

**ORDINANCE
2007-31**

An Ordinance Amending the Walton County Comprehensive Plan to Allow Parcels of Twenty Acres or Less, Designated as Large Scale Agriculture, That Were Lots of Record as of December 28, 1996, to Have a Gross Residential Density of One Unit Per Every 2.5 Acres As Allowed For Parcels Designated General Agriculture; Providing for Severability, and Providing for an Effective Date

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, **F.S.** delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

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 OF WALTON COUNTY, that the Walton County Comprehensive Plan be amended as follows:

Section 1: Amendment

The Future Land Use Element of the Walton County Comprehensive Plan is amended as follows: (Deletions are shown as strikethrough, additions are underlined.)

Policy L-1.1.1(C)(1)

(1) LARGE SCALE AGRICULTURE (LSA): Areas now used, and appropriate for continued use primarily in large-scale agricultural activities, including timber production.

a. Uses allowed: Agriculture and silviculture activities; farm dwellings, including farmworker housing, and associated accessory structures that are related to and supportive of agriculture and silviculture. Land uses considered functionally related to agriculture and silviculture activities shall be limited to the following:

1. Farm equipment sales and repair, kennels and veterinary services, sale of agricultural chemicals and supplies, feed sales, blacksmith and wood working shops, processing, storage, sale of agricultural products, outdoor recreational activities such as hunting or fishing camps, bait and tackle shops, shooting ranges, and golf courses; travel trailer parks and campgrounds connected to outdoor recreational uses and riding or boarding stables; cemeteries, communications facilities, small engine repair, and welding shops. Borrow Pits shall be allowed as a special exception. All land uses in Large Scale Agriculture shall be developed and operated to ensure compatibility with surrounding land uses, including compliance with Policies L-1 .7.2 and L-1.7.3 of this Plan Element;

2. Home occupations ~~which~~ that are clearly subordinate to the residential land use, and occupy no more than twenty-five percent (25%) of the floor area of the residential dwelling on the site;

3. Community Facilities, which shall be defined as places of worship, community centers, and public or private schools and day care centers; and

4. Potable water, sanitary sewer, recreation, drainage, electrical and natural gas distribution, police and *fire*, public works maintenance, and road facilities which that are necessary to serve land uses and development in the Large-scale or General Agriculture category, subject to the restrictions on the provision of potable ware and sanitary sewer facilities contained in the Infrastructure Element.

b. Density allowed: 1 unit per 40 acres.

For lots of record as of December 28, 1996, of 20 acres or less, gross density fur residential use shall be allowed at a density not to exceed 1 unit per 2.5 acres. Residential units may be clustered as long as the gross density is not exceeded.

e. **Creation of new parcels:** The subdivision of parcels within the Large scale Agriculture land use category shall not result in the creation-of more than .5-0 new building lots in one year.

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

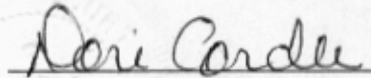
This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 25th day of September, 2007.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

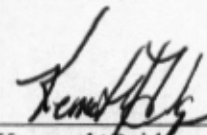
Attest:

for



Martha Ingle
Clerk of Court

By:



Kenneth Pridgen, Chair