

ORDINANCE NUMBER 2016-18

AN ORDINANCE AMENDING SECTION 2.06 OF THE WALTON COUNTY LAND DEVELOPMENT CODE TO ADOPT THE KAIYA CONCEPTUAL PUD AS AN OVERLAY DISTRICT; ESTABLISHING A DEFINED BOUNDARY; ESTABLISHING REGULATORY CONDITIONS FOR THE PLANNED UNIT DEVELOPMENT OVERLAY; PROVIDING FOR THE INCORPORATION OF THE KAIYA CONCEPTUAL PUD AS APPENDIX PDO-2 TO THE WALTON COUNTY LAND DEVELOPMENT CODE; 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, 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; and

WHEREAS, it is the intent of the Walton County Comprehensive Plan as stated in Objective L-1.12, to promote innovative development plans that conserve natural features of the land, promote compact development, encourage interconnectivity within the development and to the surrounding development, maximize open space, and include unique design features; and

WHEREAS, the Walton County Local Comprehensive Plan provides for the opportunity to the Board of County Commissioners to approve and incorporate these innovative development plans in Planned Unit Development Overlay Districts; and

WHEREAS, after duly noticed public hearings before the Walton County Planning Commission on April 14, 2016 and Walton County Board of County Commissioners on May 10, 2016, the Walton County Board of County Commissioners approved the Kaiya Conceptual PUD subject to certain conditions on May 10, 2016; and

WHEREAS, Walton County Comprehensive Plan Policy L-1.12.1 requires regulatory conditions pertaining to each development plan be adopted by ordinance approving the Planned Unit Development; and

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

Section 1: Amendment.

Section 2.06 of the Walton County Land Development Code is hereby amended as follows:

2.06.04. Kaiya Conceptual PUD Overlay District.

A. The Kaiya Conceptual PUD Overlay District is an overlay district with specific standards that govern development within the boundary of the Kaiya Conceptual PUD Master Plan approved by the Board of County Commissioners on May 10, 2016.

B. The boundary of the overlay district includes current tax ID parcels – 27-3S-18-16000-002-0000, 27-3S-18-16000-002-0030, 27-3S-18-16000-027-0020, and 27-3S-18-16000-027-0000 as described in the legal description included in Appendix PDO-2.

Section 2: The Kaiya Conceptual PUD Overlay District, included in this ordinance as Appendix PDO-2, is hereby incorporated into the Walton County Land Development Code as Appendix PDO-2.

Section 3. 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 27th day of June 2016.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

Alex Alford
Alex Alford
Clerk of Court


Sara Comander, Chair

Appendix PDO-2 – Kaiya Conceptual PUD Overlay District

Appendix PDO-2 Kaiya Conceptual PUD Overlay District

- A. Overlay District Legal Description: The boundary of the overlay district includes current tax ID parcels – 27-3S-18-16000-002-0000, 27-3S-18-16000-002-0030, 27-3S-18-16000-027-0020, and 27-3S-18-16000-027-0000 as described in the following legal description:

LEGAL DESCRIPTION (AS WRITTEN)

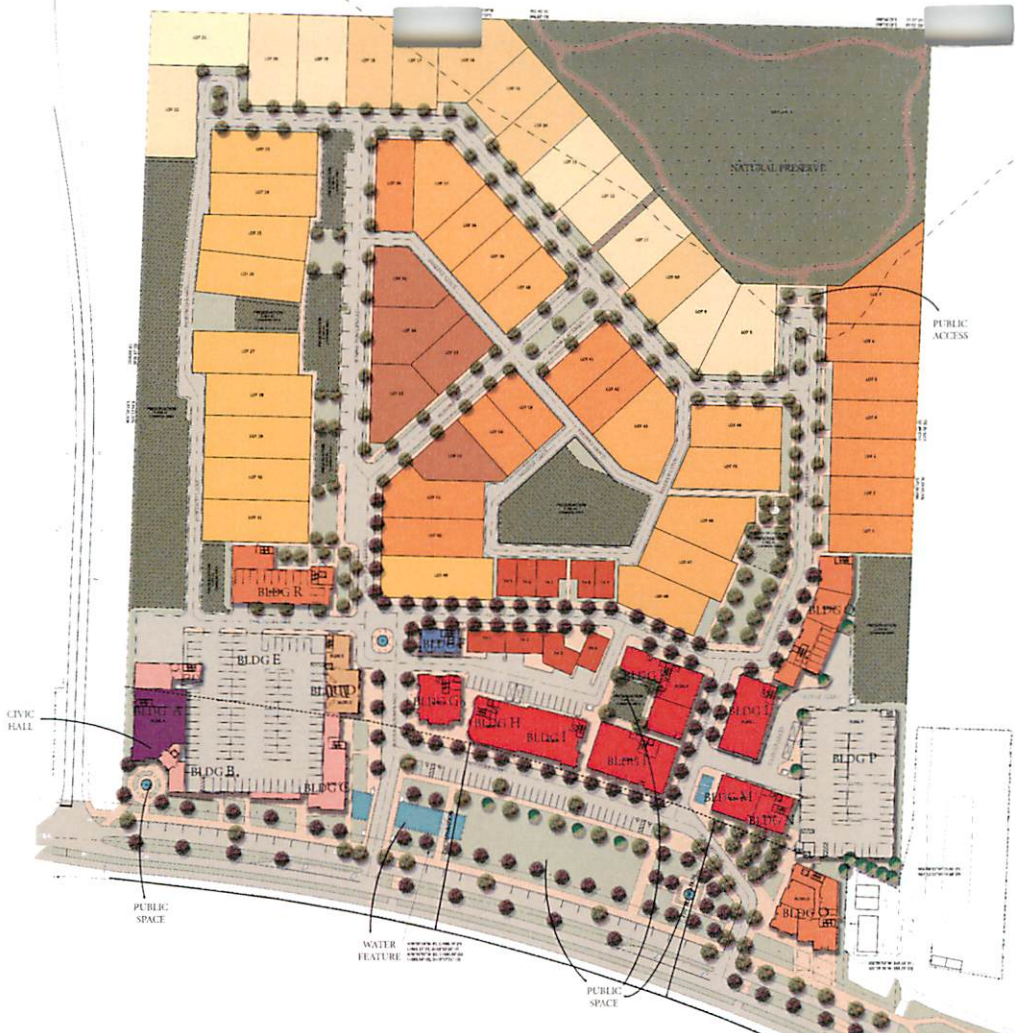
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 46 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 77.77 FEET TO A POINT; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 01 DEGREES 23 MINUTES 38 SECONDS WEST A DISTANCE OF 1397.80 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF COUNTY ROAD 30-A, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERN RIGHT OF WAY SOUTH 02 DEGREES 03 MINUTES 31 SECONDS WEST ALONG A LINE THAT IS 93.54 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEASTQUARTER A DISTANCE OF 1032 FEET, MORE OR LESS, TO A POINT ON THE WATERS EDGE OF THE GULF OF MEXICO; THENCE MEANDER NORTHWESTERLY ALONG SAID WATERS EDGE A DISTANCE OF 98 FEET, MORE OR LESS, TO A POINT; THENCE DEPARTING SAID WATERS EDGE NORTH 02 DEGREES 03 MINUTES 31 SECONDS EAST A DISTANCE OF 1039 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERN RIGHT OF WAY OF COUNTY ROAD 30-A; THENCE SOUTH 66 DEGREES 13 MINUTES 42 SECONDS EAST ALONG SAID SOUTHERN RIGHT OF WAY A DISTANCE OF 100.68 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

