

**ORDINANCE
2008-11**

AN ORDINANCE AMENDING CHAPTER 13 OF THE WALTON COUNTY LAND DEVELOPMENT CODE TO ADD PORTIONS OF C.R. 83, C.R. 283, C.R. 393, AND C.R. 395 TO THE C.R. 30-A SCENIC CORRIDOR; ADOPTING MAPS OF THE SCENIC CORRIDORS; DELETING THE TOWN, RESIDENTIAL, AND RURAL DESIGNATIONS; ESTABLISHING SETBACKS CONSISTENT WITH THE WALTON COUNTY COMPREHENSIVE PLAN; SETTING STANDARDS FOR PARKING AND RIGHT OF WAY IMPROVEMENTS; DEFINING THE TERMS “FENCE” AND “WALL” AND ESTABLISHING SETBACKS FOR FENCES AND WALLS; PROVIDING SEVERABILITY; AND PROVIDING 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, Sections 163.3201 and 163.3202, Florida Statutes, require local governments to implement the provisions of their comprehensive plans through the adoption of land development regulations; and

WHEREAS, Walton County has adopted a Land Development Code in accordance with these statutes to ensure the County’s orderly growth and development; and

WHEREAS, Walton County, to ensure the County’s continued orderly growth and development, finds it prudent to amend its Land Development Code to respond to the changing needs and conditions within said county;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY that Walton County Land Development Code be amended, as follows:

(Insertions are underlined; deletions are ~~strikethrough~~)

Section 1. Section 13.02.00 “The Route 30-A Scenic Corridor” is hereby amended as follows:

- A. *Purpose.* The purpose of the Route 30-A Scenic Corridor design standards shall be to preserve and maximize views of the Gulf of Mexico, to enhance the visual characteristics of the north and south sides of the Route 30-A roadway corridor right-of-way as well as the east and west rights-of-way of the connector roadways, and to eliminate roadside clutter. County Road 393, County Road 395, and those portions of County Road 83 and County Road 283 that are south of U.S. 98 (as depicted in map 13-1) are hereby designated as Route 30-A Scenic Corridor connector roadways. The rights-of-way of ~~C.R.~~ Route 30-A and these connector roadways ~~is~~ are the property of Walton County and ~~its~~ their use by any private or

public entity is permissible only with the expressed and written authorization of the Board of County Commissioners.

B. *Applicability.* All properties that are located contiguous to County Road 30-A, County Road 393, or County Road 395, or are contiguous to those portions of County Road 83 and County Road 283 that are south of U.S. 98 (as depicted in map 13-2) shall, for the purposes of this section, be considered within the Route 30-A Scenic Corridor. All properties within the Route 30-A Scenic Corridor shall comply with the design standards in this section. ~~Section designations, as determined by the Director of Planning and Zoning based on Table 1, will determine building setbacks, landscaping and other requirements.~~ For clarification purposes, the Route 30-A Scenic Corridor is a County designation and the Florida Scenic Highway program is a State of Florida designation this is separate and distinct from the County program. Although these programs are separate and distinct from one another, the Route 30-A Scenic Corridor encompasses the Florida Scenic Highway designated roadways.

Section types are:

1. ~~Town.~~ Concentrated development of contiguous mixed use, commercial and/or retail activity.
2. ~~Residential.~~ Residential land uses predominate, but some minor commercial activity with moderate traffic volumes may be present.
3. ~~Rural.~~ Undeveloped areas, or agricultural or residential land uses on large tracts.

Table 1: Section Location Designations

TABLE INSET:

Limits From	Limits To	Section Designations	Section Length (Miles)
US 98 (West Intersection)	Flamingo Drive	Residential	0.7
Flamingo Drive	Gulf Place (west) Entrance	Residential	2.5
Gulf Place (west) Entrance	Leisure Lane East of CR 393	Town	0.6
Leisure Lane East of 393	Flounder West of 83	Town	1.3
Flounder West of 83	Sand Dunes Road East of 83	Town	0.8
Sand Dunes Road East of 83	Alligator Lake West End	Residential	0.1
Alligator Lakes West End	Watereolor West End	Rural	3.7
Watereolor West End	Seagrove Beach at Roberts Way	Town	0.5
Roberts Way/Seagrove Beach	Dune Villas/Crystal Court	Town	1.0
Dune Villas/Crystal Court	Seagrove Place	Town	0.5
Seagrove Place	Lake Drive at Lakewood		
	Town Centre (West)	Town	0.8
Lake Drive at Lakewood	Lakewood Drive at		
Town Centre (West)	Lakewood Town Centre (East)	Town	0.5
Lakewood Drive at			
Lakewood Town Centre	Camp Creek Road South	Rural	2.1
(East)	Rosemary Beach (West)	Residential	2.6
Camp Creek Road South	Rosemary Beach (East)	Town	0.4
Rosemary Beach (West)	U.S. 98 East Intersection	Town	0.2
Rosemary Beach (East)			
		Total Distance	18.3
The Intersection of CR 393 and CR 30 A in Gulf Place	Country Club Drive and CR 393	Town	0.8
300 Feet North of Plank Road in Grayton Beach	East End of Hotz Avenue to CR 30 A	Town	0.1
Intersection of CR 395 and CR 30 A in Seagrove	Grove Street, Approximately 700 Feet North of CR 30 A	Town	0.1

C. *Setbacks and Building Widths.* ~~The following setbacks shall apply within the Route 30-A scenic corridor:~~ Building setbacks for structures proposed on lots or parcels located within the Route 30-A Scenic Corridor not within a mixed use center on the Future Land Use Map shall conform to Section 5.00.03 of this code. Building setbacks within mixed use centers on the

Future Land Use Map may be less than otherwise required by Section 5.00.03 if a lesser setback is warranted under the circumstances and a waiver is granted by the Board of County Commissioners through the development review process.

