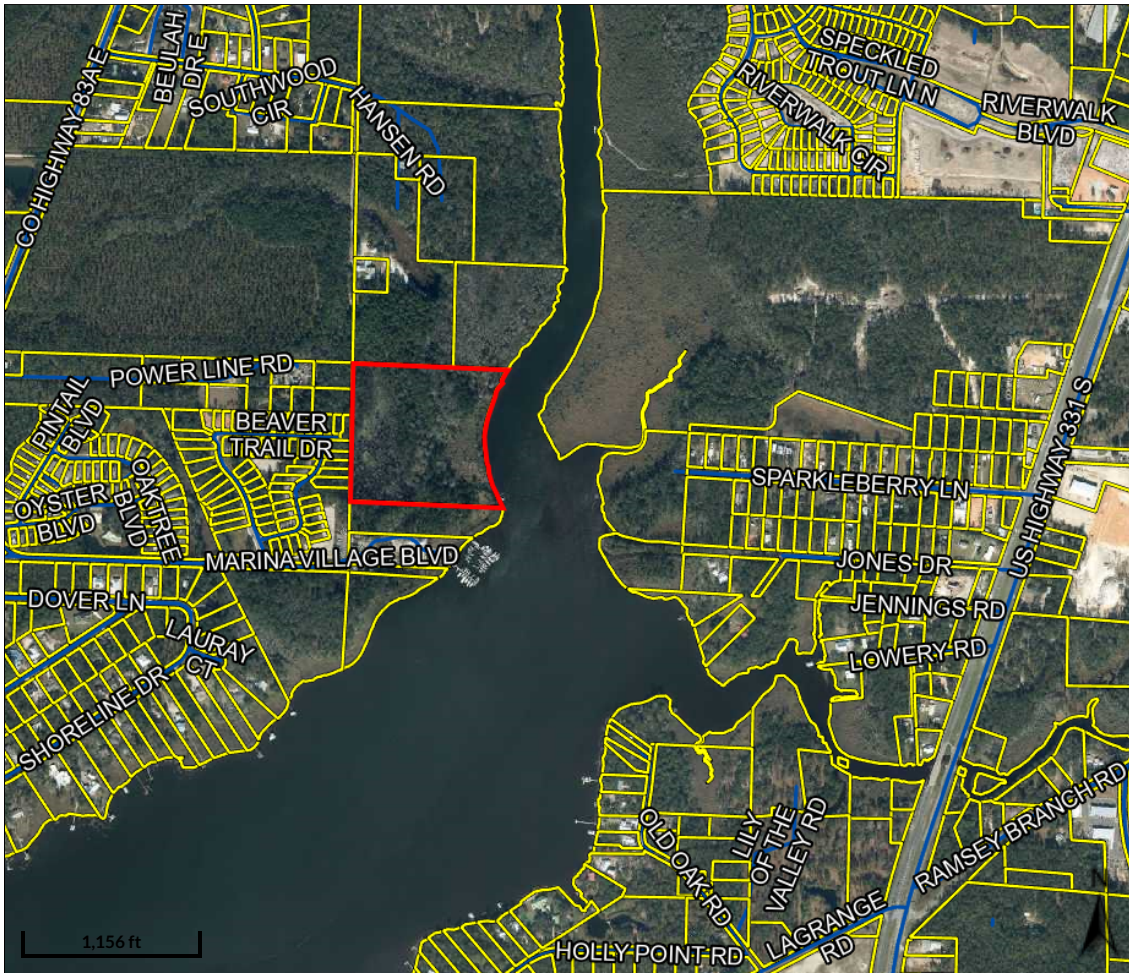
Tracy Jernigan
JP Engineering, LLC



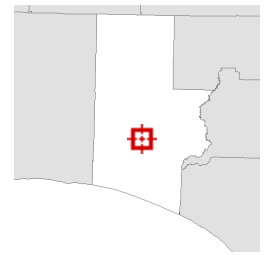
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III. REPORT ITEMS

1. Summary Letter
2. Walton County Property Appraiser's Map 1
3. Walton County Property Appraiser's Map 2
4. Walton County Property Appraiser's Card 1
5. Walton County Property Appraiser's Card 2
6. Deed 1
7. Deed 2
8. Walton County GIS Mapping Series
9. FEMA Flood Zone Map
10. USGS Soil Mapping Information
11. Walton County - General Commercial Excerpt
12. Walton County - Extractive Use Excerpt
13. Walton County - Heavy Industrial Excerpt
14. Walton County - General Development in Flood Zones
15. Walton County - Landscaping Requirements
16. Walton County - Building Foundation Landscaping
17. Walton County - Uncomplimentary Land Use Buffers
18. Walton County - Offstreet Parking & Loading
19. JPE Preliminary Engineer's Estimate
20. Conceptual Site Plan 1
21. Conceptual Site Plan 3
22. Conceptual Site Plan 4



Overview



Legend

- City Labels
- Landmarks
- Parcels

Parcel Number	22-15-19-23010-000-0111	Physical Address		Building Value	\$0	Just Value	\$578,859	Last 2 Sales Date		Price		Vacant		Qual
Acreage	17.488	Mailing Address		Misc Value	\$0	Assessed Value	\$578,859	6/27/2023		\$100	N			U
Property Usage	NO AG ACREAGE			Land Value	\$578,859	Exempt Value	\$0	1/7/2023		\$100	N			U
				Ag Land Value	\$0	Taxable Value	\$578,859	MLS	926694					
				Ag Market Value	\$0									

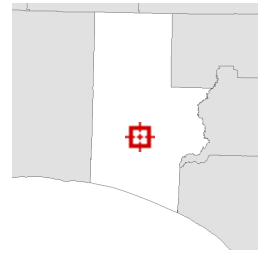
This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Walton County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. THIS MAP IS NOT A SURVEY.

Date created: 2/7/2024
 Last Data Uploaded: 2/6/2024 6:42:20 PM

Developed by  **Schneider**
 GEOSPATIAL



Overview



Legend

- City Labels
- Landmarks
- Parcels

Parcel Number	22-15-19-23010-000-0112	Physical Address		Building Value	\$0	Just Value	\$66,819	Last 2 Sales	
Acreage	3.948	Mailing Address		Misc Value	\$0	Assessed Value	\$66,819	Date	6/17/2013
Property Usage	VACANT			Land Value	\$66,819	Exempt Value	\$0	Price	\$100
				Ag Land Value	\$0	Taxable Value	\$66,819	Vacant	Y
				Ag Market Value	\$0			Qual	U
								MLS	899034

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Walton County Property Appraiser

Homestead Application

[Apply for Homestead Exemption](#)

Income and Expense Form

[Income and Expense Form](#)

Parcel Summary

Parcel ID 22-1S-19-23010-000-0111
Location Address FREEPORT 32439
Brief Tax Description LOTS 13 & 14 BAYOU LAGRANGE S/D PB 2-34 *LESS:THE S 450FT OF LOT 14 AND *LESS:THE W 25FT OF LOT 13 FOR ROW OR 389-245 OR 2682-4819
(Note: Not to be used on legal documents.)
Property Use Code NO AG ACREAGE (9900)
Sec/Twp/Rng 22-1S-19
Tax District COUNTY (5)
Millage Rate 8.3174
Acreage 17.488
Homestead N

[View Map](#)

Owner Information

Primary Owner

Certified Values

	2023 Certified Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$578,859
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$578,859
Assessed Value	\$578,859
Exempt Value	\$0
Taxable Value	\$578,859
Differential	\$0

2023 TRIM Notice

[Click Here to view the 2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type	Acres	Frontage
009900 - AC NON-AG	9.5	AC	9.5	0
000130 - SFR WATER	870	FF	7.98	870

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	6/27/2023	\$100	LA	3293/4559	Unqualified	Improved		
Y	1/7/2023	\$100	WD	3277/3093	Unqualified	Improved		
N	7/28/2005	\$9,125,000	WD	2682/4819	Unqualified	Vacant	LAGRANGE BAYOU DEVELOPMENT CORPORATION INC	LAGRANGE BAYOU VILLAGE LLC
N	7/10/1986	\$300	WD	0389/0245	Unqualified	Vacant	SIMS JAMES F JR & VIVIAN G (H&W),MEHLING	LAGRANGE BAYOU DEVELOPMENT CORPORATION INC

Map



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No data available for the following modules: Building Information, Sketches, Extra Features, Permits, Photos.

The Walton County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties expressed or implied are provided for the data herein, its use or its interpretation. The assessed values provided by the Walton County Property Appraiser's Office are not certified values and are subject to change as we prepare the final tax roll.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us



Walton County Property Appraiser

Homestead Application

Apply for Homestead Exemption

Income and Expense Form

Income and Expense Form

Parcel Summary

Parcel ID 22-1S-19-23010-000-0112
Location Address FREEPORT 32439
Brief Tax Description S 450 FT OF LOT 14 BAYOU LAGRANGE S/D LESS S 250 FT PB 2-34 OR 45-41 OR 2657-254 OR 2674-2853 OR 2709-874 OR 2862-680 OR 2918-1189 OR 2923-1827
(Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 22-1S-19
Tax District COUNTY (5)
Millage Rate 8.3174
Acreage 3.948
Homestead N

[View Map](#)

Owner Information

Primary Owner

Certified Values

	2023 Certified Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$66,819
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$66,819
Assessed Value	\$66,819
Exempt Value	\$0
Taxable Value	\$66,819
Differential	\$0

2023 TRIM Notice

[Click Here to view the 2023 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type	Acres	Frontage
000130 - SFR WATER	200	FF	3.94	200

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	6/17/2013	\$100	WD	2923/1827	Unqualified	Vacant	ALLEN WILLIAM	
N	4/18/2013	\$33,000	SW	2918/1189	Unqualified	Vacant	CHARTERBANK	
N	10/18/2011	\$100	DE	2876/0183	Unqualified	Vacant	FEDERAL DEPOSIT INSURANCE CORP FOR	CHARTERBANK
N	3/22/2011	\$500	CT	2862/0680	Unqualified	Vacant	PIER ASSOCIATES INC / CLERK OF COURT	FIRST NATIONAL BANK OF FLORIDA
N	8/24/2005	\$500,000	WD	2709/0874	Qualified	Vacant	G2C ENTERPRISES INC	PIER ASSOCIATES INC
N	3/28/2005	\$565,000	WD	2674/2853	Unqualified	Vacant	BROADHEAD DEVELOPMENT LLC	G2C ENTERPRISES INC
N	2/28/2005	\$625,000	WD	2657/0254	Unqualified	Vacant	JOHNSON JOHN W & MARY E *H&W*	BROADHEAD DEVELOPMENT LLC

Map



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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/6/2024, 5:42:20 PM

Contact Us



Prepared by and return to:
Matthews & Jones, LLP
4475 Legendary Drive
Destin, FL 32541
Parcel Identification No.: 07-1S-22-0000-0142-0010
Documentary Stamps: \$0.70

_____[Space Above This Line For Recording Data]_____

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

This Indenture made this 7th day of January, 2022, between LaGrange Bayou Village, LLC, an Alabama limited liability company, whose address is Miramar Beach, FL 32550,
“Grantor”, and Miramar Beach, FL 32550, dated July 8, 2015,
whose address is : Miramar Beach, FL 32550, “Grantee”,

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

See attached Exhibit A

Subject to taxes for 2022 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons owning, holding or claiming by, through or under Grantor.

[Signatures appear on the following page]

NO TITLE OPINION HAS BEEN PROVIDED BY MATTHEWS & JONES, LLP

In Witness Whereof, Grantor has hereunto set Grantor's hands and seals the day and year first above written.

Signed, Sealed and Delivered in our presence:

Witnesses:

LaGrange Bayou Village, LLC

James P. Fleming
Printed Name: James P. Fleming

Tammie Fleming
Printed Name: Tammie Fleming

STATE OF Florida
COUNTY OF Okaloosa

I HEREBY CERTIFY that on this day, before me by means of physical presence or [] online notarization, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared James A. Massey, as Manager of LaGrange Bayou Village, LLC, an Alabama limited liability company, who is personally known to me or who has produced a driver's license as identification, to be the person described in and who executed the foregoing Warranty Deed and acknowledged before me that he signed same.

WITNESS my hand and official seal this 7th day of January, 2022 ^(TP)

Tammie Fleming
NOTARY PUBLIC
My Commission Expires: 9/8/2023



EXHIBIT A

The South $\frac{1}{4}$ of the South half of the Southeast Quarter of Section 21, Township 1 South, Range 19 West, Walton County, Florida.

And

Lots 13 and 14, Bayou LaGrange, according to the plat recorded in Plat Book 2, Page 34, less and except the South 450 feet of Lot 14, which includes the 50 feet granted to Walton County on September 24, 1969, in Deed Book 227, Page 84, and less and except the West 25 feet of Lot 13, lying East of the N $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, Township 1 South, Range 19 West, included in the above description but reserved for right-of-way.

①
10 or
.70

Prepared by:
Amy Blackman, an employee of
Locklin & Saba, P.A.
4557 Chumuckla Hwy
Pace, FL 32571
(850) 623-2500
File No.: 13-169

WARRANTY DEED

This indenture made on A.D. 6/17/13 by
William Allen whose address is: 717 Burns Rd. Apt 1112, Carrollton, GA 30017 hereinafter called the "grantor",
to
whose address is:
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Walton County, FL, to-wit:

The South 450 feet of Lot 14, Bayou La Grange, according to the Plat thereof, as recorded in Plat Book 2, Page 34, inclusive, which includes the 50 feet granted to Walton County on September 24, 1969 in Vol. 227, Page 84, of the Public Records of Walton County, Florida, less and except the South 250 feet of Lot 14.

Parcel Identification Number: 22-1S-19-23010-000-0112

THE GRANTOR PROVIDED THE LEGAL DESCRIPTION ON THIS DEED, AND THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE. THE PREPARER HEREIN ASSUMES NO LIABILITY AS TO THE GUARANTEE OF TITLE.

THE PROPERTY SET FORTH ABOVE IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR HEREIN, NOR IS IT CONTIGUOUS THERETO;

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

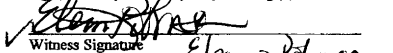
To Have and to Hold, the same in fee simple forever.

