
INTRODUCTION TO THE DISCUSSION DRAFT FOR SHORT TERM RENTAL WORKSHOPS

Welcome to the initial workshop discussion on how to assess and address impacts of the growth of the practice of short term rental of single family residences in south Walton County. The workshops are the result of the County Commission's expressed interest in what legal tools are available to address concerns raised by residents about the impact of this business practice on neighborhoods and public infrastructure.

To encourage focused discussion of the subject in the workshops, this draft ordinance is provided for your review and comment. The form is based on the type of regulatory framework that many coastal counties and cities in Florida have adopted since 2015. The elements of this form center on the adoption of a registration system for those parties that choose to engage in the short term rental business. Fundamentally, it adds a County level of registration/license process to the state level registration process which is already in place for these landlords.

The local licensing process described in this discussion draft addresses the most common impacts identified in local government reviews across the state: parking, safety, trash, renter behavior problems. This draft includes everything and the kitchen sink in order to expose any reader to the scope of regulation that has been used and approved by courts in Florida. It is not designed to be the final ordinance that the County intends to adopt. It is, admittedly, an early and unfinished effort which will grow and change as the discussion advances and Walton specific solutions are developed.

We thank you for your interest and look forward to your contributions to the discussion. Our desire, as staff, is to solicit input from all stakeholders in the process. Our instructions from the Board are clear that there will be no blue ribbon committee which develops a report that will go on a shelf somewhere. Your positive and informed participation is vital and encouraged here.

Your written comments are solicited on the subject of the impacts that you have experienced personally and professionally from the operation of short term rentals in south Walton. Part of our work as staff is to review and analyze this specific data to build the record that the Board will consider when the Commissioners choose their options for solutions for the County.

Thank You.

Chapter 1 – General Provisions

1.13.09. Administrative Developments. Administrative Decisions are ministerial decisions of the Director of Planning and Development Services or designee in the administration of this *Code*. Administrative decisions are the result of the enactment and application of this *Code* by the Director or designee. The Director shall be assisted by appropriate staff and, where applicable, members of the Technical Review Committee, in making such administrative decisions. A final administrative decision approving a request for development permit shall be issued by the Director only after s/he has made a finding that the request for permit complies with all applicable provisions of this *Code* and all other applicable County regulations.

- A. The Director of the Department of Planning and Development Services shall make a final administrative decision (pursuant to procedures and requirements set forth for each particular type of request), for the following matters:
1. Building Plans and Floodplain Review (BPFR)
 2. Sign Permits
 3. Land Clearing Permits
 4. Less than Minor and Minor Development Plans
 5. Lot Splits, Fusions and Shifts: Changes to lots that are not part of a platted subdivision such as lots splits where one single parcel of land is being divided into only two separate lots or parcels one time; minor common lot line shifts or adjustments; or where two or more parcels of land are being fused into one single lot or parcel. Such applications maybe accomplished as part of a BPFR review.
 6. BPFR with Usage of Multiple Lots: Applications where a single family detached residential use is being constructed over two or more lots within a platted subdivision, using common front and rear setbacks and outside lot side setbacks, where Section 1.13.12 B. would not require a re-plat and other applications where a single family detached residential use is being constructed over two or more lots.
 7. Short term vacation rental reviews and *Short Term Vacation Rental Certificates*
 8. ~~Any other matter as to which this *Code* does not specify any necessity of review and final action by the Walton County Board of Commissioners or by a Board appointed by the County Commissioners.~~

CREATE NEW SECTION 1.13.09.G under Administrative Developments subsection

G. Short-term Vacation Rentals.

1. *Applicability.* This section shall apply to short-term vacation rental as defined Article 9 of the Land Development Code. This section shall not apply to short-term vacation rentals within a multi-family residential building, or a group of multi-family residential buildings, which includes four (4) or more individual dwelling units within such building or group of buildings (Multi-family residential). This section shall also not apply to unincorporated areas north of

Choctawhatchee Bay and to any facilities that are occupied on a full-time basis by the owner as an on-premises permanent resident.