~~1. All structures, including walls, fences, lighting and impervious surfaces, shall be set back from the right-of-way line a minimum of:~~

~~(a) Town section, with 100 foot right-of-way: Ten feet. Town section, with less than 100 foot right-of-way: Ten feet.~~

~~(b) Residential section, with 100 foot right-of-way: Fifteen feet. Residential section, with less than 100 foot right-of-way: Fifteen feet.~~

~~(c) Rural section, with 100 foot right-of-way: Twenty feet. Rural section, with less than 100 foot right-of-way: Twenty feet.~~

Awnings and mailboxes are exempt from any required setback. Within any required setback, landscape materials shall be installed in accordance with the landscaping standards provided here in subsection D.

~~2. The total width of structures built on lots or parcels ~~that adjacent to the south right-of-way of Route 30-A with a view corridor to the Gulf of Mexico~~ are located between Route 30-A and the Gulf of Mexico shall not exceed 65 percent of the width of the lot or parcel. Single family residential is exempt from this requirement unless developed as part of a new single family residential subdivision, in which case the 65 percent ratio shall apply.~~

~~3. The Mixed Use Centers depicted on the Future Land Use Map are not subject to any additional setback requirement other than stated in this code.~~

D. *Landscaping Standards.*

1. Any required setback area in the Route 30-A Scenic Corridor shall be planted with salt and drought tolerant native species. Salt tolerant species are indicated on the landscape material lists in Section 5.01.02(D).

2. A 20' scenic corridor setback from the right-of-way is required. Existing vegetation within the Route 30-A Scenic Corridor shall be preserved in accord with Section 4.06.02 of this Land Development Code as part of an overall landscape plan. References to parcel size in Section 4.06.02 do not apply to this section. Preservation requirements apply to all parcels. Mixed use centers depicted on the Future Land Use Map are not subject to the 20' scenic corridor setback requirement.

3. Landscaping within any required setback area shall conform to the landscape buffer standard as described in Section 5.01.02.

4. Landscaping of public right-of-way:

a. Property owners whose property fronts on C.R. 30-A are encouraged to provide landscaping on the public right-of-way. Such landscaping shall utilize native or other approved salt and drought tolerant vegetation as listed in Chapter 13 in this Land Development Code.

b. Each plan for landscaping the public right-of-way shall be prepared and submitted to the ~~Department of Planning and Zoning Development Services Division~~ for approval. Plans will be reviewed by the Walton County Public Works Department for safety issues and by utility companies that make use of the location, and may be subject to a right-of-way use agreement between the applicant and the Walton County ~~Board of County Commissioners~~ Public Works Division. Any landscaping proposed and approved for the public right-of-way of C.R. 30-A is subject to removal by the County for any public purpose and by any utility company whose services are located within the right-of-way when necessary for repair, improvements or extensions of service. Under these conditions of public purpose removal, the cost of replacement shall be by

the applicant and Walton County will bear no obligation as a result of its approval of landscaping. When utility companies or Walton County find it necessary to remove landscaping on the right-of-way they shall provide reasonable notice to the abutting property owner to allow for that owner to remove and protect plants. When minor and/or emergency repairs by utility companies or by Walton County or when notice has been given and plants have not been removed and landscaping is damaged by the activity of the utility companies or by Walton County, the restoration and the cost of such restoration shall be the responsibility of the abutting property owner.

- c. The applicant, including the providing of an irrigation system shall maintain all landscaping in the public right-of-way. The sprinkler system for all shrub beds shall be drip irrigation. Spray heads are permitted for turf and annual color areas but shall strictly limit overspray onto roadways, bike paths, and driveways, or any other non-landscaped areas to the greatest extent possible. In general the use of low-angle spray heads is encouraged. Rotor heads or other "long-throw" heads are forbidden in the public right-of-way. It shall be the responsibility of the owner to maintain the irrigation system to minimize overspray outside of turf or annual color beds. Upon request, the owner shall operate the irrigation system for the County enforcement officer. Violators shall be subject to fines per County code. ~~the No sprinkler shall be installed in the public right of way or on private property that sprays on the roadway or on the bike path.~~ All sprinkler controls shall be located to be accessible by the County.

E. *Driveway/Access/Parking Standards.*

1. No parking is allowed within the public rights-of-way or public easements unless the parking is for a public purpose and approved by the Board of County Commissioners after engineering technical review of the proposed design by either the Engineering Manager or the County Engineer.

~~1. Driveway or access width shall be limited to 22 feet.~~

2. Driveways shall be paved from the edge of the pavement to the property line as a part of any development.

3. Driveways shall be no closer than 50 feet apart, except where the width of the parcel does not allow for this separation. In such cases where the parcel width does not provide for a 100 foot-driveway separation, the site shall be designed to maximize the separation of driveways. Separation shall be measured from the centerline of each driveway.