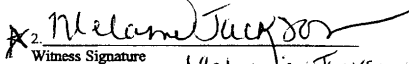
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

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

X 
William Allen


Signed in the presence of the following (2) witnesses:


Witness Signature
1. Witness Print Name: Eleanora Robinson

X 
Witness Signature
2. Witness Print Name: Melanie Jackson

State of Georgia
County of Carroll

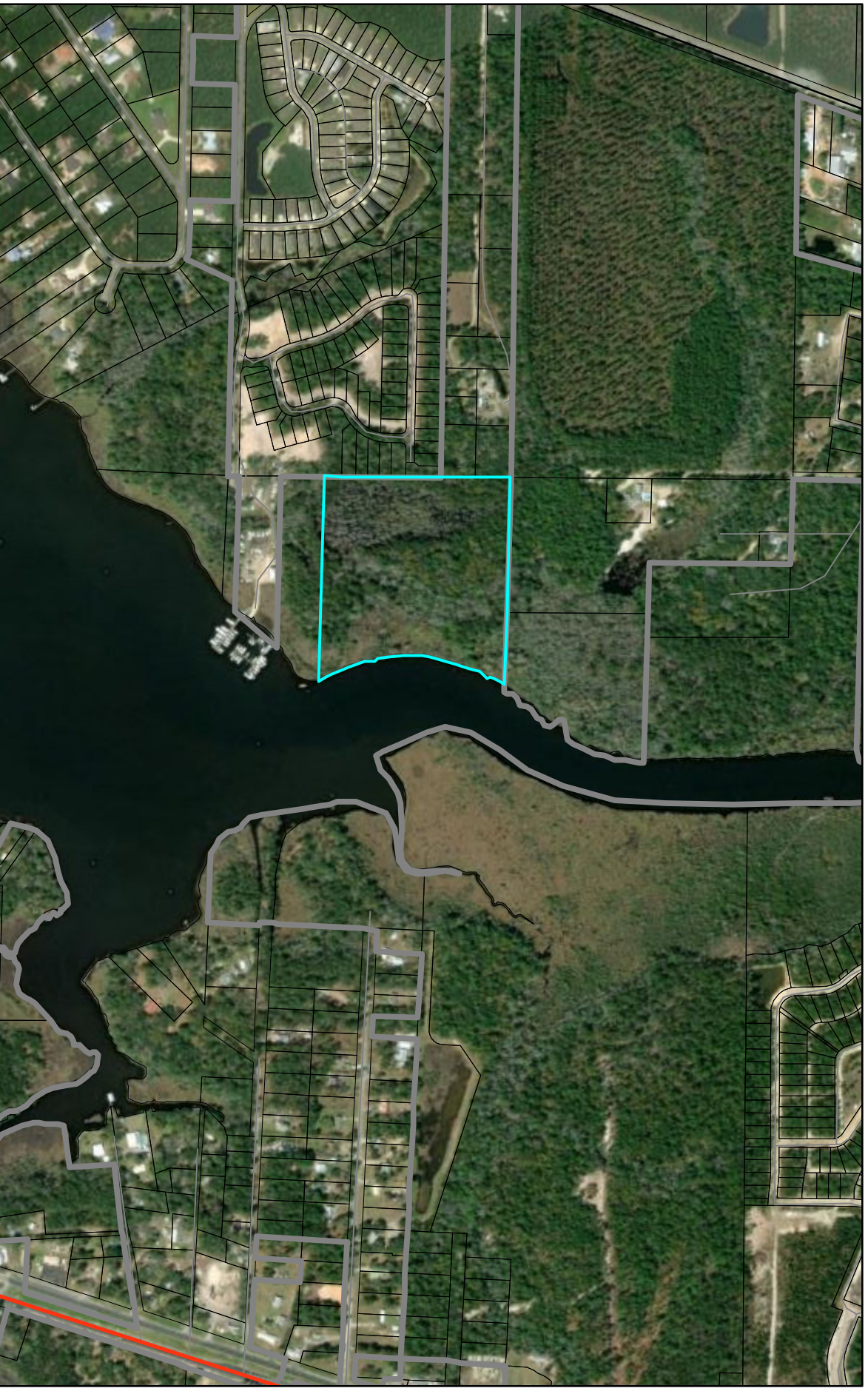
Sworn To, Subscribed and Acknowledged before me on 6/17/13 by William Allen who is personally known to me or who has/have produced a valid driver's license as identification


Notary Public
Notary Print Name
My Commission Expires: 9/2/13



SEAL

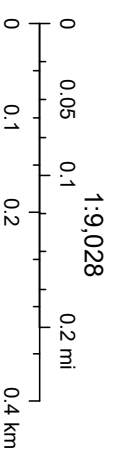
Aerial



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- Streets
- County Route
- Local
- Municipalities
- Parcels
- U.S. Highway

Maxar



Aerial Zoomed



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Address Points Streets

▲ Active

Local

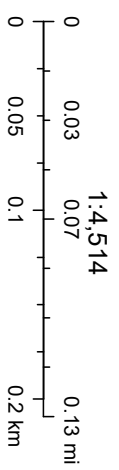


Municipalities



Parcels

Maxar



FLU



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Address Points Streets



Active



Local

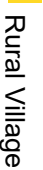


Municipalities



Parcels

Future Land Use Designation



Rural Village



Industrial

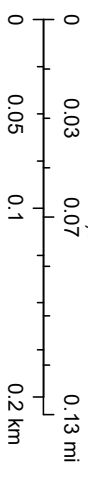
Public Facilities



Public Facilities

Municipal

Maxar

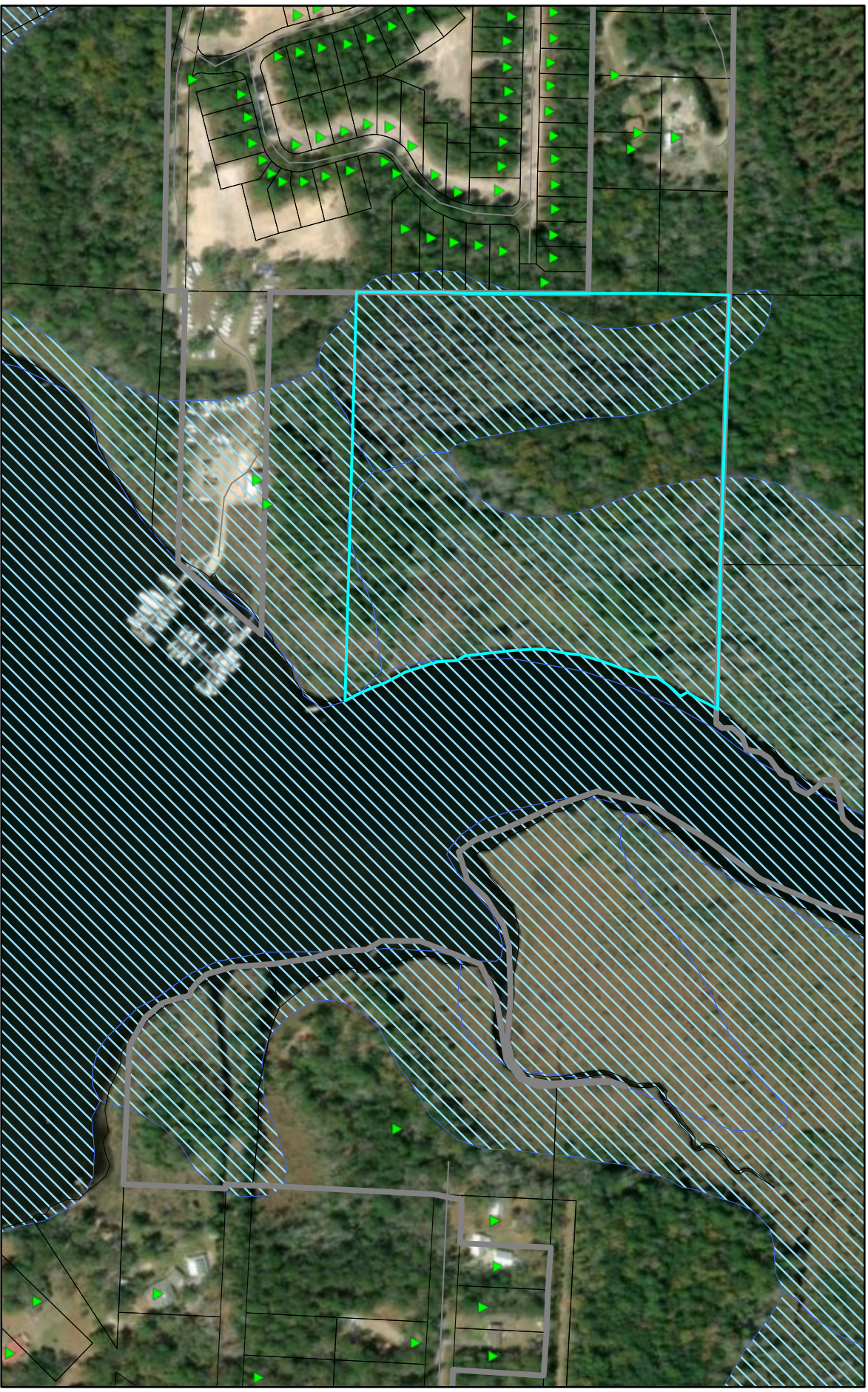


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Zoning



Wetlands



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Address Points Streets

Active Local Parcels



Municipalities

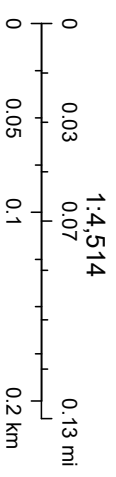


Wetlands

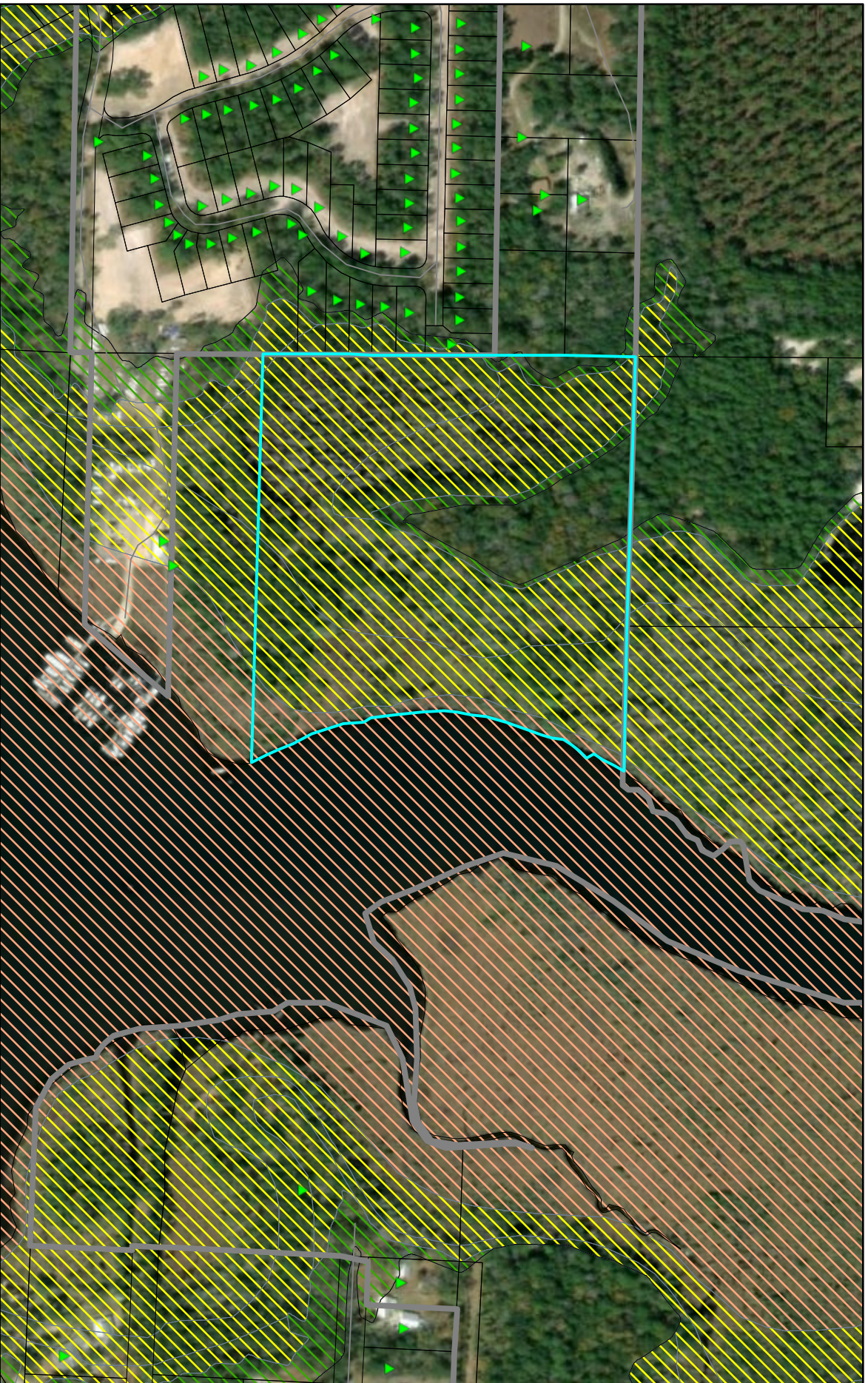


Parcels

Maxar





Flood



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Address Points  Municipalities

Active  Parcels

Streets  Flood Zone Special Flood Hazard Areas (SFHA) Updated 12/30/2020

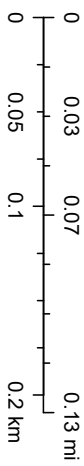
Local  0.2 PCT ANNUAL CHANCE FLOOD HAZARD