2. Short-term vacation rental minimum requirements. Short-term vacation rentals are permitted in all zoning districts allowing single family residential attached and detached primary uses, provided such use is compliant with this Section. No person shall rent or lease all or any portion of a dwelling unit as a short-term vacation rental without initially and then on a continuing basis:

- a. Obtaining a Short-Term Vacation Rental Certificate from the County pursuant to Section 1.13.16;
- b. Obtaining a Florida Department of Revenue certificate of registration for purposes of collecting and remitting tourist development taxes, sales surtaxes, and transient rental taxes;
- c. Obtaining a Florida Department of Business and Professional Regulation license as a transient public lodging establishment; and
- d. As demonstrated through an affidavit, maintaining initial and ongoing compliance with the Short-term Vacation Rental Standards contained herein, plus any other applicable local, state, and federal laws, regulations, and standards to include, but not be limited to, Chapter 509, Florida Statutes, and Rule Chapters 61C and 69A, Florida Administrative Code or such successor statutes or Rules as may be applicable.

CREATE NEW SUBSECTION 1.13.16

1.13.16 Short Term Vacation Rental Certificate.

Short-Term Vacation Rental Certificate Required. To verify compliance with the short-term vacation rental standards contained within this Code, any property owner who wishes to use an existing or proposed single family residential attached or detached unit as a short-term vacation rental must first apply for and receive a Short-Term Vacation Rental Certificate from the County and renew the certificate annually for as long as the unit is used as a short-term vacation rental. Each dwelling unit used as a short-term vacation rental requires a separate Short-Term Vacation Rental Certificate. An annual certificate fee shall be paid for each dwelling unit certified as a short-term vacation rental, in an amount to be determined by resolution of the board of county commissioners, to cover the costs of administration of the certificate and inspection program. Failure to comply with any of the requirements of this section shall be subject to the remedies and enforcement provided in subsection _____.

A. Application for a Short-Term Vacation Rental Certificate. Each property owner seeking initial issuance of a Short-Term Vacation Rental Certificate, renewal, transfer, or modification of a Short-Term Vacation Rental Certificate, shall submit a County Short-Term

Vacation Rental application in a form specified by the county, along with an application fee in an amount to be determined by resolution of the board of county commissioners. The initial *Short-Term Vacation Rental Certificate* shall be valid for one year from date of issuance.

1. A complete application for the initial or modification of a *Short-Term Vacation Rental Certificate* shall demonstrate compliance with the short-term vacation rental standards contained within this Code through the following submittals:

- a. A completed application and applicable fees.
- b. Exterior site plan. An exterior site plan of the site and structures demonstrating compliance with the standards contained herein shall be provided to the County. The sketch shall be drawn to scale, showing all structures, pools, fencing, and uses, including areas provided for on-site parking and trash collection. For purposes of the sketch, on-site parking spaces will be delineated so as to enable a fixed count of the number of spaces provided; however, no parking shall be permitted within a public right-of-way, private roadway tract, or areas otherwise not designated for on-site parking such as buffer areas, preservation areas, stormwater management areas etc.
- c. Interior building sketch by floor. A building sketch(s) shall be provided by floor showing a floor layout and demonstrating compliance with the standards contained herein. The sketch shall be drawn to scale, showing all bedrooms and sleeping areas, exits, smoke and carbon monoxide detectors, and fire extinguishers etc.
- d. Required short-term vacation rental postings. Copies of required postings shall be provided.
- e. A draft short-term vacation rental/lease agreement showing required lease terms - A blank sample to be provided.
- f. A health department septic tank permit and the application on which the permit is based, if applicable.
- g. Any other required information necessary to demonstrate compliance with the short-term vacation rental standards herein.

2. *Certificate renewals or transfers.* The application for renewal or transfer of a Short-Term Vacation Rental Certificate shall demonstrate compliance with the following:

- a. If no changes have occurred since the issuance of the most recent Short-Term Vacation Rental Certificate, then no additional submittals are required to accompany the renewal/transfer Short-Term Vacation Rental Certificate application except as subsection b below may be applicable.
- b. If minor changes not involving the specific modifications described below in subsection 3 have occurred since the issuance of the most recent *Short-Term Vacation Rental Certificate*, then additional submittals specific to the minor

changes shall be required to accompany the application as necessary to demonstrate compliance with the standards herein.

- c. An inspection is required whenever there is a transfer of a certificate.
- d. A *Short-Term Vacation Rental Certificate* holder must apply annually for a renewal.

3. *Modification of certificate.* An application for modification of a *Short-Term Vacation Rental Certificate* is necessary where any of the following apply:

- a. The gross square footage of the dwelling unit has increased; or
- b. The number of sleeping areas/bedrooms is proposed to increase; or
- c. The occupancy is otherwise proposed to increase.