~~4. Parking configurations, which require backing into CR 30 A, are prohibited.~~

~~5. Parking within rights-of-way is prohibited except in designated "Town" areas and then only in a parallel configuration on the north side of the street and is dependent upon the width of the right of way, safety considerations, and proximity to mixed use areas. Parking bays may have no more than five continuous spaces without a landscaped break of 20 feet and bays shall be a minimum of ten feet deep off of the [11 foot] driving and curb lanes.~~

~~6. No new parking is permitted at 45 degrees or 90 degrees to the roadway, which requires backing into the driving lanes except in areas that, provide allowable parallel parking. Where impractical to eliminate existing 90 degree parking, spaces shall be modified to 45 degree parking.~~

4 7. Commercial uses are encouraged to provide parking in the rear of the building to allow building facades and landscaping to predominate in the view from the road. The parking requirements in Section 5.02.02 shall be reduced 20 percent for all commercial developments that provide parking in the rear of the building. However, the parking area shall not encroach into the coastal protection zone established in Section 4.02.02.

~~8. In addition, where a commercial development fronts on parking provided within a~~

~~public right-of-way, the number of off-street parking spaces required in Section 5.02.02 shall be reduced by one-half the number of on-street parking spaces (rounded up to the nearest whole number) provided along the property frontage.~~

F. *Sign Control.*

1. *Applicability.* Signs within the Route 30-A Scenic Corridor shall conform to Chapter VII of this code and shall also be subject to the following standards and prohibitions:
2. *Prohibited signs.* In addition to the signs prohibited in Section 7.02.02, the following signs shall be prohibited in the Route 30-A Scenic Corridor: permanent off-premise outdoor advertising signs; pole signs; water towers as advertising; wall murals as advertising; off-premise signs; temporary mobile signs; interior lit single panel plastic or lexan face; streamers, pennants, ribbons, spinners and other similar devices; flashing signs; signs containing reflective elements that sparkle or twinkle in the sunlight; roof signs and signs containing moving parts. An off-premise sign is any sign located on property other than that to which the sign relates.
3. *Sign standards.*
 - a. *Ground Signs.* One on-premises ground sign may be permitted per parcel. The ground sign area shall not exceed 24 square feet and the sign height shall not exceed 12 feet in height.
 - b. *Building Signs.* Building signs shall not exceed 24 square feet.
4. *Illumination standards.* All signs or lighting for signs shall be directed or shielded such that the light sources or glare from the light sources is directed away from or shielded from the beach and the right-of-way (Scenic 30-A).

G. *Other Uses of the Public Right-of-Way:*

1. The permanent placement of trash/garbage cans, dumpsters and other such receptacles on the public right-of-way is prohibited. Such containers may be placed on the public right-of-way on the days of pickup, only.
2. Display of merchandise or merchandising materials (e.g., signs, banners) is prohibited on the public right-of-way.
3. The use of the public right-of-way for repeated and/or continual deliveries and offloading is prohibited.
4. The use of brick pavers or concrete for the bike path is prohibited. The only acceptable paving material shall be asphalt.

H. *Fences and Walls*

Walls, chain link fences, and/or wire fences, including barbed wire, are prohibited along the entire Route 30-A Scenic Corridor. Fences may be located in all front, side and rear yards. No fences shall be less than three feet in height or greater than six feet in height. Fences shall not exceed four feet in height when placed in the front yard unless set back from the front property line a minimum of the required building setback. Fences shall be of a design consistent with the architectural theme of the site as developed, and shall be compatible with adjacent properties and the neighborhood. Fences on properties with masonry or stuccoed buildings must have masonry pilasters spaced at a maximum of 24 feet apart. Fences and pilaster/fence combinations are to be painted to complement the building color. Plywood, particle board, or similar wood materials are prohibited. The finished side shall face outward, and stringers and posts shall not be visible from the outside. Fences on lots or parcels adjacent to the north or south right-of-way of Route 30-A with a view corridor to the Gulf of Mexico shall be subject to a 65 percent see through width to lot ratio limitation.

Section 2. Glossary of Terms:

Anodized Aluminum - A protective electrolytic oxide coating applied to aluminum products, allowing for varying colors of the finished aluminum product.

Awning - A canvas covering of varying shapes, sizes and colors located over doorways and/or windows.

Balustrade - An ornamental upright post supporting a top rail.

Berm - An undulating earth form, usually required within the setback buffer.

Built-up roof - A flat roof, allowed only when accompanied by a detailed parapet.

Canopy - A suspended covering over a building entrance or a driveway, connected to the building structure.

Change of use - A change of use is constituted when there is a change from one classification to another, i.e., commercial to industrial; retail to entertainment; residential to commercial, etc. For example, a retail use being replaced by another retail use does not constitute a change of use.

Casement Window - A window with a side hinged sash, usually mounted to swing outward.

Concrete Pavers - Integrally colored interlocking concrete paving units of varying sizes and shapes on a sand setting bed with sand swept joints.

Copy Area - The area on a sign which bears letters, numbers, logos or any graphic representation designed to convey information.

Corridor Buffer Setback - That preserved portion of land parallel to the U.S. Highways 98 and 331 R.O.W. whose width varies within each district of the Walton County Scenic Corridor expressly used for buffering, landscaping, and signage.