 AE

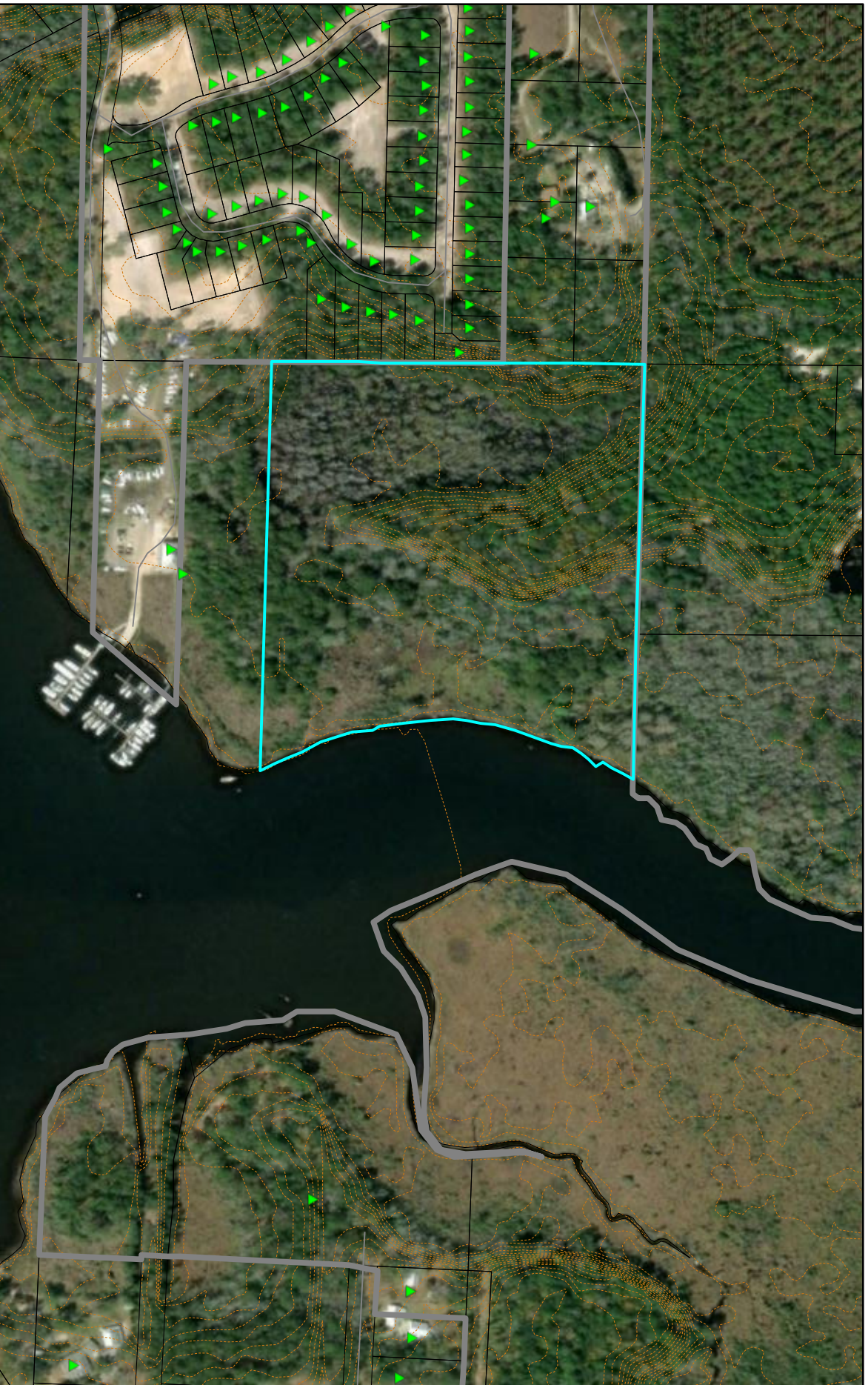
 VE

 X

1:4,514



Contours

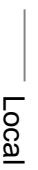


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Address Points Streets



Active



Local

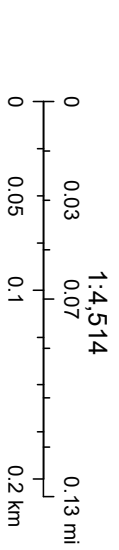


Municipalities



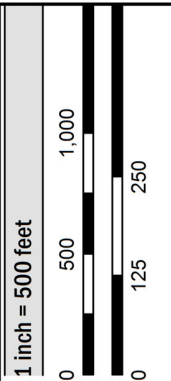
Parcels

FDDEM Contours 1ft



If you need assistance, click here to access the Quick Reference Guide to Getting Started

Web AppBuilder for ArcGIS



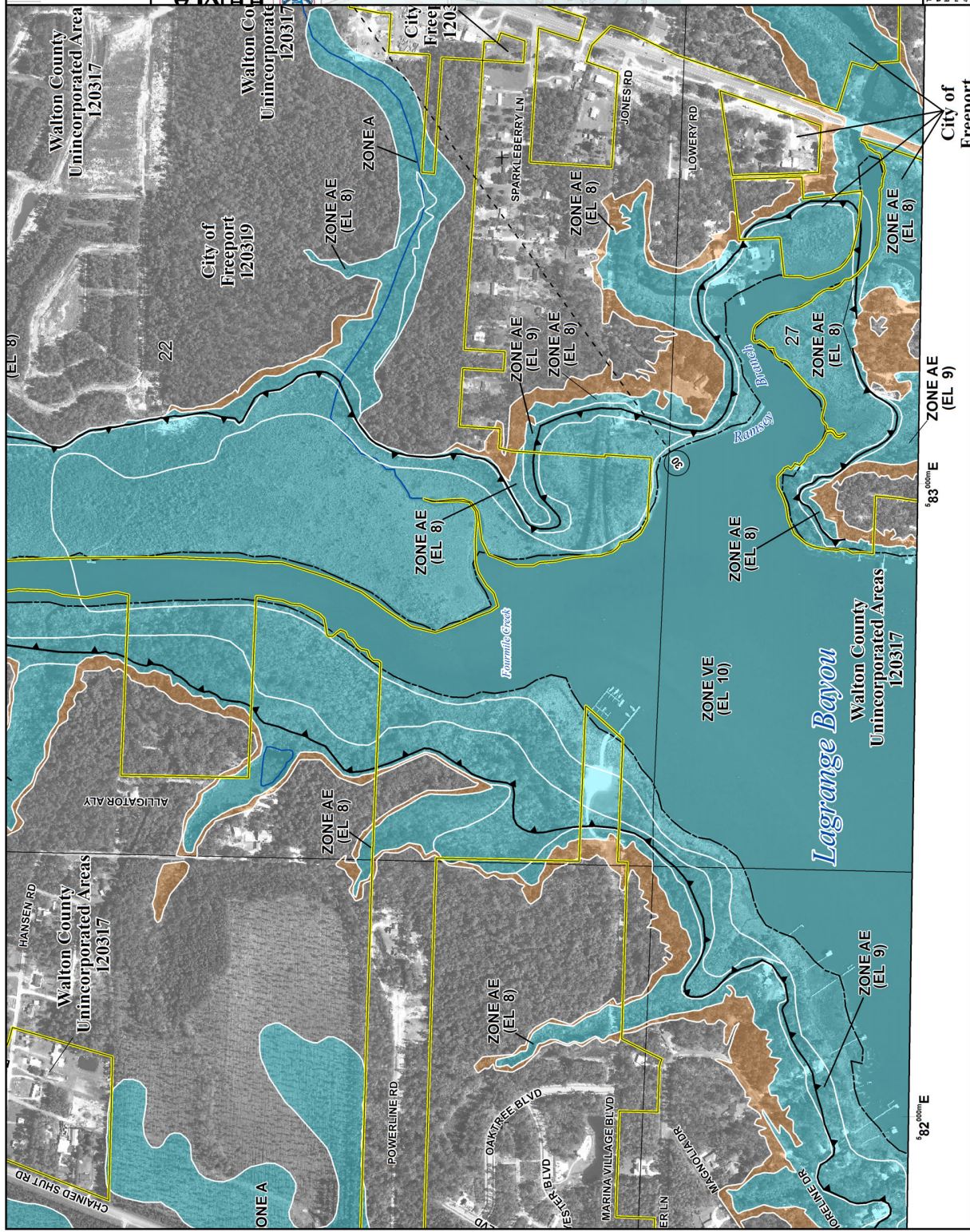
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
WALTON COUNTY, FLORIDA
 and Incorporated Areas
PANEL 557 of 738



Panel Contains:
 COMMUNITY FREERPT, CITY OF WALTON COUNTY
 NUMBER 120319
 PANEL SUFFIX H H

VERSION NUMBER 1.3.1.2
 MAP NUMBER 12131C0557H
 MAP REVISED 05/2015

National Flood Insurance Program



This is an official FEMA map showing a portion of the above-referenced flood map created from the MSC FEMA's Web tool. This map does not reflect changes or amendments which may have occurred since the map was last updated. For the most current information, please refer to the map on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Walton County, Florida

8—Dorovan-Pamlico association, frequently flooded

Map Unit Setting

National map unit symbol: bw64

Elevation: 0 to 450 feet

Mean annual precipitation: 62 to 70 inches
Mean annual air temperature: 63 to 70 degrees F
Frost-free period: 232 to 262 days
Farmland classification: Not prime farmland

Map Unit Composition

Dorovan and similar soils: 60 percent
Pamlico and similar soils: 20 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dorovan

Setting

Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Organic material

Typical profile

Oa - 0 to 60 inches: muck

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very high (about 22.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B/D
Forage suitability group: Organic soils in depressions and on flood plains (G133AA645FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G133AA645FL)
Hydric soil rating: Yes

Description of Pamlico

Setting

Landform: Flood plains on marine terraces

Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Herbaceous organic material over sandy marine deposits

Typical profile

Oa - 0 to 30 inches: muck
C - 30 to 80 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very high (about 14.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Organic soils in depressions and on flood plains (G133AA645FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G133AA645FL)
Hydric soil rating: Yes

Minor Components

Kinston

Percent of map unit: 6 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G133AA345FL)
Hydric soil rating: Yes

Bibb

Percent of map unit: 6 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear

Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G133AA345FL)

Hydric soil rating: Yes

Leon

Percent of map unit: 5 percent

Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G133AA145FL)

Hydric soil rating: Yes

Rutlege

Percent of map unit: 3 percent

Landform: Flood plains on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G133AA145FL)

Hydric soil rating: Yes

12—Foxworth sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2ttkk

Elevation: 100 to 430 feet

Mean annual precipitation: 40 to 69 inches

Mean annual air temperature: 55 to 72 degrees F

Frost-free period: 190 to 310 days

Farmland classification: Farmland of local importance

Map Unit Composition

Foxworth and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Foxworth

Setting

Landform: Ridges on marine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: sand

C - 6 to 67 inches: sand

Cg - 67 to 80 inches: sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: About 42 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Ecological site: F152AY305FL - East Central Sandy Ridges, Rises, and Knolls

Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G133AA121FL)

Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G133AA121FL), Longleaf Pine-Turkey Oak Hills (R133AY002FL)

Hydric soil rating: No

Minor Components

Lakeland

Percent of map unit: 4 percent

Landform: Hills on marine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R133AY002FL)

Hydric soil rating: No

Chipley

Percent of map unit: 1 percent

Landform: Ridges on marine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: F152AY320FL - East Central Sandy Flat

Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G133AA131FL)

Hydric soil rating: No

45—Dirego muck, frequently flooded

Map Unit Setting

National map unit symbol: bw54
Elevation: 0 to 20 feet
Mean annual precipitation: 62 to 70 inches
Mean annual air temperature: 63 to 70 degrees F
Frost-free period: 232 to 262 days
Farmland classification: Not prime farmland

Map Unit Composition

Dirego and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dirego

Setting

Landform: Tidal marshes on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Herbaceous organic material over sandy marine deposits

Typical profile

Oa - 0 to 48 inches: muck
Cg - 48 to 65 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Maximum salinity: Strongly saline (16.0 to 32.0 mmhos/cm)
Sodium adsorption ratio, maximum: 55.0
Available water supply, 0 to 60 inches: Very high (about 19.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A/D
Ecological site: F152AY220FL - Central Coastal Adjacent Tidal Zones

Forage suitability group: Forage suitability group not assigned (G133AA999FL)

Other vegetative classification: Forage suitability group not assigned (G133AA999FL)

Hydric soil rating: Yes

Minor Components

Maurepas

Percent of map unit: 12 percent

Landform: Flood plains on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F152AY220FL - Central Coastal Adjacent Tidal Zones

Other vegetative classification: Organic soils in depressions and on flood plains (G133AA645FL)

Hydric soil rating: Yes

Bigbee

Percent of map unit: 3 percent

Landform: Stream terraces on marine terraces, flood plains on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on stream terraces or flood plains (G133AA114FL)

Hydric soil rating: No

64—Pamlico muck

Map Unit Setting

National map unit symbol: bw5t

Elevation: 0 to 300 feet

Mean annual precipitation: 62 to 70 inches

Mean annual air temperature: 63 to 70 degrees F

Frost-free period: 232 to 262 days

Farmland classification: Not prime farmland

Map Unit Composition

Pamlico and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pamlico

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Dip

Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over sandy marine deposits

Typical profile

Oa - 0 to 25 inches: muck
C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Rare
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very high (about 13.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: F152AY350FL - East Central Sandy Lowland
Forage suitability group: Organic soils in depressions and on flood plains (G133AA645FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G133AA645FL)
Hydric soil rating: Yes

Minor Components

Dorovan

Percent of map unit: 7 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F152AY345FL - East Central Sandy Flooded Lowland
Other vegetative classification: Organic soils in depressions and on flood plains (G133AA645FL)
Hydric soil rating: Yes

Rutlege

Percent of map unit: 5 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf

Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F152AY345FL - East Central Sandy Flooded Lowland
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G133AA145FL)
Hydric soil rating: Yes

Pickney

Percent of map unit: 5 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F152AY350FL - East Central Sandy Lowland
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G133AA145FL)
Hydric soil rating: Yes

Leon

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F152AY320FL - East Central Sandy Flat
Other vegetative classification: sandy soils on flats of mesic or hydric lowlands (G133AA141FL)
Hydric soil rating: No

100—Waters of the Gulf of Mexico

Map Unit Composition

Waters of the gulf of mexico: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waters Of The Gulf Of Mexico

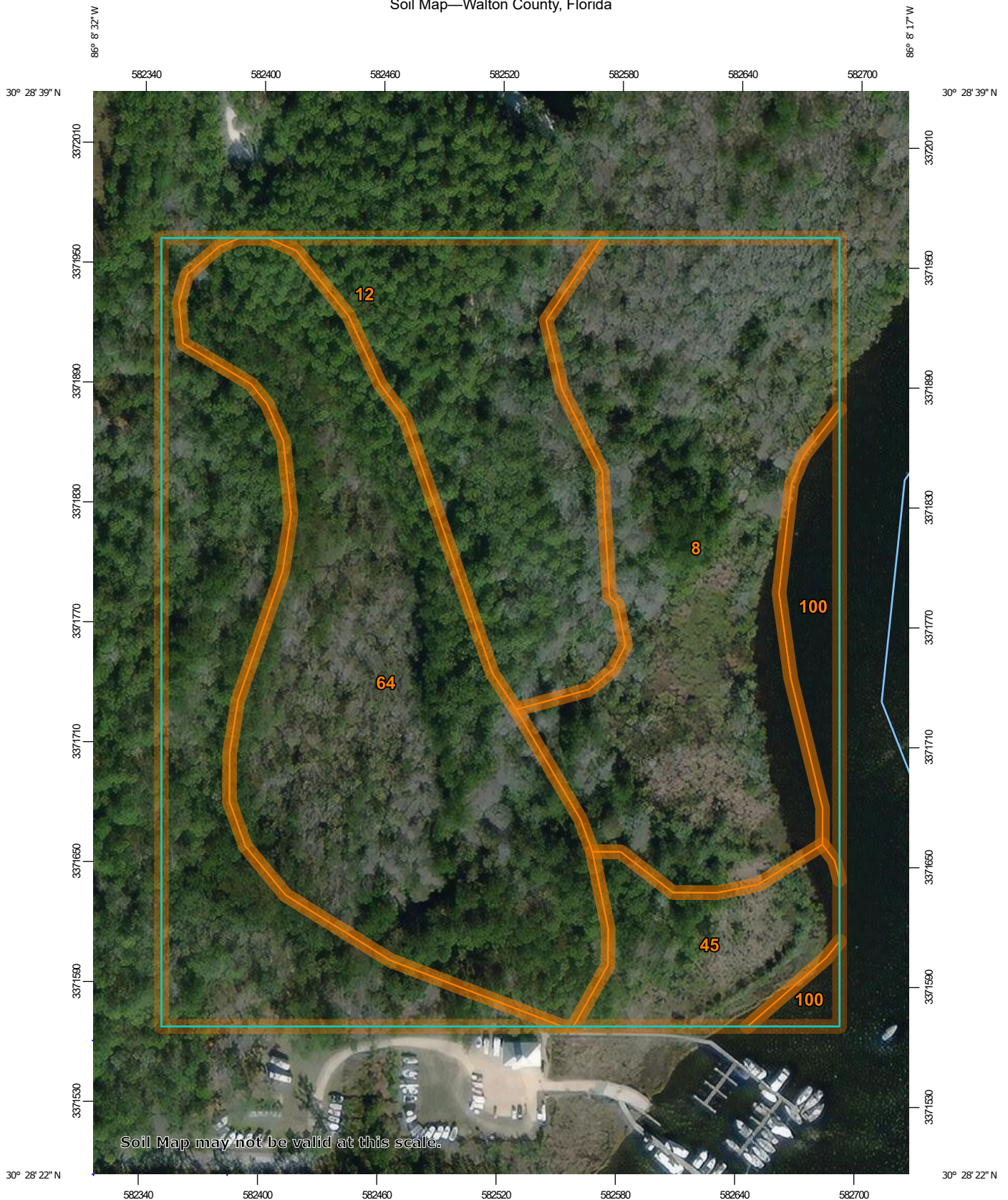
Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G133AA999FL)
Other vegetative classification: Forage suitability group not assigned (G133AA999FL)
Hydric soil rating: Unranked