For the inspection of a modification to a *Short-Term Vacation Rental Certificate*, the modification in facility usage may not occur until after a successful County inspection; however, pending such successful inspection the current certificate will still apply.

B. *Initial and routine compliance inspections of short-term vacation rentals.*

- 1. An inspection of the dwelling unit for compliance with this section is required prior to issuance of an initial *Short-Term Vacation Rental Certificate*. If violations are found, all violations must be corrected and the dwelling unit must be re-inspected prior to issuance of the initial *Short-Term Vacation Rental Certificate* as provided herein.
- 2. Once issued, a short-term vacation rental unit must be properly maintained in accordance with the short-term vacation rental standards herein and will be re-inspected annually or, in the event of a Certificate transfer, re-inspected at the time of transfer. For an inspection, all violations must be corrected and re-inspected within thirty (30) calendar days. Failure to correct such inspection deficiencies in the timeframes provided shall result in enforcement as provided in subsection until such time as the violation(s) is/are corrected and re-inspected.
- 3. The inspections shall be made by appointment with the short-term vacation rental responsible party. If the inspector(s) has made an appointment with the responsible party to complete an inspection, and the responsible party fails to admit the officer at the scheduled time, the owner shall be charged a "no show" fee in an amount to be determined by resolution of the board of county commissioners to cover the inspection expense incurred by the County.
- 4. If the inspector(s) is denied admittance by the short-term vacation rental responsible party or if the inspector(s) fails in at least three (3) attempts to complete an initial or subsequent inspection of the rental unit, the inspector(s) shall provide notice of failure of inspection to the owner to the address shown on the existing *Short-Term Vacation Rental Certificate* or the application for *Short-Term Vacation Rental Certificate*.

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- a. For an initial inspection, the notice of failure of inspection results in the certificate not being issued and the short-term vacation rental is deemed not in compliance with section _____.
 - b. For a subsequent inspection, the notice of failure of inspection is considered a violation pursuant to subsection B.2. above and is subject to enforcement remedies as provided herein.

C. *Short-term vacation rental responsible party.*

1. The purpose of the responsible party is to respond to routine inspections and as well non-routine complaints and other more immediate problems related to the short-term vacation rental of the property.
2. The property owner may serve in this capacity or shall otherwise designate a short-term vacation rental responsible party to act on their behalf. Any person eighteen (18) years of age or older may be designated by the owner provided they can perform the duties listed in subsection G.3 below.
3. The duties of the short-term vacation rental responsible party whether the property owner or an agent are to:
 - a. Be available by landline or mobile telephone at the listed phone number twenty-four (24) hours a day, seven (7) days a week and capable of handling any issues arising from the short-term vacation rental use;
 - b. If necessary, be willing and able to come to the short-term vacation rental unit within two (2) hours following notification from an occupant, the owner, or the County to address issues related to the short-term vacation rental;
 - c. Authorized to receive service of any legal notice on behalf of the owner for violations of this section; and
 - d. Otherwise monitor the short-term vacation rental unit at least once weekly to assure continued compliance with the requirements of this section including parking and trash requirements.
4. A property owner may change his or her designation of a short-term vacation rental responsible party temporarily or permanently; however, there shall only be one (1) short-term vacation rental responsible party for each short-term vacation rental at any given time. To change the designated responsible party, the property owner shall notify the County in writing via a completed form provided by the County.

D. *Short-term vacation rental/lease agreement minimum provisions and requirements.* The rental/lease agreement must contain the following information at a minimum:

1. Maximum occupancy of the short-term vacation rental unit as permitted on the Short-Term Vacation Rental Certificate for the property;
2. The name and ages of all persons who will be occupying the unit;

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3. The license tag numbers for all vehicles that the occupant(s) will be parking at the unit, with a total number not to exceed the number of off-street parking spaces at the unit as designated on the Short-Term Vacation Rental Certificate. Each vehicle will be provided with a vehicle identification document that shall be clearly visible from the outside of the vehicle when parked at the vacation rental unit. Such vehicle identification document shall identify the vacation rental unit name and or address and the duration of stay; and
 4. A statement that all transient occupants must evacuate from the short-term vacation rental upon posting of any evacuation order issued by local, state, or federal authorities.
 5. The rental/lease agreement shall be retained by the responsible party. The responsible party shall retain all rental/lease agreements for a period of one (1) year following the end of the rental period.
 6. No rental/lease agreement shall be provided to or retained by the county except as part of an enforcement investigation, emergency, or other action by the county. At the county's request, the responsible party shall immediately provide the county with the rental/lease agreement.