Cross Access Corridors - A driveway allowing vehicular access between two or more adjoining sites.

Directory Sign - A sign on which names and locations or occupants is given.

Double Hung Window - A window with an upward sliding lower sash and a downward sliding upper sash.

Easement - A right to use land owned by another person by agreement. Used in Walton County Scenic Corridor to allow for cross access corridors and joint use driveways.

Eave - The edge of a roof overhanging the walls.

Fence – A freestanding structure that may contain openings between columns made of various materials resting on or partially buried in the ground without a base, grade beam, foundation, or footer, rising above ground level, and used to delineate a boundary or as a barrier or means of protection, confinement, or screening.

Fenestration - The arrangement, proportioning and design of windows and doors in a building adding design detail and relief to the building facade.

Florida Scenic Highway Designation – Roadways that have been designated Florida Scenic Highways by the F.D.O.T. and are subject to the Florida Scenic Highway action plan document. These roadways include the entire length of Route 30-A; C.R. 83 from U.S. Highway 98 to Blue Mountain Road; C.R. 283 from U.S. Highway 98 to Hotz Avenue; and C.R. 395 from Eden State Park to Route 30-A (as depicted in map 13-4).

Gable Roof - A roof style whose connected sloping surfaces form a triangle section of building facade.

Hip Roof - A combination of gable roof ends which eliminates the triangular section of building facade.

Joint Use Driveways - A common entry drive, perpendicular to the U.S. Highways 98 and 331 R.O.W., whose centerline is the common property line of two adjoining sites and which serves as the main vehicular entrance to both sites.

Keystone - Quarried and cut stone whose color and texture is derived from fossilized materials.

Lap Siding - Vertical wood siding comprised of beveled or shiplap wood members.

Light Reflectance Value (LRV) - Light reflectance value is a numerical rating assigned by paint manufacturers to each color they make. This number is a scientifically determined assessment of the amount of light and heat that color will reflect on a scale of 0 to 100.

Nonconforming Sign - Any sign that does not conform to the requirements of these Walton County Scenic Corridor Design Standards.

Parapet - An exterior wall, entirely above the roof, used to add design detail to a building.

Pilaster - A solid masonry column, free-standing or built into a wall, adding structural integrity to a wall or fence.

Pole sign - For the purposes of these standards, pole signs shall include vertical Main I.D. or Parkway Directional Signs mounted on a single pole or multiple poles, which do not express any architectural detail related to the building design.

Shakes - Hand split shingles.

Shed Roof - Sloping roof sections which are not connected and therefore do not create a roof ridge.

Single Hung Window - A window with an upward sliding lower sash.

Site - A development parcel of land, or group of parcels of land, which is the location of an industrial, commercial or residential project within the Walton County Scenic Corridor, including unplatted parcels of single ownership which, for the purposes of these Standards, shall be considered a single site.

Split Face Block - Concrete masonry units whose exposed faces are ribbed. Also known as ribbed block.

Stucco - Exterior plaster finish of varying textural types.

Turf Block - A concrete or plastic product allowing for the placement of sod in the turf block openings permitting vehicular traffic with no damage to the turf.

Wall – A freestanding continuous structure of various permanent upright construction, having a length much greater than the thickness, with a base, grade beam, foundation, or footer, rising above ground level, and used as a barrier or means of protection, confinement, or screening.

Walton County U.S. 98/331 Scenic Corridor - The term used to describe an area of land extending from the Okaloosa/Walton County line east to Walton/Bay County line. In addition, these standards cover the area from U.S. Highway 98, north along U.S. 331 to the south end of the bridge at Choctawhatchee Bay; 400 feet north of the north ROW of U.S. Highway 98; and 400 feet south of the south ROW of U.S. Highway 98. In addition, the corridor width extends 400 feet east and 400 feet west of the respective rights-of-way on U.S. 331 (as depicted in map 13-3).

Walton County Route 30-A Scenic Corridor – All properties that are located contiguous to County Road 30-A, County Road 393, or County Road 395, or are contiguous to those portions of County Road 83 and County Road 283 that are south of U.S. 98 (as depicted in map 13-2).

Wood Shingles - Individual pieces of wood, usually western red cedar, commonly in lengths of 16", 18" and 24", with maximum exposed surface area (when installed) of 4" 7 1/2".

Section 3. All remaining provisions of Chapter 13 of the Walton County Land Development Code are reaffirmed in their entirety.

Section 4. Repeal.

All ordinances or parts of ordinances that are not consistent or that conflict with the provisions of this ordinance are hereby repealed; provided that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 5. Severability.

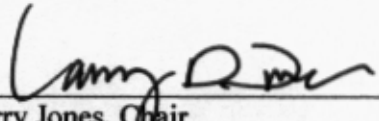
Should any word, phrase, sentence, or section of this ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional then such shall be severed from this ordinance and the remainder of the ordinance shall remain in full force and effect.

Section 6. Effective Date.

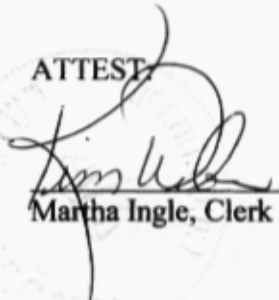
This ordinance shall take effect as provided by law.