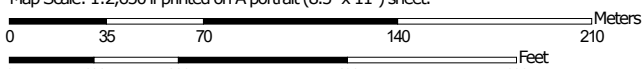
Data Source Information

Soil Survey Area: Walton County, Florida
Survey Area Data: Version 23, Aug 24, 2023

Soil Map—Walton County, Florida


















Map Scale: 1:2,650 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slipp		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walton County, Florida
 Survey Area Data: Version 23, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Dec 10, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Dorovan-Pamlico association, frequently flooded	9.1	27.4%
12	Foxworth sand, 0 to 5 percent slopes	10.6	31.9%
45	Dirego muck, frequently flooded	2.1	6.2%
64	Pamlico muck	10.2	30.6%
100	Waters of the Gulf of Mexico	1.3	4.0%
Totals for Area of Interest		33.4	100.0%

submission and approvals of a description of all uses including scale and character adjacent to the proposed expansion.

13. Infill projects must conform with the following, as applicable:
 - a. Native vegetation must be re-established in the buffer areas of the US 98/331 Scenic Corridor.
 - b. Residential projects within the US 98/331 Scenic Corridor must meet landscaping requirements of the US 98/331 Scenic Corridor Standards.
 - c. Residential projects within 300 feet of CR 30-A must have bike path connectors.
 - d. Drought-tolerant plant species must be used for landscaping within the Scenic 30-A Corridor buffer.
 - e. New residential developments in the US 331/98 Corridor and the Scenic 30-A Corridor must have sidewalks on both sides of new residential streets.
 - f. To promote a traffic grid pattern, streets in new residential subdivisions must be coordinated with and interconnected to the street system of the surrounding area.
 - g. New infill development south of CR-30A that is adjacent to [a] single-family residence must set back an additional 10 feet for each story greater than that of the existing single-family residence.
 - h. To promote the compatibility of new infill projects with existing development, the developer must hold a community meeting that will take place following a pre-application conference with the County and before submitting a development order application. Planning Department staff shall be invited to attend this meeting. Topics covered in community meetings may include — but not be limited to — building heights, building setbacks, and architectural compatibility.
14. Development transitioning from lower intensities to higher intensities may require additional buffering from adjacent developments to meet compatibility as prescribed in Chapter 5.

2.02.15. General Commercial (GC): The General Commercial District is intended to provide for general commercial uses that serve the larger community and the traveling public. This category permits a broad range of commercial operations and services.

A. Location criteria:

1. North, North Central, South Central Walton, and South Walton -- The GC Zoning District shall be located on parcels or lots fronting arterials and major collectors or at intersections of major/minor collectors and arterials unless part of an overall master plan of development. For

new GC zoning districts, the proposed location, uses, and development must be compatible with the character and size of the site and the surrounding areas.

B. Primary Uses Allowed:

1. Lodging and accommodations
2. Civic uses
3. Public uses
4. General commercial uses
5. Neighborhood commercial uses
6. Professional service/office uses
7. Artisanal uses
8. Live/work uses
9. Workplace uses
10. Mobile home parks that are licensed by the Florida Department of Health and Rehabilitative Services are considered commercial developments and are to be reviewed as such. A maximum of 12 mobile home units per acre are allowed within any mobile home park.
11. Vertical mixed use: Up to 17 multi-family residential dwelling units per one (1) acre are permitted provided that such units are located above a ground floor commercial use. Residential uses are subject to the requirements of Section D below.
12. Communication towers subject to the limitations and approval process provided in Subsection 5.07.10 and 5.00.04 of this Code.

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

1. Multi-family residential: In order to facilitate the development of workforce and affordable long-term rental housing multi-family apartment complexes may be authorized within a GC district, subject to the following restrictions:
 - a. Multi-family residential uses are a high density conditional use that require, at a minimum, a showing of need, compatibility with adjacent land uses, and the necessary supporting infrastructure;
 - b. Multifamily residential uses may be developed at a density of up to seventeen (17) dwelling units per acre.
 - c. At least twenty percent (20%) of the dwelling units shall be dedicated for extremely low income, very low income, low income, workforce, and/or moderate income housing.
2. Commercial outdoor amusements subject to the following:
 - a. Such uses are not permitted on any parcel located within any designated Scenic Corridor overlay district as described in Chapter 6 of this Code.
 - b. Such uses must provide for enhanced landscaping and buffering beyond what is required elsewhere in this Code.

- c. Such uses must prepare an overall signage master plan consistent with the US 98 Scenic Corridor Overlay District signage requirements of Section 6.11.08 regardless of location. Multi-dimensional or character based advertisements are not permitted visible from any roadway.

F. Nonresidential Intensity Allowed:

1. A maximum FAR of 1.00 (100%) and a maximum ISR of 0.85 (85%).

G. Special Development Standards:

1. General Commercial developments must be served by central water and sewer facilities;
2. All development within this zoning district shall provide for safe and efficient access and shall be required to meet State and County access management design standards for appropriate driveway spacing, interconnections with adjacent parcels, and shared access to collector and arterial roads.
3. Standards and regulations for compatibility, landscaping, vehicular and pedestrian access, traffic circulation, signage, and building and parking lot orientation contained elsewhere in this *Code* may be applicable to developments within this district.

2.02.16. Neighborhood Commercial (NC): The purpose of this district is to designate small areas in proximity to residential areas that will allow for a limited group of commercial uses to serve the needs of those residential areas. All neighborhood commercial uses must be designed in use, scale, character, and intensity to be compatible with, and to protect, the abutting and surrounding residential areas.

A. Location Criteria:

This zoning district is applicable to all Planning Areas along arterials, major/minor collectors and at the intersection of arterial/collector, collector/collector, and collector/local paved streets unless part of an overall master plan of development.

B. Primary Uses Allowed:

1. Civic uses
2. Bed and breakfast uses
3. Neighborhood commercial uses
4. Professional service/office uses
5. Live/work uses
6. Artisanal uses

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

4. Hotel/Motel/Resort development architecture to be similar to and compatible with surrounding development in Grayton Beach, Seaside areas, as determined by Walton County Commission which will not be unreasonably withheld.
5. All development shall be served by public or central water and sewer systems. No septic tanks or package plants are permitted. Private wells are permitted for landscape irrigation only.

2.02.26 Extractive Uses (EU): This district applies to the removal of resources from their location to make them suitable for commercial, industrial, or construction use, but does not include excavation solely in aid of on-site agricultural or silvicultural activities where the extracted materials are not transferred off-site or sold.

A. Location Criteria:

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.

B. Primary Uses Allowed:

1. Extractive Uses
2. Communication towers subject to the limitations and approval process provided in Subsection 5.07.10 and 5.00.04 of this Code

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:

1. No residential density is associated with the Extractive Use Zoning District, with the exception of one (1) dwelling unit per development for security purposes only.

F. Nonresidential Intensity Allowed:

1. The maximum intensity of site development for this district is an impervious surface ratio of 0.10 (10%) in order to accommodate maintenance and equipment sheds, inclusive of a general office for development operations.

G. Special Development Standards:

1. Mining that will have an adverse impact on environmentally sensitive areas that cannot be restored is prohibited.
2. The County may increase the minimum separation and buffering requirements based on the location of the proposed mine, whether the activity is temporary or long term, and the extent to which the following occur: vegetated stockpiles, non-vegetated stockpiles, or crushing, processing, or blasting activities.

3. New mining operations shall prevent off-site erosion of soils and shall maintain a 50 foot buffer zone of existing vegetation around the perimeter of the site.
4. Mine operators shall submit to the County a mine reclamation plan. This reclamation plan shall include provision of revegetation of disturbed areas using native species. Mining areas shall be reclaimed to be suitable for use in agriculture or silviculture, or to be suitable for uses compatible with the surrounding area consistent with the site's zoning district.

2.02.27 Light Industrial (LI): This district provides for areas containing a single use or combination of uses, such as offices, showroom/warehouse, and light assembly or storage uses that do not generate noise, particulate matter, vibrations, odors, fumes, glare, and other hazards incompatible with residential uses.

A. Location Criteria:

This zoning district is applicable to all Planning Areas.

Light industrial districts shall be located on a major collector or arterial roadways with immediate access to the regional roadway network.

B. Primary Uses Allowed:

1. Light industrial uses
2. General commercial uses
3. Public uses
4. Communication towers subject to the limitations and approval process provided in Subsection 5.07.10 and 5.00.04 of this Code.
5. Professional services/office uses
6. Artisanal uses
7. Workplace uses
8. Renewable energy uses

C. Accessory Uses and Structures Allowed:

1. Accessory uses allowed within a development include: personal services, business services, restaurants and cafes, newsstands, and similar support uses.

D. Conditional Uses Allowed:

1. Personal services, business services, restaurants and cafes, newsstands, other similar supporting uses on the condition that they are housed in a building which principally serves allowed primary uses.

E. Residential Density Allowed:

1. No maximum or minimum residential density is associated with this category, but, a maximum of one (1) dwelling unit may be approved for security purposes for a development.

F. Nonresidential Intensity Allowed:

1. A maximum FAR of 0.5 (50%) and a maximum ISR of 0.75 (75%).

G. Special Development Standards:

1. Twenty-five (25) feet buffer between Industrial uses and any other land use.

2.02.28 Heavy Industrial (HI): This district includes areas devoted exclusively to industrial development, allowing a mix of heavy and light industry, storage, distribution, and other industrial uses.

A. Location Criteria:

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.

B. Primary Uses Allowed:

1. Heavy Industrial uses
2. Light Industrial uses
3. Extractive uses
4. Communication towers subject to the limitations and approval process provided in Subsection 5.07.10 and 5.00.04 of this Code
5. Public uses
6. Renewable energy uses

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:

1. This district does not provide for residential uses.

F. Nonresidential Intensity Allowed:

1. The maximum intensity for non-residential uses in this district is a floor to area ratio of 0.70 and an impervious surface ratio of 0.85.

G. Special Development Standards:

1. Twenty-five (25) feet buffer between Industrial uses and any other land use.

C. The wetlands protection zones described in Section 4.01.00 of the Land Development Code may limit the allowable density and/or allow for certain density values to be transferred from the acreage contained in these zones to developable upland areas on the site. Refer to Chapter 4 of this the Land Development Code which creates the wetlands protection zones to determine what, if any density value may be transferred.

D. Pursuant to Florida Statutes §163.3179, property subdivided for the use of an immediate family member (grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual) may be permitted as an exception to the density provisions contained in this Land Development Code with the exception of lots in platted subdivisions. Such family member may be permitted to develop a single family residence on a smaller lot provided that any such development must be consistent with the other provisions of the Land Development Code, including concurrency requirements in Chapter 3. This exception shall apply only once to any such family member.

5.00.07 General Development in Flood Zones.

A. Calculation of Floodplain Density and Intensity. For the purpose of limiting new development within areas of special flood hazard concern, the following limitations within flood prone areas apply:

1. Regardless of the density values established in Chapter 2 of the Land Development Code, and except as otherwise provided herein, development within lands that are designated by FEMA as with in a Coastal A Zone (CAZ), V, or VE flood zone shall have a gross density of one (1) dwelling unit per twenty (20) acres, or one (1) unit per forty (40) acres for property designated within the Large Scale Agriculture (LSA) Zoning District.
2. Residential density may be transferred from the regulated special flood hazard areas of the property to those areas on the property at the underlying land use density not within the regulated special flood hazard area.
3. Gulf front properties designated V or VE and located seaward of the CCCL may develop at two (2) dwelling units per acre or at the underlying density if development is transferred out of the regulated special flood hazard area.

B. Development of properties that contain FEMA designated flood zone A or AE may occur at the density of the land-use zoning district in which the property is located, provided, however, that the developer must:

1. Cluster development, to the greatest extent practical, on the areas of the site not within the A or AE flood zone;
2. Protect the areas of the A or AE zone that are not impacted by recording permanent development restrictions on the approved site plan or final plat, whichever is applicable;

3. For development that does occur within the A or AE flood zone, the developer shall meet the established criteria for building within that flood zone, including the requirements of the Walton County Comprehensive Plan;
4. Limit fill to facilitate the infrastructure requirements necessary for the development, including roadways, as necessary, not to exceed an average of one (1) foot (1') over the development site;
5. Provide hydrologically equivalent storage volume at a ratio of 1 to 1 or greater for the fill volume proposed within the regulated special flood hazard area;
6. Construct the foundations of all residences and associated accessory structures, with the exception of accessory structures less than 200 square feet and attached garages, utilizing one of the following methods:
 - a. Open elevated foundations utilizing piers or pilings
 - b. Stem wall foundations with crawl spaces with hydrostatic flood openings that meet the minimum requirements of FEMA and the Walton County flood protection regulations.
 - c. Fill placed outside of the building footprint shall be comprised of well-draining soils that exhibit infiltration rates similar to or better than native soils. Fill that impacts flood attenuation is prohibited.
7. Construct non-residential structures in accordance with FEMA construction guidelines and minimize fill to an average of one (1) foot (1') over the development site. The applicant shall submit a topographical survey and engineering calculations demonstrating that the development meets the fill limitation.