E. *Required posting of the following short-term vacation rental unit information.*

1. On the back of or next to the main entrance door or on the refrigerator there shall be provided as a single page the following information:
 - a. The name, address and phone number of the short-term vacation rental responsible party;
 - b. The maximum occupancy of the unit;
 - c. The maximum on- site parking available (maximum number of vehicles allowed) for the unit along with a sketch of the location of the usable off-street parking spaces and notice regarding areas where parking is prohibited.
 - d. Notice that quiet hours are to be observed between 10:00 p.m. and 8:00 a.m. daily or as superseded by any county noise regulation;
 - e. The days of trash pickup and recycling;
 - f. If the short-term vacation rental unit is located within the Walton County Wildlife Protection Zone, notice of sea turtle nesting season restrictions and sea turtle lighting usage;
 - g. The location of the nearest hospital or emergency room; and
 - h. Information describing beach safety specifically the flag notification system and penalties for violation.
2. If the short-term vacation rental unit includes three (3) or more occupied floors, on the third floor above ground level and higher floors there shall be posted, next to the

interior door of each bedroom a legible copy of the building evacuation map — Minimum 8½" by 11" in size.

F. Offenses/violations.

1. Non-compliance with any provisions of this section shall constitute a violation of this section, which shall include, but shall not be limited to, the specific paragraphs within subsection 14.B.
2. Separate violations. Each day a violation exists shall constitute a separate and distinct violation.

G. Remedies/enforcement. Violations of this section shall be subject to penalties as part of a progressive enforcement program with the primary focus on compliance and compatibility with adjoining properties, versus penalties and legal actions. To accomplish a safe and effective vacation rental program it is key that short-term vacation rental responsible parties are responsive and responsible in the management of the property for compliance with this section. Code enforcement activities will be in accordance with Florida Statutes Chapter 162 and the Walton County Code of Ordinances.

1. Warnings. Warnings shall be issued for first-time violations and have a correction/compliance period associated with it. Such warnings may include notice to other agencies for follow-up by such agencies, such as the Department of Business and Professional Regulation, the Department of Revenue, the Walton County Tax Collector and the Walton County Property Appraiser, as applicable. Non-compliance with a correction compliance period shall result in the issuance of a citation.
2. The County may utilize Part 1 of Florida Chapter 162 to prosecute a code violation and in such case a special magistrate shall be authorized to hold hearings, assess fines in accordance with the statute and order other relief in lieu of using a county code enforcement board. Alternatively, the County may utilize Part 2 of Florida Chapter 162 and pursue violations by way of a civil citation system as provided in its Code of Ordinances. The civil citation fines per violation shall be set by Resolution of the Board of County Commissioners for first (1st), second (2nd), third (3rd) and further repeat violations. Regardless of whether the County utilizes Part 1 or 2, the County may also utilize an appropriate enforcing agency at the state or local level.
3. Additional remedies. Nothing contained herein shall prevent Walton County from seeking all other available remedies which may include, but not be limited to, injunctive relief, liens, and other civil and criminal penalties as provided by law, as well as referral to other enforcing agencies.

H. Reserved.

I. Reserved.

J. Vesting. Any holder of a Short-Term Vacation Rental Certificate as of December 31, 2022 is vested in the ways described below, provided they are otherwise in compliance with all other requirements contained herein.

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1. Maximum occupancy vesting. In applying the standards of subsection 2.00.Q to the short-term vacation rentals lawfully in existence prior to December 30, 2022, it is understood that there are properties that may otherwise physically not meet the site and building requirements establishing maximum occupancy. No special vesting process or fee shall be required to obtain this vesting benefit other than demonstrating eligibility through a modified *Short-Term Vacation Rental Certificate* process. Such properties shall still be required to conform to specified requirements not related to occupancy, and shall adhere to an on-site maximum, defined as the maximum available on site parking standard. Parking shall not be permitted within any public or private street right of way or within any area not otherwise designated for on-site parking as demonstrated through the modified certificate process for vested units.