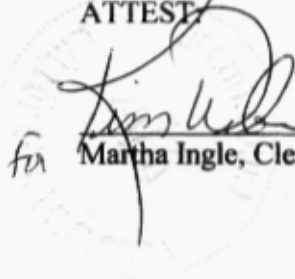
ADOPTED in an advertised public hearing of the Board of County
Commissioners this 8th day of April, 2008.

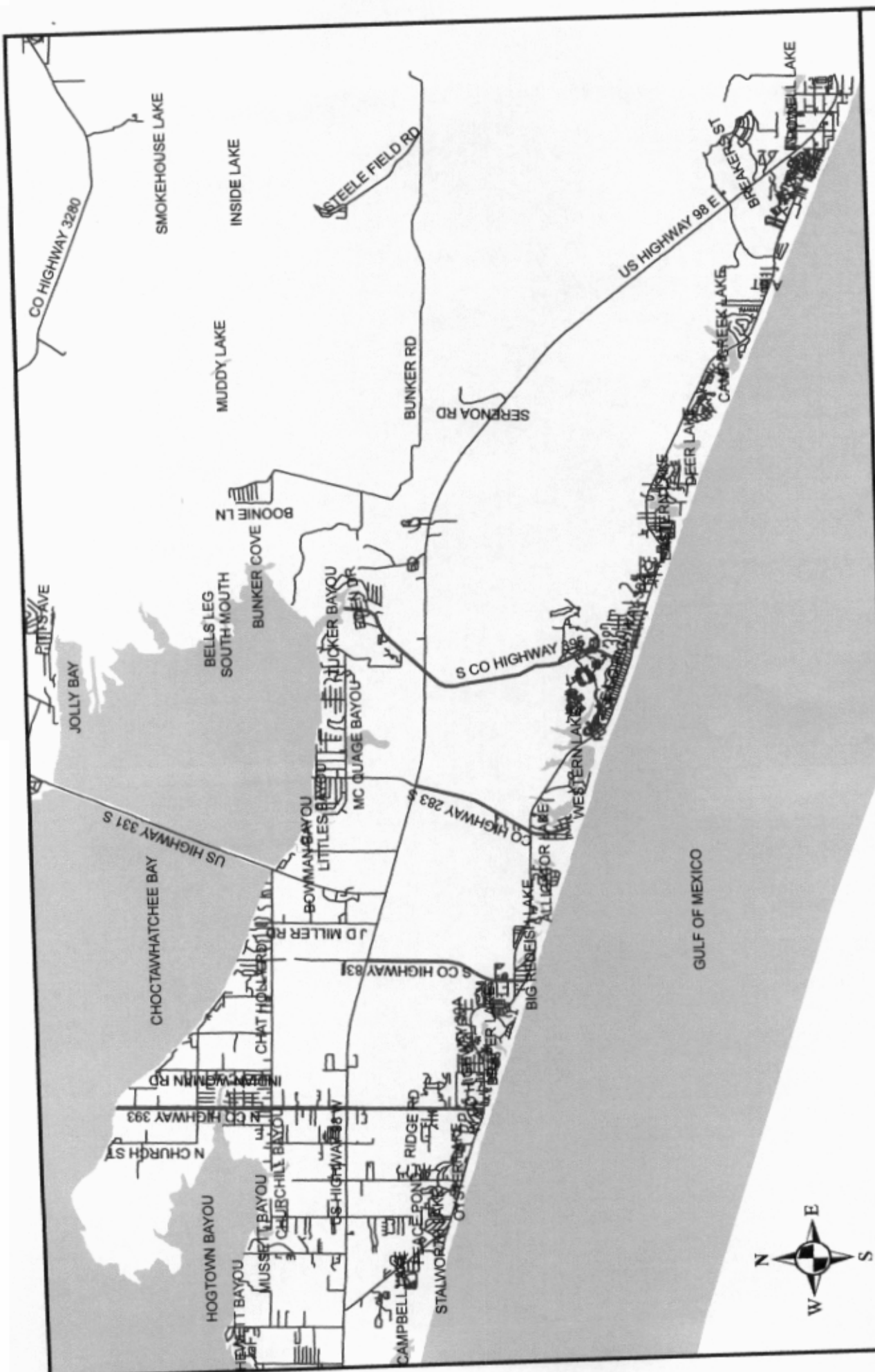
BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA



Larry Jones, Chair

ATTEST

for _____
Martha Ingle, Clerk





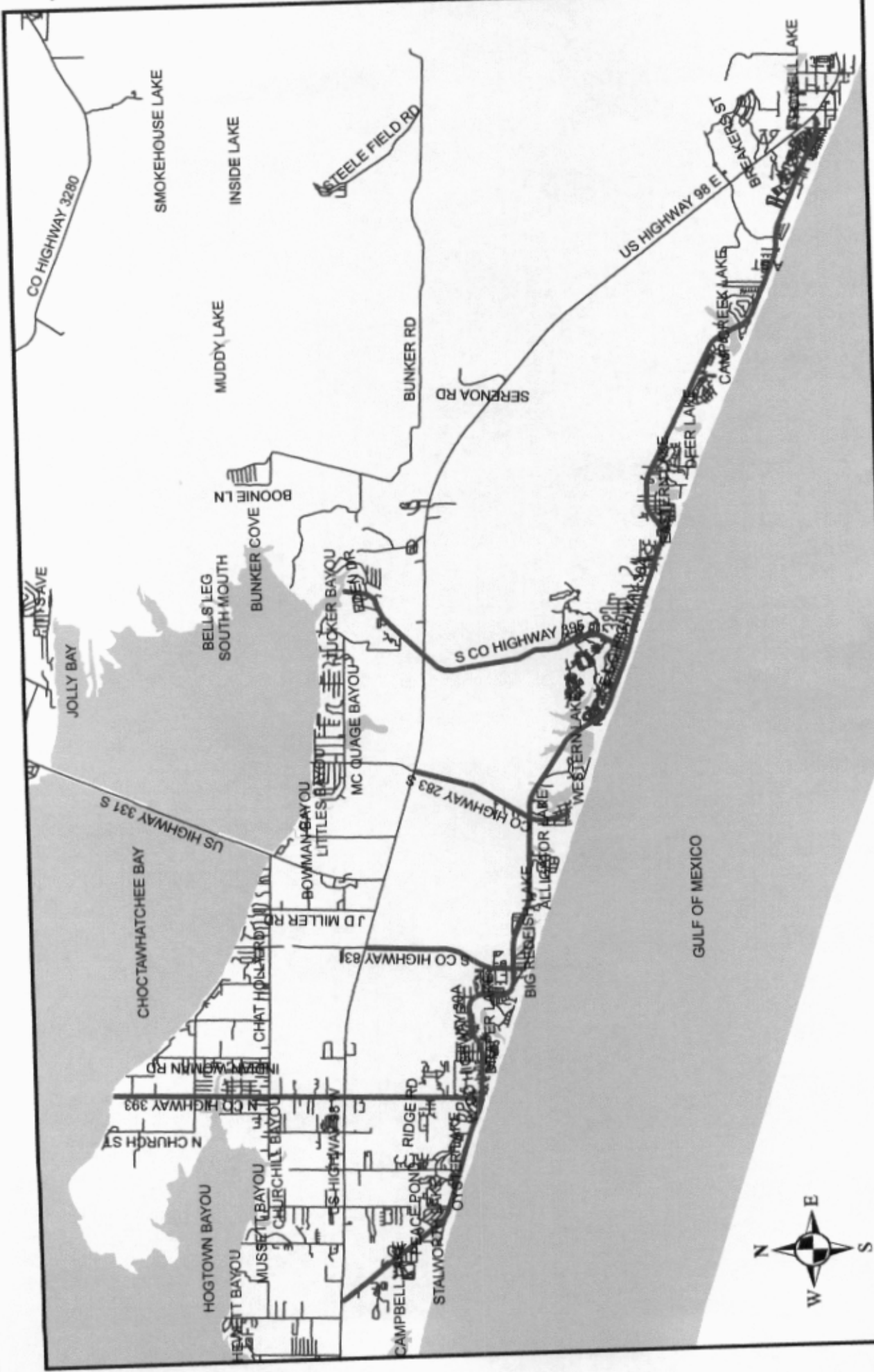
Walton County Route 30-A Scenic Corridor Connector Roads

Map 13-1



WALTON COUNTY PLANNING AND DEVELOPMENT DIVISION DIVISION 800-367-1151
 April 10, 2008 Revision No. 2008-01
 13-1001 13-1001 (Rev. 12/07)