C. In order to discourage filling in any A or AE flood zone, if a developer proposes to fill an A or AE flood zone (other than for infrastructure as provided in (B) 4. above) to remove it from the regulated area of special flood hazard through FEMA's conditional letter of map revision based on fill (CLOMR-F) process or the letter of map revision based on fill (LOMR-F), the allowable density for the filled portion shall be one (1) dwelling unit per 20 acres, fill shall be limited to an average of one foot (1') over the development site, and the developer must provide hydrologically equivalent storage volume at a ratio of 1 to 1 or greater for the fill proposed. Equivalent storage shall be available in addition to post development attenuation volumes associated with stormwater management facilities. To the extent the A or AE flood zones are avoided, other than for infrastructure as provided in paragraph (B) 4 above, the developer shall be entitled to receive the underlying density of the land-use district in which the property is located, which shall be clustered on the upland portions of the property.

5.01.02. Landscaping Requirements for Vehicular Use Areas.

A. The requirements of this section shall apply to off street parking facilities and other vehicular use areas in North Walton Planning Area that have 40 or more parking spaces; or are designed to accommodate vehicles that are larger or smaller than automobiles and are over 20,000 square feet in area.

B. The requirements of this section shall apply to off-street parking facilities and other vehicular use areas in the South Walton County, South Central Walton County and North Central Walton Planning Areas that have ten or more parking spaces.

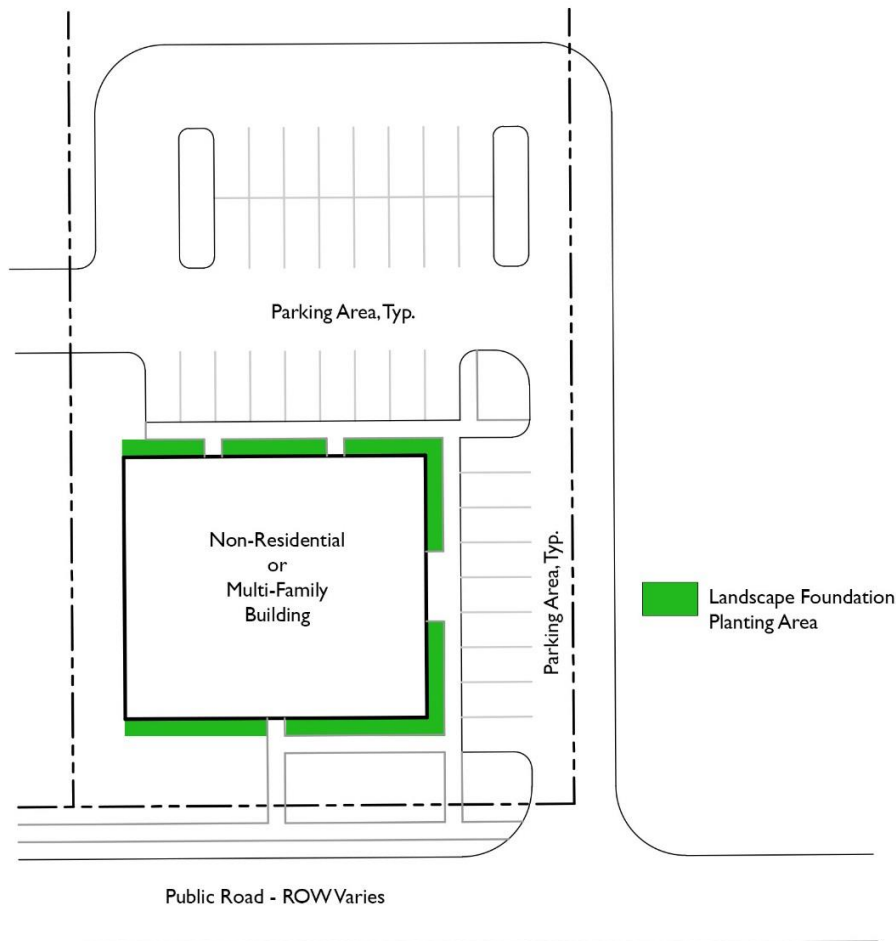
1. Surface Parking. A minimum of ten percent (10%) of parking lot areas, shall be landscaped. Interior planting areas are to be located within or adjacent to the parking area as tree islands, at the end of parking isles, inside seven foot wide or greater medians, or between rows of cars or as part of continuous street or transitional protective yards. Interior planting areas shall be located to most effectively accommodate stormwater runoff and provide shade in large expanses of paving and contribute to orderly circulation of vehicular and pedestrian traffic.
2. Parking Space Islands
 - a. One (1) parking lot island with raised concrete curbing shall be provided for every ten (10) parking spaces. In addition, landscape islands shall be provided at the end of each parking row.
 - b. Landscape islands shall be a minimum of seven (7) feet in width as measured from the back of curb and shall equal the length of the parking stall(s). The landscape island shall contain one (1) canopy tree and three (3) shrubs.
 - c. Shrubs within a landscape island or median shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.
3. Parking Row Medians for Large Parking Areas over 200 Spaces.
 - a. Every sixth row of parking spaces shall be separated by a landscaped median measuring a minimum of seven (7) feet wide (inside of curb to inside of curb) running the length of the parking row. Pedestrian walkways, four (4) feet in width, may be provided inside the curb, running the length of the parking row and meandering around the trees. Bioretention or other stormwater facilities are also permitted within this median.

5.01.03 Drainage Facilities Landscaping. Drainage facilities shall be completely landscaped with plantings and ground surface materials. Such landscaping shall provide for erosion protection while allowing for the efficient utilization of the site.

5.01.04. Building Foundation Landscaping. Single Use Non-residential and multi-family residential buildings shall include a landscape foundation planter with a minimum width of five (5) feet between the building and parking lot and along any façade fronting a public street.

- A. This foundation planter area shall comprise a minimum of fifty percent (50%) of the façade(s) length. A deviation or alternative to this requirement may be considered by the Director of Planning and Development Services.
- B. Building foundation planter areas shall include one (1) shrub for every five (5) linear feet. All plantings within building foundation planter areas may be used to satisfy the landscape requirements found elsewhere in this Section.
- C. A deviation or alternative to this requirement, including but not limited to, raised planters with seat walls, decorative planter boxes, potted trees / shrubs, may be considered by the Director of Planning and Development Services provided the intent of the building foundation planter is satisfied.

Figure 5-4: Sample Building foundation Landscape Area



FOUNDATION PLANTING (not to scale)

5.01.05 Drive-through services. Drive-through windows and stacking lanes shall be screened from adjacent properties and public thoroughfares with a five (5) foot wide landscape island. Screening shall be a minimum of three (3) feet in height. The screen shall be located on the outside of the drive-through lane and shall screen queuing automobiles from any adjacent use.

5.01.06 Xeriscape. In an effort to meet the water needs of Walton County in a manner that will ensure adequate and dependable supplies of water, it is the intent of this Section that Xeriscaping be an essential part of water conservation planning and regulation in Walton County and be an essential component of any approved landscape plan.

"Xeriscaping" means quality landscapes that conserve water, protect the environment, are adapted to local conditions, and utilize drought-tolerant appropriate plants. The principles of xeriscape include planning and design, appropriate choice of plants, soil analysis, which may include the use of solid waste

5.01.08. Uncomplimentary Land Use Landscaped Buffers.

A. Purpose and Intent. The purpose of the landscape buffer requirement is to physically transition and visually minimize adjacent land uses, thereby reducing or mitigating the impact associated with a particular land use. This Section requires landscaped buffers to be provided and to reduce the impact associated with a more intense use such as traffic, noise, glare, trash, vibration, and odor. Landscaped buffers are also required to conserve the values of land and buildings and to provide adequate light and air. The width of the buffer and the required plantings within the buffer vary depending upon the relative intensities of the abutting or adjacent uses.

B. Exemptions.

1. For projects that propose to retain 150-foot undisturbed area between the extent of the development and the property line, the Planning Director may grant an exemption from the buffering planting requirements of this section. This exemption does not apply to industrial, extractive, or outdoor recreation uses. Additionally, the site plan must show the undisturbed area labeled as undisturbed buffer area and the identified area must demonstrate an existing mixture of trees, shrubs, and other vegetation that would serve in the same capacity as the required buffer.
2. Landscape buffer yards between districts are not required where the boundary line between the districts is a street.
3. Landscaped buffer yards are not required for park and open space areas within a development.
4. Mixed-use development. Landscaped buffer yards are not required between uses within vertically integrated mixed-use development or between land uses within a mixed use development having a common plan of development and design. Landscape buffer yards are required at the perimeter of the project and shall be based on the more intense or dense uses within the development.

C. Perpetual maintenance.

The property owner shall perpetually manage and maintain all required uncomplimentary land use buffer areas in a state to meet the criteria specified in this Section. Where the buffer area requirement is established prior to or at the time of site approval, platting, or replanting, such buffer areas and maintenance responsibility shall be specifically referenced in such approved development order and plat. Failure to maintain such landscaped buffers in an attractive and healthy state shall be considered a violation subject to enforcement in accordance with Chapter 7 of the Land Development Code.

D. General Landscape Buffer Requirements: The existing use, or where vacant, the permitted use of the abutting property, will determine the type of landscape area required for the proposed development.

1. Required landscape buffer yards shall be located on the perimeter of the development site and not within any portion of an existing or dedicated right-of-way.

2. Existing Native Plant Material Encouraged. The use of existing native species of plant material is strongly encouraged in landscaped buffers. Existing natural ground cover should be retained where possible by avoiding scraping, grading and sodding within the landscaped buffer. Where the planting requirements require additional trees or shrubs to be installed in an existing natural area, it should be done in a manner which minimizes disturbances to native species.
3. Nothing in the Land Development Code shall be interpreted to preclude the County from requiring buffers larger than the minimums established within this regulation, if such requirement is deemed necessary and appropriate to ensure the compatibility of adjacent land uses.
4. Nothing in the Land Development Code is intended to prohibit cross access between abutting uses for automotive and pedestrian movement.
5. When new development is proposed adjacent to existing residential development, the entire perimeter landscape buffer along common property lines shall be installed with the first phase of the new development.
 - a. Landscape buffers required in new residential subdivisions shall be located within common areas only.
 - b. Lots abutting vegetative natural buffers held in common areas, measuring at least ten feet in depth, may have reduced setbacks in keeping with Subsection 5.00.03(3).
6. Landscaped buffers may be counted toward satisfying open space requirements, and may be used for passive recreation. They may contain pedestrian or bike trails, provided that the total width of the buffer yard is maintained and adequate screening is provided. In no event, however, shall the following uses be permitted in landscaped buffers: playfields, stables, swimming pools, tennis courts, mechanical equipment, accessory structures, parking lots and vehicular use areas, dumpsters, equipment storage, and other open storage, buildings or overhangs.
7. Perimeter plantings required for parking lot landscaping pursuant to the Land Development Code may be counted toward satisfying buffer requirements if the parking lot abuts a required buffer.
8. The Director of Planning and Zoning shall be authorized to allow stormwater retention/detention facilities to encroach into landscaped buffers a maximum of 40 percent of buffer width, where it is found that all planting requirements of this section are met and the visual screen provided by the landscaped buffer will be fully achieved.

9. When abutting vacant land, landscape buffers shall be provided as specified in the following tables 5-3 and 5-4.

10. When abutting existing development, landscape buffers shall be provided as follows:
 - a. Between adjacent single family attached and detached residential land uses having different densities or average lot sizes, the buffer shall be at least ten feet in width. The ten foot buffer must contain the following per 100 linear feet at a minimum: three (3) canopy trees; eight (8) shrubs; and two (2) understory trees.
 - b. Between existing single family residential and non-residential (excluding industrial) or multifamily residential land uses, the buffer shall be at least 20 feet in width. The 20 foot buffer must contain the following per 100 linear feet at a minimum: four (4) canopy trees; sixteen (16) shrubs; and three (3) understory trees.
 - c. Between existing or proposed industrial land uses and any other existing land use, the buffer shall be at least 25 feet in width. The 25 foot buffer must contain the following, per 100 linear feet, at a minimum: five (5) canopy trees; twenty (20) shrubs; and four (4) understory trees.

Table 5-3: Buffer Yard Required

Proposed Development Future Land Use Map Designation	Adjacent Site Future Land Use Map Designation												
	LSA	GA	ER	RR	CR	R	COM	MU	IND and EU	CONS	PARKS and REC	PUB and INST	
LSA	N	N	N	N	N	A	N	N	N	N	N	N	
GA	N	N	N	N	N	A	N	N	N	N	N	N	
ER	A	A	N	A	A	B	B	B	B	N	N	B	
RR	A	A	A	N	N	N	B	B	B	N	N	B	
CR	A	A	A	N	N	N	B	B	B	N	N	A	
R	B	B	A	A	A	N	A	A	B	N	N	A	
COM	N	N	B	B	B	B	N	A	B	A	N	A	
MU	B	B	B	A	A	A	A	N	B	B	N	A	
IND and EU	N	N	B	B	B	B	A	B	N	B	B	B	
CONS	N	N	N	N	N	N	N	N	B	N	N	N	
PARKS and REC	N	N	N	N	N	N	N	N	B	N	N	N	
PUB and INST	N	N	A	A	A	A	A	A	B	A	N	N	

N – No Buffer Required

A – Required plantings for Buffer Yard A (See table on following page)

B – Required plantings for Buffer Yard B (See table on following page)

Table 5-4: Buffer Yards “A” and “B

REQUIRED PLANTINGS FOR BUFFER YARD “A”

Minimum Width	10'	15'	20'
Plants per 100 Linear Feet	4 Canopy Trees 5 Understory Trees 10 Shrubs	4 Canopy Trees 4 Understory Trees 8 Shrubs	Natural open space (1)

REQUIRED PLANTINGS FOR BUFFER YARD “B”

Minimum Width	15'	20'	30'	50'
Plants per 100 Linear Feet	5 Canopy Trees 8 Understory Trees 15 Shrubs	4 Canopy Trees 7 Understory Trees 12 Shrubs	4 Canopy Trees 5 Understory Trees 10 Shrubs	Natural open space (1)

Note: The natural open space buffer areas must provide trees for visual relief and screening. Any trees added to meet this requirement shall be grouped to buffer existing uses and to minimize disturbance of natural open space areas.

5.01.09. Screening Wall Alternative

Screening walls, unless prohibited within Chapter 6 of the Land Development Code, may be used as an alternative to landscape buffers or to reduce the amount of landscape buffer width required. Such screens must be designed to enhance buffering, improve compatibility, aesthetics and the visual quality of the community.

- A. When new development is adjacent to developed residential uses, the entire perimeter screening and landscaping along property lines common with the developed residential use shall be installed in the first phase of the new development if applicable.
- B. Screening devices shall be masonry, (or functionally similar material) construction to provide a minimum six (6) foot high screen. The screen shall create a complete visual barrier for its entire height and length.
- C. Where new nonresidential development is adjacent to residential uses, the perimeter screen must consist of a six (6) foot high (minimum) wall and canopy trees. Tree spacing shall provide for canopies at maturity to form a continuous visual screen.

