

ORDINANCE
2007-26

**Amending the Walton County Comprehensive Plan to Include
A Planned Unit Development Overlay District; Providing for
Severability; and Providing for an Effective Date.**

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, Walton County afforded opportunity for public comments concerning the subject text amendment to the Comprehensive Plan during public hearings held before the Walton County Planning Commission and Board of County Commissioners; and

WHEREAS, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on July 25, 2006, and an adoption hearing on September 11, 2007; and

WHEREAS, This ordinance shall be considered a final order as required in Section 10.03.04 of the Walton County Land Development Code;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners to amend the Walton County Comprehensive Plan:

Section 1 Future Land Use Element Policy L-1.1.1 is amended as follows:
(Deletions are shown as strikcthrough, additions are underlined.)

Objective L-1.12 — The County shall promote innovative development plans that conserve natural features of the land, promote compact development, encourage interconnectivity within the development and to the surrounding development, maximize open space, and include unique design features.

Policy L-1.12.1 - The land development regulations shall create a procedure for the adoption by ordinance of planned unit development overlays, upon application by a landowner or agent, to allow the consideration of unique, innovative, or narrowly defined land use proposals that, because of the specificity of the applied regulatory conditions, can be found compatible with the character of the surrounding land uses and the environmental conditions of the subject land. Where the property covered by the overlay

district contains more than one land use designation. the overlay district may include all of the uses allowed in those categories, but may not exceed the total allowable densities and intensities for each of those uses. The PUD overlay must include unique design features and other regulatory conditions adopted to promote compatibility with adjacent areas. Such features include but are not limited to recreational areas, mixed use development, buffering, and landscaping. This overlay district may allow clustering of residential and non-residential densities and intensities to enhance the internal design of the district and its relationship to surrounding uses, maximize preservation of natural features, protection of threatened or endangered species or species of special concern, and common open space, but overall density and intensity may not exceed the densities and intensities of the combined underlying land uses or allow a use not included in the underlying land uses.

In addition to the criteria listed above, the County shall adopt land development regulations which require each adopted Planned Unit Development to address the following:

- (1) an integrated plan of development
- (2) the intent of the specific planned unit development
- (3) density and intensity
- (4) permitted uses
- (5) access and interconnectivity by car, foot, bicycle, and transit
- (6) trip generation and trip capture
- (7) identification and protection of environmental features
- (8) open space
- (9) buffering of adjacent uses when necessary; and
- (10) unique design features.

The Planned Unit Development Overlay may be applied on any specific property, or a group of contiguous properties. The regulatory conditions pertaining to each development plan shall be adopted by ordinance approving the Planned Unit Development.

Section 2. Severability

Should any word, phrase, sentence, or section of this ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this ordinance, and the remainder of the ordinance shall remain in full force and effect.

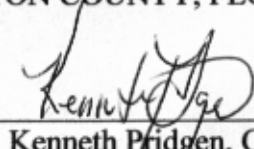
Section 3. Effective Date

This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 11th day of September, 2007.


BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: _____



Kenneth Pridgen, Chair

ATTEST:



Kimberly Wilkins
for *Martha Ingle*, Clerk of Court