

**Ordinance
2007-34**

**AN ORDINANCE AMENDING THE WALTON
COUNTY COMPREHENSIVE PLAN; ALLOWING
NEIGHBORHOOD PLANS TO BE INCORPORATED
INTO THE LAND DEVELOPMENT CODE AS
OVERLAY DISTRICTS; REPEALING ALL
ORDINANCES IN CONFLICT HEREWITH;
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(B) (6)(3)

a. Neighborhood Plans. The County encourages the preparation of neighborhood plans to guide development within NPAs. To facilitate development based upon neighborhood plans, the County ~~shall~~ has established a Neighborhood Planning Program that provides for Neighborhood Plans to be adopted as individual overlay districts in the Land Development Code. Plans for existing neighborhoods shall actively involve residents in plan preparation. The county also encourages the development of neighborhood associations to act as catalysts in the on-going Neighborhood Planning Program for existing neighborhoods. Each neighborhood, existing or proposed, shall have a plan based on a distribution of uses appropriate to its location, the natural environment, existing neighborhoods, the actual combination of uses, maximum density and compatibility of uses. The neighborhood plan shall, at a minimum, address the following:

- i. Minimum and maximum lot sizes.
- ii. Setbacks, build-to-lines and lot coverage.
- iii. Use mix for commercial and workplace, by size and location
- iv. Street widths and block sizes.
- v. Parking requirements.
- vi. Landscape and architectural controls.

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 Sept, 2007

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

for Dori Cordee
Martha Ingle
Clerk of Court

By: *Kenneth Pridden*
Kenneth Pridden, Chair