- D. Solid walls greater than forty (40) feet in length shall be articulated or varied using at least two of the following techniques:
 - Decorative features such as variation in pattern, texture and materials.
 - Use of swales, berms and landscaping.
 - Undulations or offset areas.
 - Varied setbacks.
- E. All required screening devices shall be architecturally compatible with the materials and design of the buildings on the site.
- F. Vegetation shall be required and maintained on the external side of a screen wall to provide visual relief when viewed from the property being buffered. For residential development the wall shall be on the property line of the lots and all of the vegetation buffer shall be outside the wall in a common area.
- G. Breaks in screens may be required by the Planning Director to provide pedestrian and bicycle access between residential areas and commercial/service uses, particularly if these uses serve the adjoining neighborhood.
- H. The screening wall alternative may reduce the required buffer width to five (5) feet allowing room for maintenance and landscaping.

5.01.10. Fences and Hedge Walls.

A. Generally.

- 1) In areas where the property abuts two roadways or is located in any other area construed to be a corner lot, no opaque fence or hedge exceeding two feet in height shall be located in the vision triangle described in Section 5.04.03 (C).
- 2) No fence or hedge shall be constructed or installed in such a manner as to interfere with drainage on the site.
- 3) All fences in areas within Scenic Corridor Overlay District buffer areas must comply with the requirements of Chapter 6.

B. Fence Regulations for Small Lots. The following fence regulations shall apply to all lots or parcels one-half (1/2) acre in size or less:

- 1) All fences to be built shall comply with Building Code if applicable. The posts of each fence must be resistant to decay, corrosion, and termite infestation. The posts must also be decay resistant or pressure-treated for strength and endurance.
- 2) Fences or hedges may be located in all front, side and rear yards. No fences or hedges shall exceed four (4) feet in height when placed in the front yard unless set back from the property a minimum of the required building setback.
- 3) Any fence located adjacent to a public right of way or private road shall be placed with the finished side facing the right of way or private road.
- 4) A fence required for safety and protection of hazard by another public agency may not be subject to the height limitations above. Approval to exceed maximum height

5.02.00. OFFSTREET PARKING AND LOADING

5.02.01. Generally.

A. Purpose. The requirements of this section are intended to ensure that every building, structure, or use erected or instituted, except for agricultural uses and buildings, shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, and patrons, and that certain uses be provided with adequate off-street loading facilities, thereby reducing congestion to the public streets and promoting the safety and welfare of the public.

B. Existing Structures and Uses. Buildings or structures existing as of the effective date of this Code may be modernized, altered, or repaired without providing additional off-street parking or loading facilities, provided there is no increase in floor area or capacity and no change of occupancy classification.

C. Expansion of Structure. The proposed expansion in floor area, volume, capacity, or space occupied of any structure existing on or before the date of adoption of this Code, shall result in the compliance with all off-street parking and loading requirements contained in this Code for both existing and new structures.

D. Change in Use. If after the effective date of this code, a change in the use of a building or structure would result in a requirement for additional parking over that required under this Code for the existing use, then all off-street parking and loading requirements contained in this code shall be complied with for the new use.

E. Space requirements.

1. The following number of off-street parking spaces shall be required of the land uses specified below.

2. The term "capacity" as used herein means the maximum number of persons that may be accommodated by the use as determined by its design or by fire code regulations, whichever is greater.

3. The most recent version of "Parking Generation, An Informational Report of the Institute of Transportation Engineers" maybe be utilized when specific land uses are referenced in the table (Section 5.02.02) below.

5.02.02. Off-street Parking Requirements Chart.

A. Residential Uses:		
1.	Detached single-family up to 3 bedrooms	Minimum of 1 space per 900 square feet of heated and cooled living area in the South Walton Planning Area; Minimum of 2 spaces per dwelling unit in all other Planning Areas.
2.	Detached single-family 4 or more bedrooms	Minimum of 1 space per 900 square feet of heated and cooled living area in the South Walton Planning Area; Minimum of 4 spaces per dwelling unit, plus one additional space for each additional bedroom over 4 bedrooms in all other Planning Areas.
3.	Short term vacation rental unit attached and detached unit	Minimum of 1 space per 900 square feet of heated and cooled living area in all Planning Areas.
4.	Multifamily--Efficiency or 1 bedroom	Minimum of 1.5 spaces per dwelling unit
5.	Multifamily--2 or more bedroom units	Minimum of 2 spaces per dwelling unit
6.	Mobile home parks	2 spaces per mobile home
7.	RV parks	1 space per lot, not including recreational vehicle
B. Public Assembly and Recreational Uses:		
8.	Churches, theaters, auditoriums, stadiums, and other public assembly	1 space per 3 seats of the principal public assembly room or area
9.	Libraries and museums	1 space per 500 square feet of floor area
10.	Community recreation center	1 space per 250 square feet of gross floor area
11.	Bowling alley	5 spaces per lane

12.	Miniature golf	3 spaces per hole
13.	Private clubs	1 space per 300 square feet of gross floor area
14.	Skating rink, ice or roller	1 space per 300 square feet of gross floor area
15.	Schools:	
	Day or nursery, dance, arts, etc.	1 space per employee plus 1 off-street loading space per 8 students
	Elementary or junior high	2 spaces per classroom
	Senior high	8 spaces per classroom
	College	10 spaces per classroom
16.	Swimming pool, dance hall, exhibition hall	1 space per 200 square feet of gross floor area
C. Health Facilities:		
17.	Hospital	1.5 spaces per hospital bed
18.	Nursing homes	1 space per 6 patient beds, plus 1 space per employee on the largest shift
19.	Medical and dental offices	7 spaces per 1,000 square feet of gross floor area
D. Commercial and Office Uses:		
20.	Banks	1 space per 350 square feet of gross floor area
21.	Restaurant, standard	1 space per 150 square feet of gross floor area
22.	Fast food restaurant	1 space per 100 square feet of gross floor area, excluding the floor area used for kitchens, food and drink preparation, restrooms, and storage
23.	Taverns, nightclubs and lounges	1 space per 100 square feet of gross floor area

24.	Offices other than medical/dental offices	1 space per 250 square feet of gross floor area
25.	Gasoline service stations	3 spaces per pump station plus 2 spaces per service bay
26.	Grocery or supermarket	1 space per 200 square feet of gross floor area
27.	Convenience store	1 space per 200 square feet of gross floor area
28.	Hotels and motels	1.1 space per guestroom plus 10 spaces per 1,000 square feet of gross floor area of restaurant and lounge areas
29.	Marina	1.5 spaces per berth. If the marina contains a boat ramp, at least 10 percent of the spaces must be large enough to accommodate cars with trailers
30.	Shopping center	5 spaces per 1,000 square feet of gross floor area
31.	Other general business or personal service establishments	1 space per 350 square feet of gross floor area
<i>E. Warehousing and Industrial Uses:</i>		
32.	Mini-warehouses	1 space per 10 storage cubicles, plus 2 spaces per manager's residence
33.	Warehouse	1 space per 3,000 [square] feet of gross floor area
34.	Extraction uses	1 space per employee on the largest shift
35.	General industrial	1.5 spaces per 1,000 square feet of gross floor area

5.02.03. Grayton Beach and Gulf Trace Neighborhood Plan Areas Off-street Parking Requirements Chart

Residential Structures	Square footage requirements indicated herein shall be determined by the heated and/or cooled space of the structure, exclusive of porches, decks and patios.
Up to 1500 sq. feet	2 parking spaces
1501--2000 sq. feet	3 parking spaces
2001--2500 sq. feet	4 parking spaces
2501--3000 sq. feet	5 parking spaces
3001--3500 sq. feet	6 parking spaces
3501--4000 sq. feet	7 parking spaces
4001--4500 sq. feet	8 parking spaces
4501 sq. feet or more	2 additional parking spaces for each 500 sq. feet above 4501 sq. feet.

Note: In calculating the required parking spaces for a structure, each application for a building permit shall be accompanied by a written certification by a licensed architect or other qualified professional that establishes the exact square footage of the building being permitted.

5.02.04. Compact Car Space Requirements.

A. In South Walton County, parking for compact cars may be provided for up to 20 percent of the required parking provided that the parking meets the following standards:

1. Compact car parking may be provided for only nonresidential land uses.
2. If the total parking requirements of any use or structure is less than 15 spaces, no compact car spaces are permitted.
3. Compact car parking must be designated for exclusive use of compact cars through the use of signs or pavement marking.
4. The overall design must be reviewed and approved by the Planning Director.
5. For each compact car space, an additional 6.5 square feet of landscaped open space shall be provided on the site.

B. Golf Car Requirements – Bay Walton Sector Plan

In the Bay-Walton Sector Plan, parking for golf cars may be provided for up to 40 percent of the required parking provided that the parking meets the following standards.

1. Golf car parking may be provided for only nonresidential land uses.
2. Golf car parking must be designated for exclusive use of golf cars through the use of signs or pavement parking and shall be designed in accordance with Section 5.02.06 B below.
3. The overall design must be reviewed and approved by the Planning Director.

Golf car parking analysis shall be provided with the technical development order application for each project within an approved DSAP

5.02.05. Joint Use and Offsite Facilities.

A. Unless otherwise established within an adopted Neighborhood Plan, parking spaces must be located and maintained within 300 feet of the building or use served.

B. No parking spaces provided to meet the requirements of one building or use shall be counted as part of the spaces required for another building or use, unless the spaces are jointly provided by uses that are not normally open at the same time. If such a joint parking arrangement is proposed, the applicants must file a written agreement reflecting the terms of the joint parking arrangement with the application for a development permit.

C. Prior to issuance of the Final Certificate of Occupancy, the permittee must record a written cross parking agreement, in a form acceptable to the County, which binds all affected parties to at least the minimum terms reflected in the initial agreement submitted to the County. The agreement must be recorded in the Public Records of Walton County.

D. In the Bay-Walton Sector Plan, parking requirements may be calculated on a block-wide basis. A parking analysis shall be provided with the technical development order application for each project within an approved DSAP.

5.02.06. Design Standards.

A. Materials for Parking Spaces.

1. Acceptable paving material for vehicular parking areas includes asphalt, crushed shells, gravel, dolomite, sand clay, graded aggregate and concrete.
2. Access drives and aisles for all parking areas shall be paved, but up to 25 percent of the parking spaces may remain unpaved subject to the approval of the Planning Director. A place of worship, or other institutional use without daily parking needs may be allowed to leave 50 percent of all parking spaces unpaved. The applicant shall supply evidence that the unpaved parking area will not cause erosion, reduce water quality, or cause any other degradation of the natural or built environment.

3. The unpaved parking area allowed under this subsection shall not be calculated as part of a minimum required landscaped buffer or open space for the subject development site.

B. Parking Space Maneuverability Standards

The following standards shall generally be utilized, minor deviations may be considered by the County Engineer or designee but such deviations shall only be considered if the requested deviation is in full compliance with the most recent edition of the "Traffic Engineering Handbook" as published by the Institute of Traffic Engineers (ITE).

PARKING SPACE STANDARDS

Parking Angle	Stall Width (feet)	Stall Depth (feet)	Aisle Width	Curb Length per Car (feet)	<u>Minimum</u> Lot Width (Two Rows plus Aisle) (feet)
0°	9	10	12	23	32
45°	9	21.2	12	14.1	54.4
60°	9	22.3	18	11.5	62.6
90°	9	20	24	9	64

COMPACT CAR PARKING SPACE STANDARDS

Parking Angle	Stall Width (feet)	Stall Depth (feet)	Aisle Width (feet)	Curb Length per car (feet)	Lot Width (Two rows plus Aisle) (feet)
90°	7.5	17	24	7.5	

GOLF CART PARKING SPACE STANDARDS

Parking Angle	Stall Width (feet)	Stall Depth (feet)	Aisle Width (feet)	Curb Length per Car (feet)	Lot Width Two Rows plus Aisle (feet)
90°	6.5	10	12	6.5	32

C. *Location of Parking Spaces on Single Family Detached and Single Family Attached Lots.* Unless otherwise specified in a PUD Master Plan, Neighborhood Plan, or Development Order all parking spaces provided to meet minimum parking standards shall be located within the front or rear yards only.

D. *Drainage.* All required offstreet parking facilities shall conform to the stormwater management requirements of this Code and shall be drained so as not to cause any nuisance to adjacent private or public property.

E. *Access.* All parking spaces shall have direct access to public streets only by way of aisles or driveways, constructed in accordance with the provisions of this Code.

F. *Handicapped Parking.* Handicapped parking shall be designed in accordance with ADA standards and located on the shortest accessible route of travel to an accessible building entrance. The required number of spaces shall be provided as follows:

1. One (1) handicapped parking space for each twenty-five (25) required parking spaces, up to 100 parking spaces
2. One (1) additional handicapped parking space for each fifty (50) required parking spaces, for 101 parking spaces up to 300 parking spaces.
3. One (1) additional handicapped parking space for each 100 required parking spaces, for more than 300 parking spaces.

G. *Project Specific Waiver of General Requirements.* Where the Planning Director determines, upon request of an applicant and review of supporting data provided by the applicant, that the number of spaces generally required by this section is excessive for a specific proposed project, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved and available for conversion to a parking area in the future should the County find those spaces are needed, and further provided:

1. The owner of the land upon which such parking is being reserved shall enter into a written agreement with the County, ensuring that the reserved parking area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the offstreet parking facilities are required. This agreement shall be in a form acceptable to the County and shall be recorded in the Public Records of Walton County at the expense of the benefiting owner.

5.02.07. Bicycle Parking Requirements.

A. Number of spaces required. The bicycle parking requirements in this section are intended to encourage the use of bicycles as a means of transportation in Walton County. Bicycle parking spaces shall be required within South Walton County. The number of bicycle parking spaces required shall be as follows:

Land Use	Spaces Required
Elementary schools, middle and high schools	0.75 per vehicle parking space
Libraries, museums	0.15 per vehicle parking space
Shopping centers	0.10 per vehicle parking space
Eating and drinking establishments	0.10 per vehicle parking space
Bowling alleys	0.05 per vehicle parking space
Churches, temples, other places of worship	0.05 per vehicle parking space
Amusement centers	0.10 per vehicle parking space
Outdoor recreation uses	0.10 per vehicle parking space
Eating and drinking establishments	0.10 per vehicle parking space
Bowling alleys	0.10 per vehicle parking space
Gymnasiums and fitness centers	0.10 per vehicle parking space
Retail and convenience stores	0.10 per vehicle parking space

B. Design of Bicycle Parking Spaces. Required bicycle parking facilities shall be designed and constructed in accordance with the following standards:

1. Bicycle parking facilities shall include provision for the secure storage and locking of bicycles.
2. Fixed objects that are intended to serve as bicycle parking facilities shall be clearly labeled as available for bicycle parking.
3. Individual locker spaces or racks shall be designed so as to provide convenient access to users.