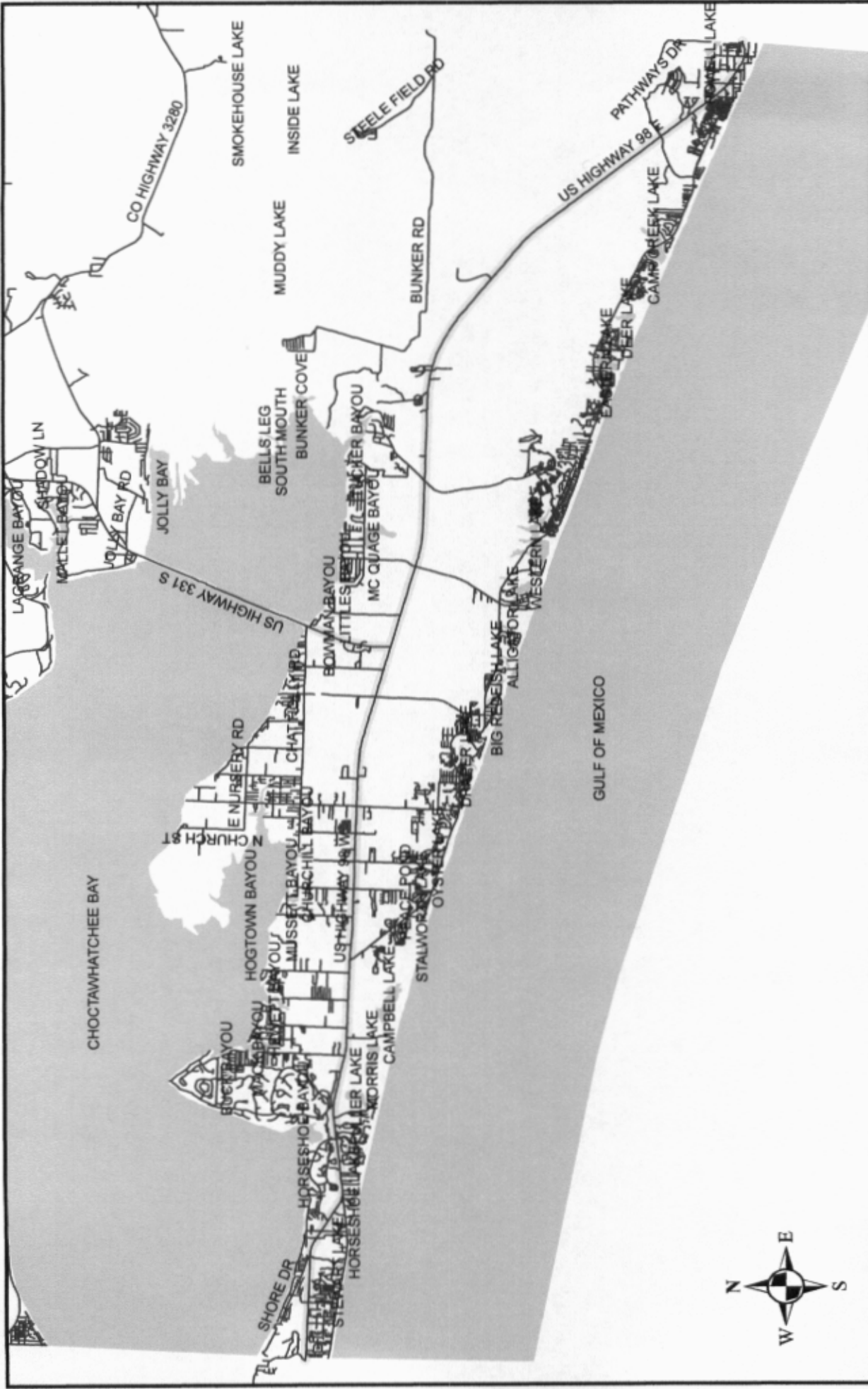
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Walton County Route 30-A Scenic Corridor Map 13-2



Walton County Planning and Development Services Division
 21000A Drive, Panama City, FL 32379
 904.933.1313
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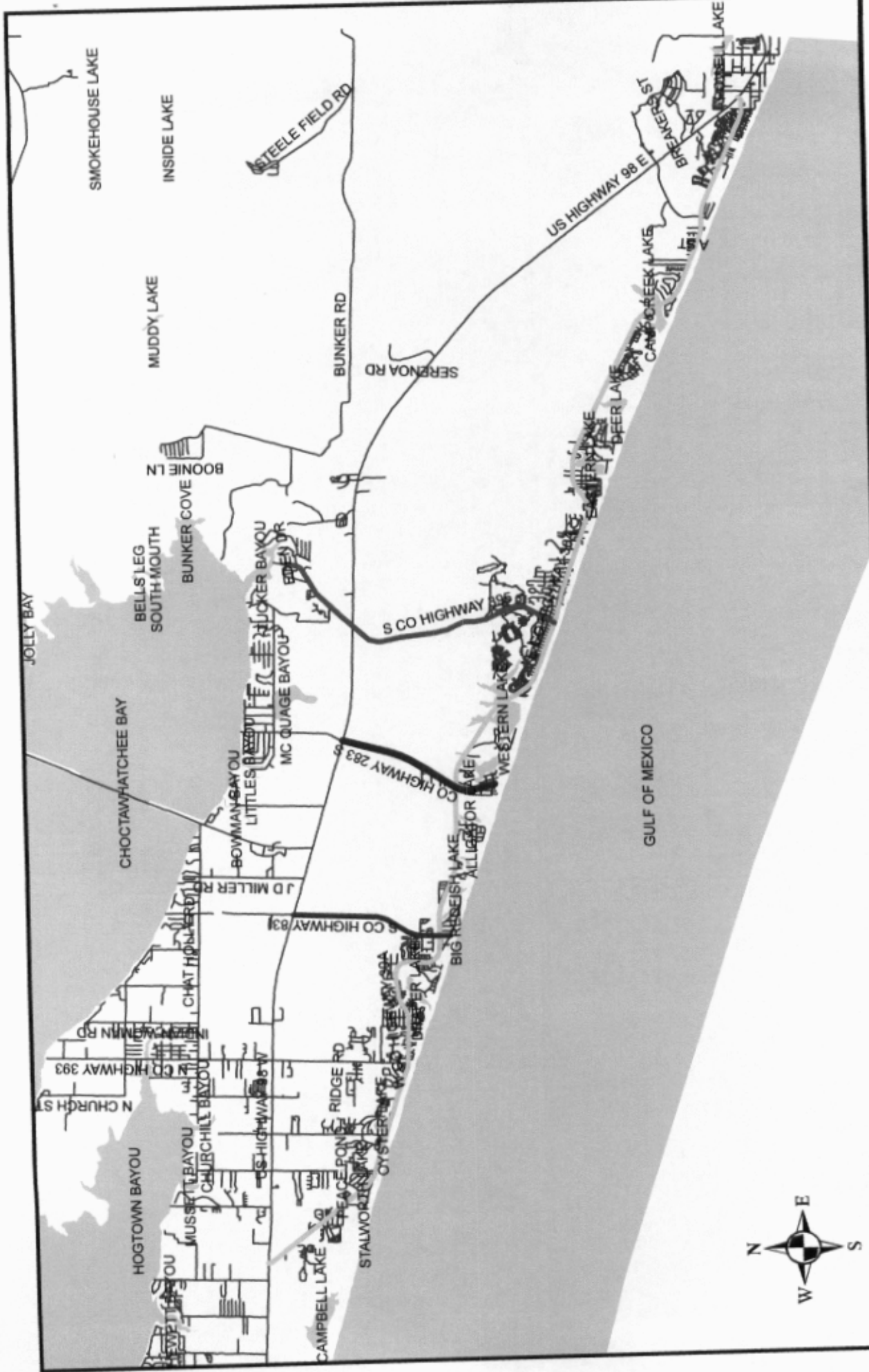
Walton County US 98/331 Scenic Corridor Map 13-3



