

**ORDINANCE
2007-42**

**An Ordinance Amending the Walton County
Comprehensive Plan to clarify locations and
policies for VMU; 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 was held 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 ~~striketrough~~, additions are underlined.)

Policy L-1.1.1(B)

(6) MIXED USE CENTERS (MU):

2. Village Mixed Use Center (VMU): A center designed to serve a series of Neighborhoods. These Village Mixed Use Centers are located along 30-A, Highway 331, and US 98. Village Mixed Use Centers may be located along other major collector or arterial roadways if they meet certain additional criteria, as outlined in (B) below. Development in these centers shall comply with applicable Scenic Corridor guidelines for these roads. The minimum area of any new centers established after the date of this amendment shall be 5 contiguous acres, unless adjoining or abutting an existing VMU development.

(A) The development standards for uses within the general Village Mixed Use Center are as follows:

- a) Maximum height of four (4) stories.
- b) The maximum floor area ratio is 2.0.
- c) The impervious surface ratio is 0.85.
- d) Limited lodging means an inn of no more than seventy-five (75) rooms and can include full services, such as supporting restaurant use.
- e) Entertainment and recreation uses include sports clubs, health clubs, lounges, restaurants with limited outdoor entertainment, small indoor theaters, and similar uses.
- f) The scale and uses at the edge shall be compatible with abutting neighborhood uses.
- g) The VMUC shall be interconnected with abutting uses for convenient vehicular and pedestrian/bicycle access from surrounding neighborhoods.
- h) Urban design amenities (pedestrian facilities/sidewalks, landscaping, public spaces, etc.) shall be included.
- i) A detailed plan is required.

(B) The development standards for uses within Village Mixed Use Centers located on major collectors and arterials other than C.R. 30A and U.S. 98 are as follows:

- a) All VMUCs in these locations must contain at least three separate uses, including both residential and active recreation.
- b) Residential uses must extend over a minimum of 75% of the land area of the VMUC.
- c) Active recreation must comprise at least 10% of the land area of the VMUC.

- d) Commercial, office, institutional, and other non-residential uses shall not cover more than 15% of the land area of the VMUC.
- e) Housing that qualifies as affordable per Policy H-2.1.11 of the Walton County Comprehensive Plan must comprise a minimum of 40% of the residential units and a maximum of 50% of the residential units and shall be constructed concurrent with the market-priced units.
- f) The development must submit a compatibility analysis showing that they meet the compatibility criteria set forth for developments in NPA/infill.
- g) Live/work units are encouraged.
- h) The maximum height of all structures shall be four (4) stories.
- i) Commercial uses are limited to neighborhood serving commercial uses, but food marts may not include gas sales.
- j) The maximum floor area ratio is 0.5.
- k) The impervious surface ratio is 0.75.
- l) Lodging is limited to bed-and-breakfast establishments;
- m) Recreation uses are limited to outside active recreation.
- n) The scale and uses at the edge shall be compatible with abutting neighborhood uses.
- o) The VMUC shall be interconnected with abutting uses for convenient vehicular and pedestrian/bicycle access from surrounding neighborhoods.
- p) Urban design amenities (pedestrian facilities/sidewalks, landscaping, public spaces, etc.) shall be included.
- q) A detailed plan is required.

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 23rd day of October, 2007.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:



for
Martha Ingle
Clerk of Court

Kimberly Williams

By:

Kenneth Pridgen
Kenneth Pridgen, Chair