5.02.08. Off street Loading.

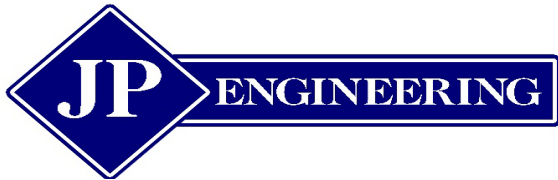
Any use with a gross floor area which requires deliveries or shipments must provide offstreet loading facilities in accordance with the following requirements:

Gross Floor Area (square feet)	Number of Berths Required
0--24,999	1
25,000--79,999	2
80,000--127,999	3
128,000--198,999	4
199,000--255,999	5
256,000--319,999	6
320,000--391,000	7
320,000--457,999	7
460,000--590,000	8

NOTE: For each additional 90,000 square feet (or fraction thereof) of gross floor area, one additional berth shall be provided.

- A. Minimum Area for Each Space. The minimum area for each offstreet loading space, excluding area for maneuvering, shall be 250 square feet.

- B. No Blocking Roadways. At no time shall any part of a truck or van be allowed to extend into the right-of-way of a public thoroughfare while the truck or van is being loaded or unloaded.



ENGINEER'S PRELIMINARY COST ESTIMATE

Massey Marina North (MULTIFAMILY OPTION)

(3/25/2024)

Cost Estimate is the responsibility of the contractor. This estimate is only a courtesy to the owner and contractor to aid in bidding. The grading values are based upon in-place, compacted soils and are based upon the finished grades. No adjustment has been made for lost of topsoil during clearing, nor roadway base and asphalt adjustment. Upon contractor verifying quantities, please make notes of any discrepancies in values.

Section 1 - Grading

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	Clearing & Grubbing (exclude lots)	3.6	AC	9,500.00	34,200.00
2	Grading- cut to fill	521	CY	6.00	3,126.00
3	Grading- Import (incl. 1.0' on all roads/building areas)	2,398	CY	17.00	40,766.00
4	Finish Grading (Includes Retention Ponds)	8,712	SY	1.50	13,068.00
5	Rough Grading	17,424	SY	1.75	30,492.00
Subtotal:					121,652.00

Section 2 - Erosion Control

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	Silt Fence- Erosion Control	2,498	LF	12.00	29,976.00
2	Silt Fence-Single	850	LF	7.00	5,950.00
3	Inlet Protection	12	EA	350.00	4,200.00
4	Sod (Pond Slopes and Bottom)	1,563	SY	6.50	10,159.50
5	Sod (2' Strip beside sidewalk)	0	SY	6.50	0.00
6	Sod (4:1 or more)	917	SY	6.50	5,960.50
7	Construction Entrance	1	EA	9,000.00	9,000.00
8	Seed & Mulch (remaining disturbed area)	8,667	SY	1.25	10,833.75
Subtotal:					76,079.75

Section 3 - Storm Drainage System

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	18" PCPP Drain Pipe	120	LF	65.00	7,800.00
2	24" PCPP Drain Pipe	1,700	LF	80.00	136,000.00
3	24" MES	2	EA	5,000.00	10,000.00
4	Valley Inlet (0'-6')	5	EA	8,250.00	41,250.00
5	Valley Inlet (6'-8')	5	EA	9,200.00	46,000.00
6	Type C Control Structure (0'-6')	2	EA	7,000.00	14,000.00
7	Type C "Bubble Up" Structure (0'-6')	2	EA	7,000.00	14,000.00
8	Rip Rap	20	TN	180.00	3,600.00
9	Storm Manhole (6'-8')	0	EA	10,000.00	0.00
10	Cleaning/Inspection/Testing	1	LS	18,000.00	18,000.00
Subtotal:					290,650.00

Section 4 - Water Main System

Item	Description	Quantity	Unit	Unit Price	Amount
1	6" Fire Hydrant Assy	3	EA	8,800.00	26,400.00
2	M-Joints, fitting, tees	1	LS	11,000.00	11,000.00
3	Connection to existing mains	1	EA	4,100.00	4,100.00
4	8" Water main	1,500	LF	47.00	70,500.00
5	6" Gate Valves	3	EA	3,500.00	10,500.00
6	8" Gate Valves	3	EA	4,235.00	12,705.00
7	Single Service	24	EA	1,300.00	31,200.00
8	Double Service	0	EA	1,500.00	0.00
9	inspection/Testing	1	LS	5,250.00	5,250.00
Subtotal:					171,655.00

Section 5 - Sanitary Sewer System

Item	Description	Quantity	Unit	Unit Price	Amount
1	Lift Station	1	EA	250,000.00	250,000.00
2	Sanitary Manhole (0'-6')	0	EA	7,200.00	0.00
3	Sanitary Manhole (6'-8')	3	EA	8,400.00	25,200.00
4	Sanitary Manhole (8'-10')	0	EA	9,600.00	0.00
5	Sanitary Manhole (10'-12')	0	EA	10,800.00	0.00
6	8" Sewer Line (SDR-35-PVC)	400	LF	35.00	14,000.00
7	4" Forcemain (CLASS 200 SDR-21 PVC)	2,200	LF	28.00	61,600.00
8	4" Single Service	6	EA	2,000.00	12,000.00
9	4" Double Service	0	EA	3,800.00	0.00
10	Pressure Test/Video Inspection	1	LS	6,000.00	6,000.00
Subtotal:					368,800.00

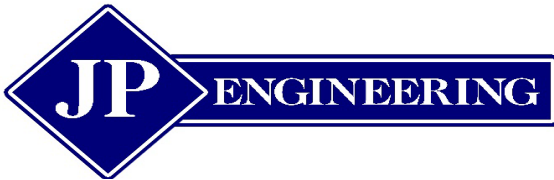
Section 6 - Paving and Roadway

Item	Description	Quantity	Unit	Unit Price	Amount
1	18" Curb & Gutter	3,249	LF	20.00	64,980.00
2	12" Compacted/Stabilized Subbase	5,105	SY	7.50	38,287.50
3	6" Limerock Base	5,105	SY	26.00	132,730.00
4	1.5" SP 9.5 ASPHALT	18	TN	165.00	2,970.00
5	4" Concrete Sidewalk (at parking only)	178	SY	80.00	14,240.00
6	Signage	1	LS	4,000.00	4,000.00
7	Wheel stop	0	EA	200.00	0.00
8	3 Hoop Bike Rack	1	EA	2,275.00	2,275.00
9	Lift Station area (#57 stone)	275.00	SY	21.00	5,775.00
11	Striping	1	LS	2,500.00	2,500.00
12	Mail Kiosk concrete pad	200	SF	7.00	1,400.00
13	ADA Detectable Warnings	0	SF	22.00	0.00
14	Testing	1	LS	5,000.00	5,000.00
Subtotal:					274,157.50

Section 7 - Miscellaneous

Item	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization/Demobilization	1	LS	25,000.00	25,000.00
3	Landscaping (Required Street Trees Only)	1	LS	20,000.00	20,000.00
4	NPDES Permitting	1	LS	1,500.00	1,500.00
5	NOI, NOT, Weekly inspections	22	WKS	1,100.00	24,200.00
6	Testing and cleanup (Misc)	1	LS	5,000.00	5,000.00
7	Asbuilt drawings (surveyed)	1	LS	8,000.00	8,000.00
8	Survey & Layout	1	LS	8,000.00	8,000.00
9	MOT	0	LS	5,000.00	0.00
10	Dewatering	1	LS	60,000.00	60,000.00
				Subtotal:	151,700.00

SubTotal :	\$1,454,694.25
<i>15% Contingency</i>	\$218,204.14
Total Estimated Cost:	\$1,672,898.39



ENGINEER'S PRELIMINARY COST ESTIMATE

Massey Marina North (Storage Facility Option) (4/18/2024)

Cost Estimate is the responsibility of the contractor. This estimate is only a courtesy to the owner and contractor to aid in bidding. The grading values are based upon in-place, compacted soils and are based upon the finished grades. No adjustment has been made for lost of topsoil during clearing, nor roadway base and asphalt adjustment. Upon contractor verifying quantities, please make notes of any discrepancies in values.

Section 1 - Grading

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	Clearing & Grubbing (exclude lots)	3.6	AC	9,500.00	34,200.00
2	Grading- cut to fill	521	CY	6.00	3,126.00
3	Grading- Import (incl. 1.0' on all roads/building areas)	2,398	CY	17.00	40,766.00
4	Finish Grading (Includes Retention Ponds)	8,712	SY	1.50	13,068.00
5	Rough Grading	17,424	SY	1.75	30,492.00
Subtotal:					121,652.00

Section 2 - Erosion Control

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	Silt Fence- Erosion Control	2,498	LF	12.00	29,976.00
2	Silt Fence-Single	850	LF	7.00	5,950.00
3	Inlet Protection	12	EA	350.00	4,200.00
4	Sod (Pond Slopes and Bottom)	1,563	SY	6.50	10,159.50
5	Sod (2' Strip beside sidewalk)	0	SY	6.50	0.00
6	Sod (4:1 or more)	917	SY	6.50	5,960.50
7	Construction Entrance	1	EA	9,000.00	9,000.00
8	Seed & Mulch (remaining disturbed area)	8,667	SY	1.25	10,833.75
Subtotal:					76,079.75

Section 3 - Storm Drainage System

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
1	18" PCPP Drain Pipe	120	LF	65.00	7,800.00
2	24" PCPP Drain Pipe	1,700	LF	80.00	136,000.00
3	24" MES	2	EA	5,000.00	10,000.00
4	Valley Inlet (0'-6')	5	EA	8,250.00	41,250.00
5	Valley Inlet (6'-8')	5	EA	9,200.00	46,000.00
6	Type C Control Structure (0'-6')	2	EA	7,000.00	14,000.00
7	Type C "Bubble Up" Structure (0'-6')	2	EA	7,000.00	14,000.00
8	Rip Rap	20	TN	180.00	3,600.00
9	Storm Manhole (6'-8')	0	EA	10,000.00	0.00
10	Cleaning/Inspection/Testing	1	LS	18,000.00	18,000.00
Subtotal:					290,650.00

Section 4 - Water Main System

Item	Description	Quantity	Unit	Unit Price	Amount
1	6" Fire Hydrant Assy	3	EA	8,800.00	26,400.00
2	M-Joints, fitting, tees	1	LS	11,000.00	11,000.00
3	Connection to existing mains	1	EA	4,100.00	4,100.00
4	8" Water main	1,500	LF	47.00	70,500.00
5	6" Gate Valves	3	EA	3,500.00	10,500.00
6	8" Gate Valves	3	EA	4,235.00	12,705.00
7	Single Service	0	EA	1,300.00	0.00
8	Double Service	0	EA	1,500.00	0.00
9	inspection/Testing	1	LS	5,250.00	5,250.00
Subtotal:					140,455.00

Section 5 - Sanitary Sewer System

Item	Description	Quantity	Unit	Unit Price	Amount
1	Lift Station	0	EA	250,000.00	0.00
2	Sanitary Manhole (0'-6')	0	EA	7,200.00	0.00
3	Sanitary Manhole (6'-8')	0	EA	8,400.00	0.00
4	Sanitary Manhole (8'-10')	0	EA	9,600.00	0.00
5	Sanitary Manhole (10'-12')	0	EA	10,800.00	0.00
6	8" Sewer Line (SDR-35-PVC)	0	LF	35.00	0.00
7	4" Forcemain (CLASS 200 SDR-21 PVC)	0	LF	28.00	0.00
8	4" Single Service	0	EA	2,000.00	0.00
9	4" Double Service	0	EA	3,800.00	0.00
10	Pressure Test/Video Inspection	0	LS	6,000.00	0.00
Subtotal:					0.00

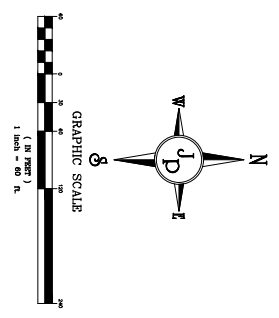
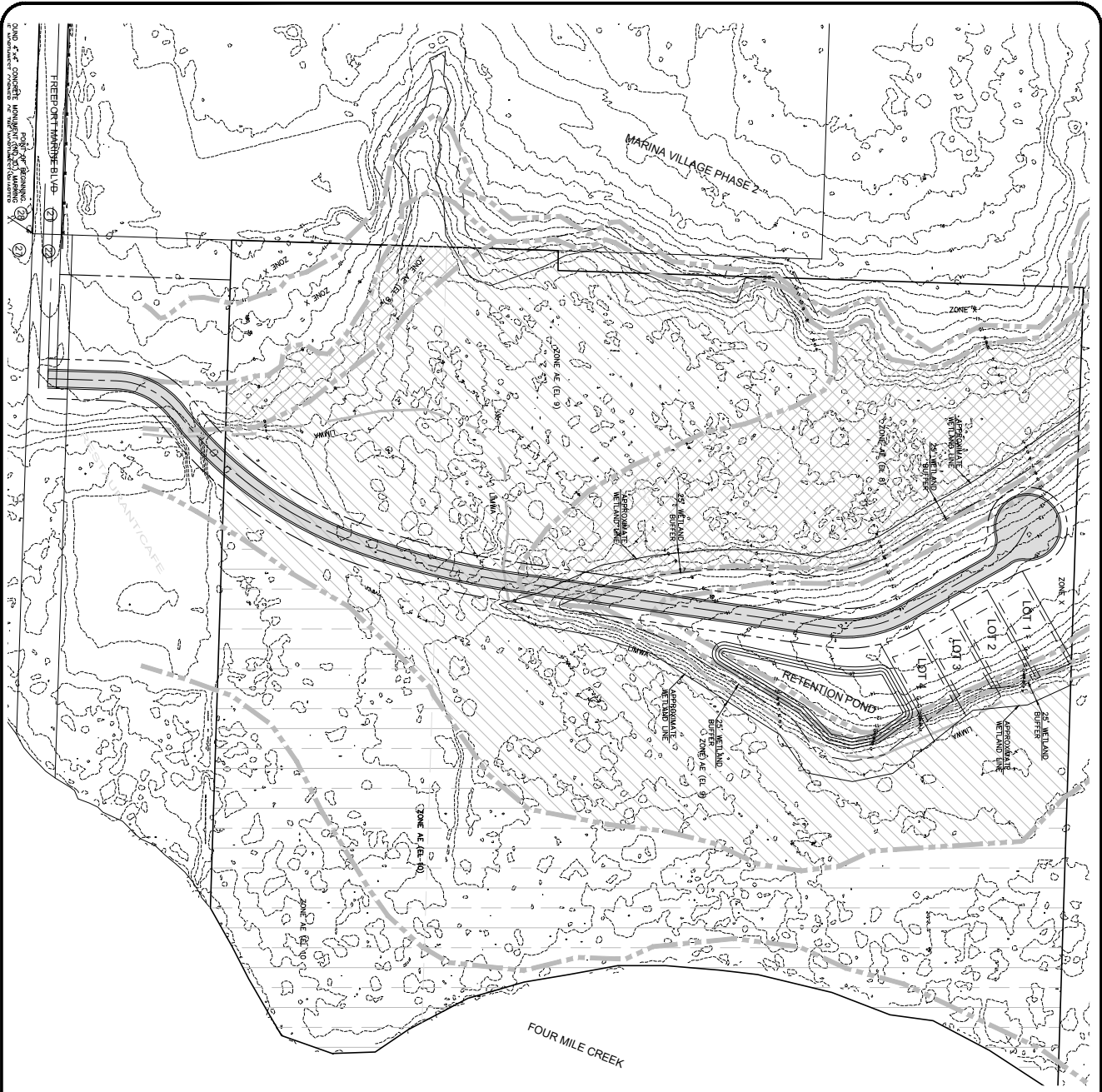
Section 6 - Paving and Roadway

