

ORDINANCE 2133

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA; AMENDING CHAPTER 6 OF THE LAND DEVELOPMENT CODE FOR STREET ACCESS AND DRIVEWAY DESIGN REQUIREMENTS; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Growth Management Department has identified numerous situations where the Land Development Code would prohibit driveway access to certain properties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WALTON BEACH, FLORIDA, AS FOLLOWS:

Section 1. Authority and Intent

The authority for enactment of this ordinance is contained in Chapter 166.021, 163.3202, and other provisions of the Florida Statutes and Section 2 of the City Charter.

Section 2. Amendment of Land Development Code Chapter 6 – Standards for Transportation, Access, Parking, and Loading

6.01.05. Street Access and Driveway Design Requirements.

All ingress and egress driveways onto a City street shall be located to allow the greatest degree of safety to both pedestrian and vehicular traffic on a City street. All proposed development shall meet these standards for vehicular access and circulation:

A. Access points shall be able to accommodate all vehicles entering the site, including delivery vehicles.

B. Access design shall ensure that an entering standard passenger vehicle will not encroach upon the exit lane of a two-way driveway.

C. Access design shall ensure that a right-turning exiting vehicle shall be able to use only the first through traffic lane available without encroaching into the adjacent through lane.

D. There shall be sufficient onsite storage to accommodate queued vehicles waiting to park or exit without using any portion of the street right-of-way or in any other way interfering with street traffic.

E. Number, location and separation requirements for driveways. Driveways shall be designed to adequately accommodate the volume and normal character of vehicles anticipated to be attracted to the development.

1. The number of driveways shall be determined by existing site conditions and ensuring safe and efficient access and use for both pedestrian and vehicular traffic on the City street.

2. Minimum distance of driveway to a street intersection.

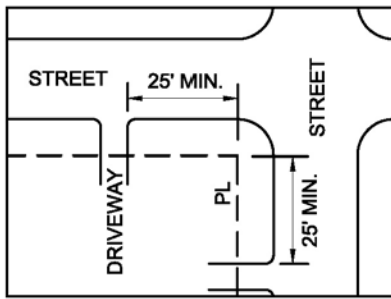


Figure 6.01.05 (E-2).

Minimum driveway intersection distances

a. The edge of a driveway for all uses other than a single-family residential dwelling shall be located a minimum of seventy-five (75) feet from the proposed right-of-way line of a street intersection. If lot width does not permit, the distance can be modified, but shall be not less than fifty (50) percent of the lot width and, regardless of lot width, shall not be less than twenty-five (25) feet.

b. The edge of a driveway for a single-family residential dwelling shall be located a minimum of twenty-five (25) feet from the proposed right-of-way line of a street intersection.

3. Other than one-, two-, or three-family residential dwellings, ~~W~~ where two (2) or more driveways connect a single development site to any one (1) City street, a minimum clear distance of fifty (50) feet, measured along the curb line of the tangents of the proposed driveway curb radii, shall be provided.

4. The edge of a driveway for uses other than one-, two-, or three-family ~~a single family~~ residential dwellings shall be located a minimum of ~~twenty-five~~ ten (2510) feet from ~~the proposed~~ any property line adjacent to one-, two-, or three-family residential dwellings. Where a property line is the same as the right-of-way line referenced in Section 6.01.05.E(2)(a), the minimum distance shall be the standard in Section 6.01.05.E(2)(a).

5. Opposing driveway intersections.

a. Opposing driveway intersections for uses other than a single-family dwelling shall be located directly across from each other along City streets.

b. If conditions prohibit locating a proposed driveway intersection directly opposite an existing or proposed driveway intersection along a City street, the offsets between the existing and proposed intersections shall be a minimum of one hundred fifty (150) feet.

6. Driveways shall be located and designed to ensure that vehicles do not back onto the City right-of-way, except for driveways serving a single-family dwelling in single-family developments and residential zoning districts.

F. Driveway design.

1. Depressed curbing may be required across driveway openings, in order to promote the continual flow of street stormwater runoff.

2. Driveways shall intersect the City street at an angle as near ninety (90) degrees as site conditions permit, and in no case shall be less than seventy-five (75) degrees.

3. All driveway aprons shall be paved from the existing or proposed edge of pavement back to the existing or proposed right-of-way line. Paving within this area shall comply with the City's paving specifications as set forth in the Engineering Standards Manual for Fort Walton Beach. Additional paving or a reinforced concrete driveway may be required, depending upon the type and amount of expected vehicular traffic.

4. All driveways shall be fully maintained by the property owners served by the driveways.

G. Driveways located within a State or County right-of-way shall be designed in accordance with State or County standards.

Section 3. Applicability

For the purposes of jurisdictional applicability, this ordinance shall apply in the City of Fort Walton Beach. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

Section 4. Inclusion into the Land Development Code

It is the intent of the City Council that the provisions of this ordinance shall become and be made a part of the City of Fort Walton Beach's Land Development Code, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

Section 5. Severability

In the event any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of City Council that such invalidity shall not affect any other provisions of the Ordinance which may be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 6. Findings

The City Council of the City of Fort Walton Beach finds that the Local Planning Agency reviewed and recommended approval of the ordinance on January 4th, 2024.

The City Council of the City of Fort Walton Beach finds that the proposed ordinance is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

The City Council of the City of Fort Walton Beach finds that all notice requirements for enactment of the ordinance have been met in accordance with the Florida Statutes and the City's Land Development Code.

Section 7. Effective Date

This ordinance shall take effect immediately upon approval on second reading by the City Council and signature of the Mayor.

Adopted: January 23, 2024

Richard A. Rynearson, Mayor

Attest:

Approved as to legal form and sufficiency
for the City of Fort Walton Beach, only.

Kim M. Barnes, City Clerk

Kimberly Romano Kopp, City Attorney

Additions are underlined; deletions are stricken.