Chapter 2: Zoning Districts

Section 2.02.00 Zoning Districts Established

Q. Short-Term Vacation Rental Standards. The following Standards shall govern the use of any short-term vacation rental as a permitted use:

1. Minimum life/safety requirements:
 - a. Swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.
 - b. Sleeping rooms. All sleeping rooms shall meet the single-family and two-family dwelling minimum requirements of the Florida Building Code.
 - c. Smoke and carbon monoxide (CO) detection and notification system. If an interconnected and hard-wired smoke and carbon monoxide (CO) detection and notification system is not in place within the short-term vacation rental unit, then an interconnected, hard-wired smoke alarm and carbon monoxide (CO)

alarm system shall be required to be installed and maintained on a continuing basis consistent with the requirements of Section R314, Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code — Residential.

- d. Fire extinguisher. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of the unit. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.
 - e. Battery powered emergency lighting of primary exit. Battery powered emergency lighting which provides illumination automatically in the event of any interruption of normal lighting shall be provided for a period of not less than one (1) hour to illuminate the primary exit. For purposes of this requirement, short-term vacation rentals with Short-Term Vacation Rental Certificates issued prior to the enactment of the ordinance providing for the codification of this standard shall have until December 31, 2022 to receive an inspection (as part of the renewal of the initial certificate) to demonstrate compliance with the emergency lighting standard.
2. *On-Site Parking Standard for New Construction and Existing Construction.* Based on the maximum short-term transient occupancy permitted, minimum off-street parking shall be provided as one (1) space per three (3) transient occupants. This provision shall not apply within any adopted Neighborhood Plan area which contains parking provisions related to single family residential attached and/or single family residential detached uses. In such cases, the Neighborhood Plan shall govern. Garage spaces shall count if the space is open and available and the transient occupants are given vehicular access to the garage. On-street parking shall not be permitted. On-site parking shall also not be permitted in areas not otherwise designated for on-site parking spaces.
 3. *On-Site Sewage Treatment and Disposal System Limitations:* For structures utilizing on site sewage treatment and disposal systems (OSTDS), the maximum number of occupants allowed shall be restricted in accordance with any OSTDS permit and the assumed occupancy/conditions the permit was issued under by the Walton County Health Department.
 4. *Maximum occupancy.* The above mentioned building and site requirements found in Q 1. Through Q.3, in conjunction with all other building and site limitations contained within this Code, shall limit any short-term vacation rental occupancy to that which can be accommodated within the particular structure/site while meeting these requirements.
 5. *Solid waste handling and containment.* Based on the maximum transient occupancy permitted, one (1) trash storage container shall be provided per four (4) transient occupants or fraction thereof. Appropriate screening and storage requirements for trash storage containers shall apply per any development approval or local neighborhood

standard, whichever is more restrictive, and be incorporated into the Certificate. For purposes of this section, a trash storage container shall be a commercially available thirty-five (35) gallon or greater capacity container with a lid that securely fastens to the container so as to prevent spills and animal access, with the container to be placed at curbside on the day of solid waste pickup and to be removed from curbside no later than sunrise the following day.

6. Minimum short-term vacation rental/lease agreement wording. The short-term vacation rental/lease agreement shall contain the minimum information as provided for in subsection _____.
7. Minimum short-term vacation rental information required postings. The short-term vacation rental shall be provided with material to be posted within the rental unit as required by the County as prescribed in subsection _____.
8. Minimum short-term vacation rental lessee information. The short-term vacation rental lessee shall be provided with a copy of the information required in subsection _____.
9. Responsible Local Party. Designation of a short-term vacation rental responsible party capable of meeting the duties provided in subsection _____ and capable of addressing issues locally within a short response time is required.
10. Advertising. Any advertising of the short-term vacation rental unit shall conform to information included in the Short-Term Vacation Rental Certificate and the property's approval, particularly as this pertains to maximum occupancy and parking.