Item	Description	Quantity	Unit	Unit Price	Amount
1	18" Curb & Gutter	2,274	LF	20.00	45,480.00
2	12" Compacted/Stabilized Subbase	5,049	SY	7.50	37,867.50
3	6" Limerock Base	5,049	SY	26.00	131,274.00
4	1.5" SP 9.5 ASPHALT	18	TN	165.00	2,970.00
5	4" Concrete at ADA parking only)	40	SY	80.00	3,200.00
6	Signage	1	LS	4,000.00	4,000.00
7	Wheel stop	0	EA	200.00	0.00
8	3 Hoop Bike Rack	1	EA	2,275.00	2,275.00
9	Parking/Drive gravel (#57 stone)	2,030	SY	21.00	42,630.00
11	Striping	1	LS	2,500.00	2,500.00
12	Mail Kiosk concrete pad	0	SF	7.00	0.00
13	ADA Detectable Warnings	0	SF	22.00	0.00
14	Testing	1	LS	5,000.00	5,000.00
Subtotal:					277,196.50

Section 7 - Miscellaneous

Item	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization/Demobilization	1	LS	25,000.00	25,000.00
3	Landscaping (Required Street Trees Only)	1	LS	20,000.00	20,000.00
4	NPDES Permitting	1	LS	1,500.00	1,500.00
5	NOI, NOT, Weekly inspections	22	WKS	1,100.00	24,200.00
6	Testing and cleanup (Misc)	1	LS	5,000.00	5,000.00
7	Asbuilt drawings (surveyed)	1	LS	8,000.00	8,000.00
8	Survey & Layout	1	LS	8,000.00	8,000.00
9	MOT	0	LS	5,000.00	0.00
10	Dewatering	1	LS	60,000.00	60,000.00
				Subtotal:	151,700.00

SubTotal :	\$1,057,733.25
<i>15% Contingency</i>	\$158,659.99
Total Estimated Cost:	\$1,216,393.24



NOT RELEASED FOR
CONSTRUCTION

PROJECT STATISTICS
 PARCEL ID# 22-15-19-2300-000-0112
 22-15-19-2300-000-0111
 OVERALL SITE 1992/07/25 S / 2218 AC
 FLOOD ZONE "X", "AE" (E9)(E10) FRM NUMBER 121310857H REC. 30, 2020

NOTES:
 CONCEPTUAL LAYOUTS ARE PREPARED USING GIS DATA PROVIDED BY VARIOUS SOURCES THAT MAY
 INCLUDE BUT ARE NOT LIMITED TO: TERRAIN DATA FROM STATE AND LOCAL AGENCIES, ANY
 INFORMATION FROM AERIAL PHOTOGRAPHS, REGIONAL CORRECT AND LOCAL AGENCIES, ANY
 PARTICULAR USE THAT MAY REQUIRE ADDITIONAL INFORMATION. THIS MAP WAS NOT BASED FROM A SURVEY
 TITLE SURVEY, PROPERTY APPRAISAL, SURVEY, OR FOR ZONING VERIFICATION. IF ENGINEERING HAS NOT
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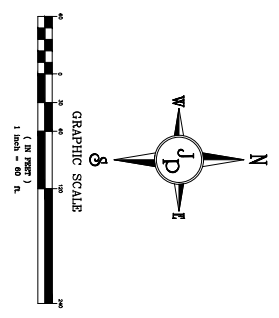
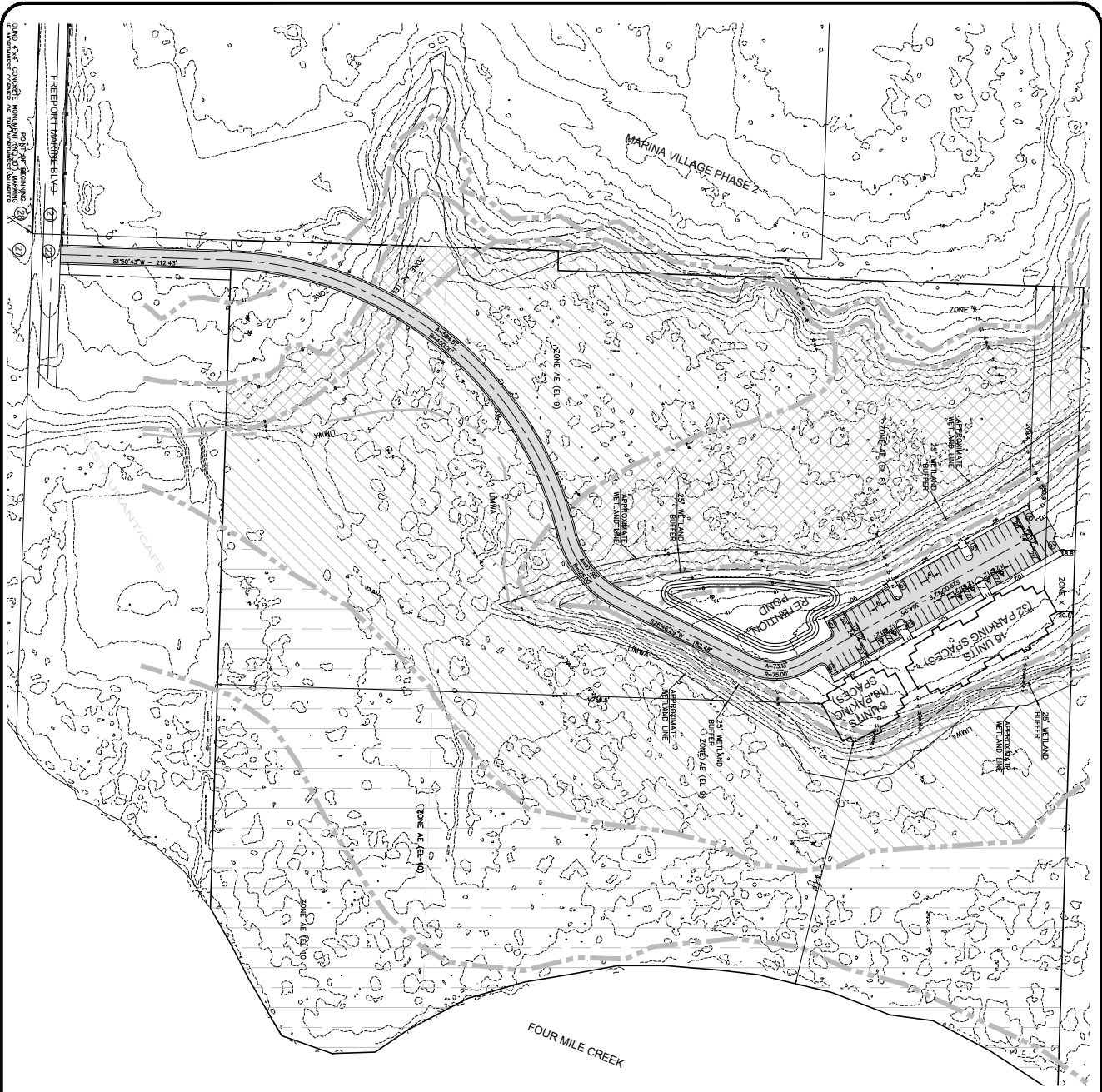
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	CHECKED: TLI	SCALE: 1" = 60'	▲
	APPROVED: MSP	FILE NO.: 2024-003	▲

MASSEY MARINA
NORTH

CONCEPT 1



JP Engineering
 Civil Engineering/Land Planning
 1894 US HWY 331 S, Newport, IL 62959 • 618-466-7279
 Certificate of Authorization No. 27014
 Matthew R. Parker P.E. #28117

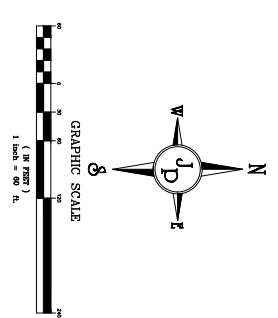
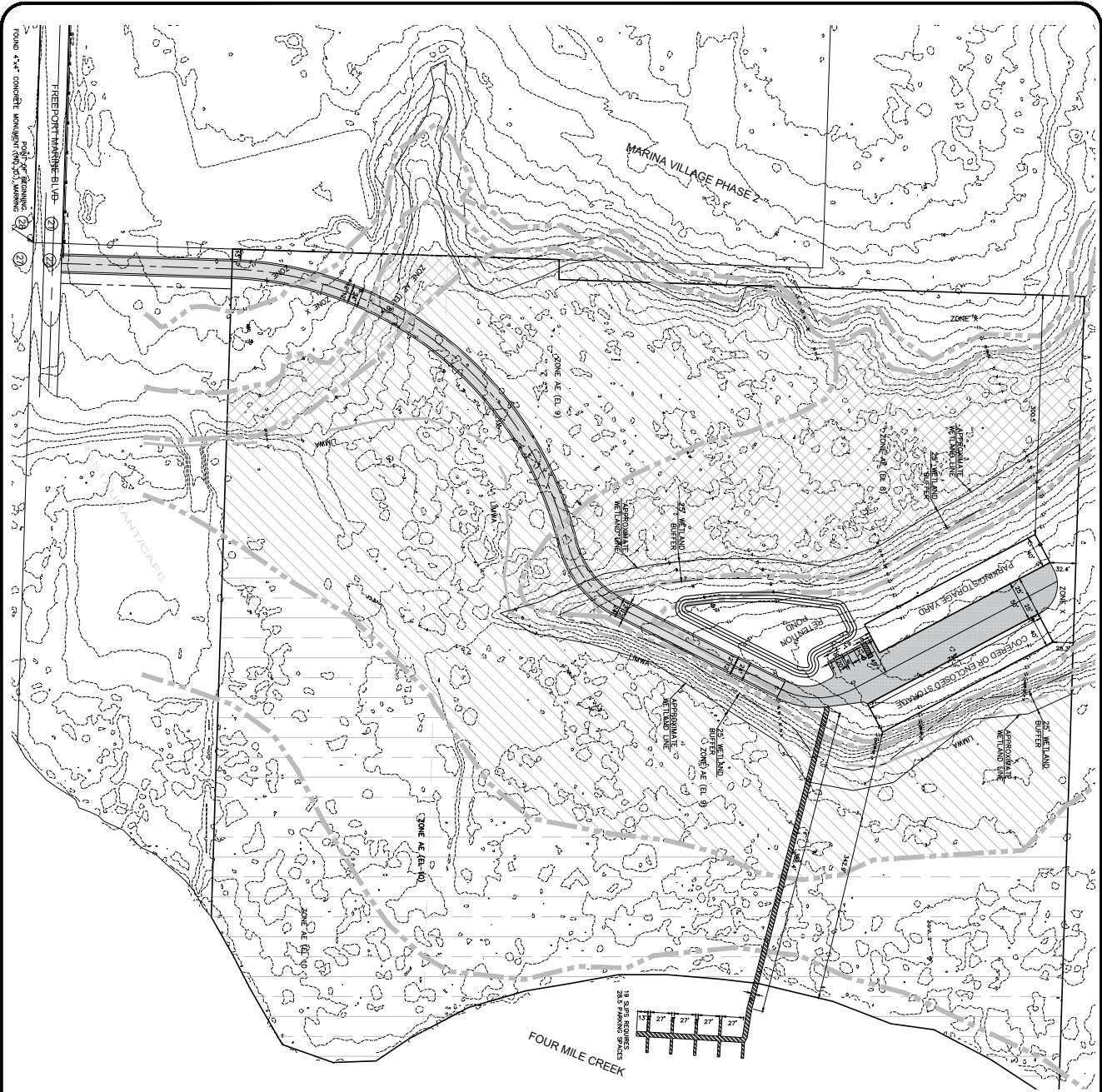


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PROJECT STATISTICS

PAPER: 09 — 22-15-19-2300-000-0112
 OVERALL SITE — 22-15-19-2300-000-0111
 FLOOD ZONE "X", "AE" (E-9)(E-10) FROM NUMBER 121310857H DEC. 30, 2020

NOTES:
 CONCEPTUAL LAYOUTS ARE PREPARED USING GIS DATA PROVIDED BY VARIOUS SOURCES THAT MAY INCLUDE BUT ARE NOT LIMITED TO: TERRAIN DATA FROM STATE OR LOCAL AGENCIES, ANY PARTIAL DATA FROM AERIAL PHOTOGRAPHS, AND OTHER DATA. THESE LAYOUTS ARE FOR PRELIMINARY USE ONLY AND SHOULD NOT BE USED FOR ANY PARTICULAR USE THAT MAY REQUIRE ACCURATE INFORMATION. THIS MAP WAS NOT BASED FROM A SURVEY TITLE. STATION PROPERTY APPRAISAL, SURVEY, OR FOR ZONING VERIFICATION. IF ENGINEERING HAS NOT STARTED THIS DATA FOR ACCURACY FOR THIS PROJECT, ENGINEERING CONDUCTED FIELD INVESTIGATIONS ON THE



NOT RELEASED FOR CONSTRUCTION

NOTES:
 CONCEPTUAL LAYOUTS ARE PREPARED USING GIS DATA PROVIDED BY VARIOUS SOURCES THAT MAY INCLUDE BUT ARE NOT LIMITED TO: STATE, COUNTY, LOCAL AGENCIES, ANY PART OF THE PUBLIC DOMAIN, OR INFORMATION PROVIDED BY ANY OTHER SOURCE. ANY PARTICULAR USE THAT MAY REQUIRE ACCURATE INFORMATION, THIS MAP WAS NOT BASED FROM A SURVEY TITLE SEARCH, PROPERTY APPRAISAL, SURVEY, OR FOR ZONING VERIFICATION. IF ENGINEERING HAS NOT SEARCHED THIS DATA FOR ACCURACY FOR THIS PROJECT, ENGINEERING CONDUCTED FIELD INVESTIGATIONS ON THE SUBJECT PROPERTY.

PROJECT STATISTICS
 PARCEL ID# 22-15-19-2300-000-0112
 OVERALL SITE 22-15-19-2300-000-0112
 1992/07/25 S / 2219 AC
 FLOOD ZONE "X", "AE" (E9)(E10) FIRM NUMBER 121310057H REC. 30, 2020

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	CHECKED: TLT	SCALE: 1" = 60'	▲
	APPROVED: MSP	FILE NO.: 2024-003	▲

MASSEY MARINA NORTH

CONCEPT 4



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