Rights of way data along US 331 varies.
This data should be verified before a determination
is made as to whether or not a parcel lies
within the established corridor.



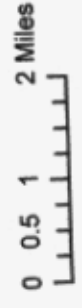
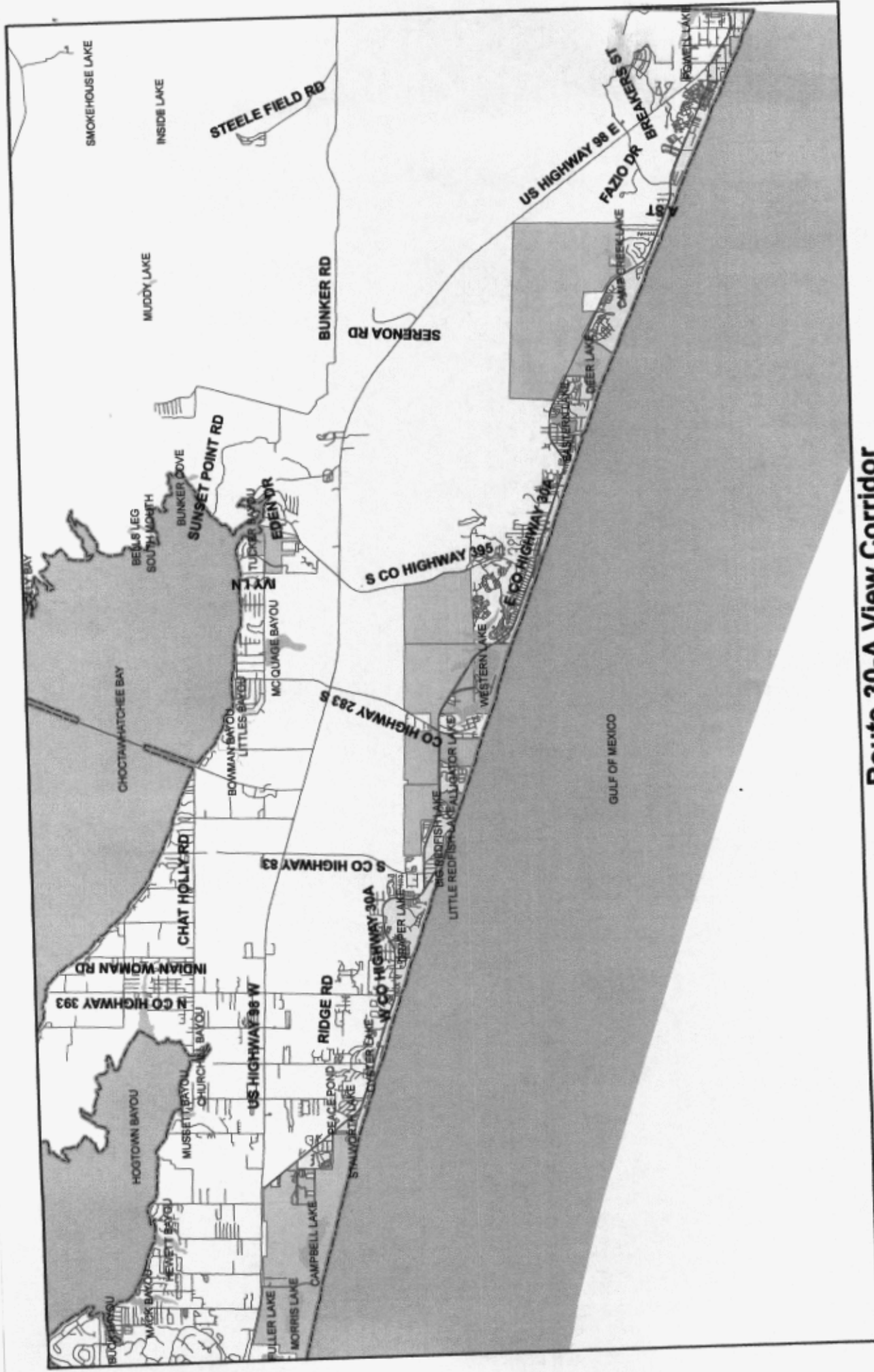
Walton County Planning and Development Services Division
Map 13-3, 2018. WALTON COUNTY, FLORIDA. Project No. 187-000000-001
Revised 1/2018
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Florida Scenic Highway Designation Map 13-4



Walton County Planning and Development Services Division
 2014
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Route 30-A View Corridor

- Walton County
- 30-A View Corridor
- Parks



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