Chapter 5 – Design and Development Standards

5.02.02. Offstreet Parking Requirements Chart.

| A. Residential Uses: | | |
|-----------------------------|--|---|
| 1. | Detached single-family up to 3 bedrooms | Minimum of 2 spaces per dwelling unit |
| 2. | Detached single-family 4 or more bedrooms | Minimum of 4 spaces per dwelling unit, plus one additional space for each additional bedroom over 4 bedrooms |
| 3. | Short term vacation rental attached and detached unit up to 4 bedrooms | Maximum of 4 spaces per dwelling unit, Minimum of 2 spaces per dwelling unit-Vested unit on-site maximum or 1 space per 3 transient occupants |
| 4. | Detached short term vacation rental unit 4 or more bedrooms | Maximum of 6 spaces per dwelling unit; Minimum of 2 spaces per dwelling unit |

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| <u>43.</u> | Multifamily--Efficiency or 1 bedroom | Minimum of 1.5 spaces per dwelling unit |
| <u>54.</u> | Multifamily--2 or more bedroom units | Minimum of 2 spaces per dwelling unit |
| <u>65.</u> | Mobile home parks | 2 spaces per mobile home |
| <u>76.</u> | RV parks | 1 space per lot, not including recreational vehicle |
| <i>B. Public Assembly and Recreational Uses:</i> | | |
| <u>87.</u> | Churches, theaters, auditoriums, stadiums, and other public assembly | 1 space per 3 seats of the principal public assembly room or area |
| <u>98.</u> | Libraries and museums | 1 space per 500 square feet of floor area |
| <u>109.</u> | Community recreation center | 1 space per 250 square feet of gross floor area |
| <u>1140.</u> | Bowling alley | 5 spaces per lane |
| <u>1244.</u> | Miniature golf | 3 spaces per hole |
| <u>1342.</u> | Private clubs | 1 space per 300 square feet of gross floor area |
| <u>1443.</u> | Skating rink, ice or roller | 1 space per 300 square feet of gross floor area |
| <u>1544.</u> | 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 |
| <u>1645.</u> | Swimming pool, dance hall, exhibition hall | 1 space per 200 square feet of gross floor area |
| <i>C. Health Facilities:</i> | | |
| <u>1746.</u> | Hospital | 1.5 spaces per hospital bed |
| <u>1847.</u> | Nursing homes | 1 space per 6 patient beds, plus 1 space per employee on the largest shift |
| <u>1948.</u> | Medical and dental offices | 7 spaces per 1,000 square feet of gross floor area |
| <i>D. Commercial and Office Uses:</i> | | |
| <u>2049.</u> | <u>Banks</u> | <u>1 space per 350 square feet of gross floor area</u> |

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|---|---|--|
| <u>2120.</u> | Restaurant, standard | 1 space per 150 square feet of gross floor area |
| <u>2224.</u> | 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 |
| <u>2322.</u> | Taverns, nightclubs and lounges | 1 space per 100 square feet of gross floor area |
| <u>2423.</u> | Offices other than medical/dental offices | 1 space per 250 square feet of gross floor area |
| <u>2524.</u> | Gasoline service stations | 3 spaces per pump station plus 2 spaces per service bay |
| <u>2625.</u> | Grocery or supermarket | 1 space per 200 square feet of gross floor area |
| <u>2726.</u> | Convenience store | 1 space per 200 square feet of gross floor area |
| <u>2827.</u> | 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 |
| <u>2928.</u> | 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 |
| <u>3029.</u> | Shopping center | 5 spaces per 1,000 square feet of gross floor area |
| <u>3130.</u> | Other general business or personal service establishments | 1 space per 350 square feet of gross floor area |
| <i>E. Warehousing and Industrial Uses:</i> | | |
| <u>3234.</u> | Mini-warehouses | 1 space per 10 storage cubicles, plus 2 spaces per manager's residence |
| <u>3332.</u> | Warehouse | 1 space per 3,000 [square] feet of gross floor area |
| <u>3433.</u> | Extraction uses | 1 space per employee on the largest shift |
| <u>3534.</u> | 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

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| 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 |

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| 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.

Article 9 - Glossary

Short-term Vacation Rental: This definition shall apply to all primary uses defined as Short Term Vacation Rental Attached and Short Term Vacation Rental Detached within this Code. A public lodging establishment consisting of any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings, which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. The following are excluded from this definition:

1. Any dormitory or other living or sleeping facility maintained by a public or private school, college, or university for the use of students, faculty, or visitors;
2. Any hospital, nursing home, sanitarium, assisted living facility, or other similar place;
3. Any place renting four rental units or less, unless the rental units are advertised or held out to the public to be places that are regularly rented to transients;
4. Any unit or group of units in a condominium, cooperative, or timeshare plan.
5. Group homes as defined in Section 419, F.S.

