

Ordinance Number 2015-01

**AN ORDINANCE AMENDING WALTON COUNTY
COMPREHENSIVE PLAN POLICY L-1.4.3 GENERAL
COMMERCIAL (GC) TO ALLOW AN EXCEPTION TO THE
LOCATIONAL CRITERIA IN SOUTH WALTON; PROVIDING
FOR SEVERABILITY AND 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, to ensure the County's continued orderly growth and development, finds it prudent to amend its Comprehensive Plan to respond to the changing needs and conditions within said County; and

WHEREAS, Walton County desires to provide more flexibility to allow for the location of General Commercial future land use designations in South Walton County and still meet the intent of the Comprehensive Plan requirements; and

WHEREAS, Walton County afforded opportunity for public comments concerning the subject text amendments 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 November 12, 2014, and an adoption hearing on January 27, 2015; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.03.00 of the Walton County Land Development Code as codified in Ordinance 97-28;

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

Policy L-1.4.3 General Commercial (GC): The General Commercial Future Land Use Category is intended to provide for general commercial uses that serve the larger community and the traveling public. This category permits a broad range of commercial operations and services. For new GC designation, the proposed location, uses, and development must be compatible with the character and size of the site and the surrounding areas. The county shall not assign the GC land use category to any parcel unless there is a clear demonstration of need and the location is compatible with the surrounding area and uses.

(A) **Location criteria:**

1. North Walton -- The GC land use category shall be located on parcels or lots fronting arterials, major collectors, or at intersections of major collectors and arterials.
2. South Walton -- The GC land use category shall only be located on parcels or lots fronting, and with direct access to, US Highway 98 or US Highway 331, south of the Clyde B. Wells Bridge. An exception to this locational criterion may be made by the Board of County Commissioners for parcels on Goldsby Road within 3,000 linear feet of U.S. Highway 98 if a 1.5 acre Special Land Use Buffer is provided adjacent to existing or allowed residential use on non-state owned lands. Within this 1.5 acre Special Land Use Buffer, stormwater management systems and passive recreation are allowable uses; however, no development infrastructure such as buildings, roads, parking, utilities, etc. are allowed.

(B) Uses allowed:

1. Offices, retail, wholesale, lodging, restaurants, shopping centers, medical facilities, commerce parks, fueling or gas stations, repair shops, convenience stores, supermarkets, and other substantially similar business activities.
2. Apartments may be allowed as a conditional use, subject to Section (E), below.

(C) Density allowed: No density is assigned to this category, except as otherwise provided in Section (E), below.

(D) Intensity allowed: A maximum FAR of 1.00 (100%) and a maximum ISR of 0.85 (85%).

(E) Special considerations:

1. The appropriate size and location of a parcel proposed for designation as General Commercial shall be limited by the nature and intensity of the uses proposed, the proximity of the property to existing neighborhoods and residential areas, and the intensity of existing nonresidential uses in the area. The county shall not designate parcels located in predominantly residential areas for General Commercial.
2. GC developments must be served by central water and sewer facilities;
3. Mobile home parks that are licensed by the Florida Department of Health and Rehabilitative Services are considered commercial developments and are to be reviewed as such. A maximum of twelve (12) mobile home units per acre are allowed within any mobile home park.
4. In order to facilitate the development of workforce and affordable long-term rental housing multi-family apartment complexes may be authorized within a GC development, subject to the following restrictions:
 - i. Multi-family apartments are a high density conditional use that requires, at a minimum, a showing of need, compatibility with adjacent land uses, and the necessary supporting infrastructure;
 - ii. Apartment complexes shall be limited to 50% of the area designated GC; and
 - iii. Apartment complexes may be developed at a density of up to seventeen (17) dwelling units per acre. The determination of the appropriate density shall be site specific, based upon a demonstration that the density proposed is integral but secondary to the general

- commercial uses, and consistent with the intensity and mix of the general commercial development that is proposed.
- iv. At least twenty percent (20%) of the dwelling units are for very low, low, and moderate income housing;
 5. All development within this land use category shall provide for safe and efficient access and shall be required to meet State and County access management design standards for appropriate driveway spacing, interconnections with adjacent parcels, and shared access to collector and arterial roads.
 6. The land development code includes standards and regulations for landscaping, vehicular and pedestrian access, traffic circulation, signage and building and parking lot orientation applicable to developments within this land use category.

Section 2. Severability

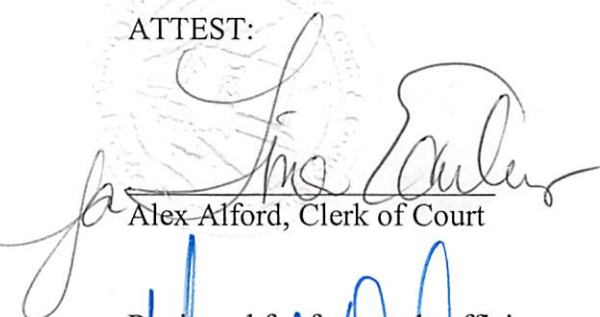
Should any word, phrase, sentence, or section of this ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this ordinance, and the remainder of the ordinance shall remain in full force and effect.

Section 3. Effective Date

This ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED in regular session, by the BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, this 27th day of January, 2015.

ATTEST:



Alex Alford, Clerk of Court

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: 
Bill Imfeld, Chair

Reviewed for form and sufficiency:



Mark Davis, County Attorney

Deletions are ~~stricken~~; additions are underlined.