And

LEGAL DESCRIPTION (AS WRITTEN)

COMMENCE AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE PROCEED SOUTH 89 DEGREES 33 MINUTES 20 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 83.51 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE, PROCEED SOUTH 01 DEGREES 16 MINUTES 43 SECONDS WEST, A DISTANCE OF 1123.78 FEET; THENCE PROCEED NORTH 67 DEGREES 12 MINUTES 23 SECONDS WEST, A DISTANCE OF 74.88; THENCE PROCEED SOUTH 01 DEGREES 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 160.20 FEET TO A POINT ON THE CURVED NORTHERLY RIGHT OF WAY LINE OF WALTON COUNTY ROAD C-30A (100' R/W) THENCE PROCEED ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 17 MINUTES 21 SECONDS, AN ARC DISTANCE OF 985.54 FEET, A CHORD BEARING OF NORTH 76 DEGREES 46 MINUTES 07 SECONDS WEST, AND A CHORD DISTANCE OF 980.89 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 01 DEGREES 13 MINUTES 54 SECONDS EAST, A DISTANCE OF 1038.37 FEET TO THE AFORESAID NORTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE PROCEED SOUTH 89 DEGREES 33 MINUTES 20 SECONDS EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 946.82 FEET TO THE POINT OF BEGINNING.

- B.** Permitted Uses: The property covered by this overlay district contains more than one land use designation (TND, SN and NI). As allowed by Comprehensive Plan Policy L-1.12.1, the PUD overlay district may include all of the uses allowed in those categories but may not exceed the total allowable densities and intensities for each of those uses. The allowable uses approved for this overlay district more specifically described in the Final Order and Staff Report referred to in Section C below.
- C.** Regulatory Conditions Pertaining to the Development Plan are as specifically described in the:
- a. Walton County Board of County Commissioners Final Order for the Kaiya Conceptual PUD and Master Plan as approved on May 10, 2016 and filed on May 11, 2016, and
 - b. Walton County Planning and Development Services Division Staff Report prepared by Mac Carpenter, AICP, dated May 10, 2016, and
 - c. Walton County Comprehensive Plan and Land Development Code for development standards not otherwise specifically covered in the above described documents.
- D.** Kaiya Conceptual PUD Master Plan Map



1st Floor - MASTER PLAN

KAIYA PUD - February 3rd 2016 - Master Plan

Building	Use	1st Floor Area	Use	2nd Floor Area	Use	3rd Floor Area	Use	4th Floor Area	Building TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
A	4,000	2,100	4	...	...
B	904	10	...	...	...
C	2,505	3,848	6	...	...
D	8,800	3,857	25	...	...
E	10,187	...	...	...	...
F	54,878	...	...	...	...
G	14,452	...	...	...	...
H	13,806	...	6	...	...
I	8,527	...	10	...	...
J	4,326	...	10	...	...
K	65,891	...	10	...	...
L	144	...	10	...	...
M	144	...	11	...	...
N	1,926	...	6	...	...
TOTAL		45,504	9	10,900	23,119	40	26,316	41	78,148	10,900	25	73	73

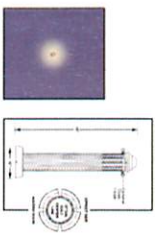
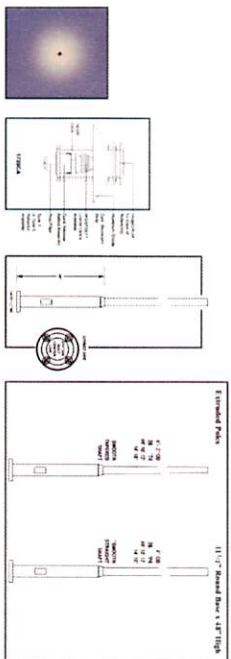
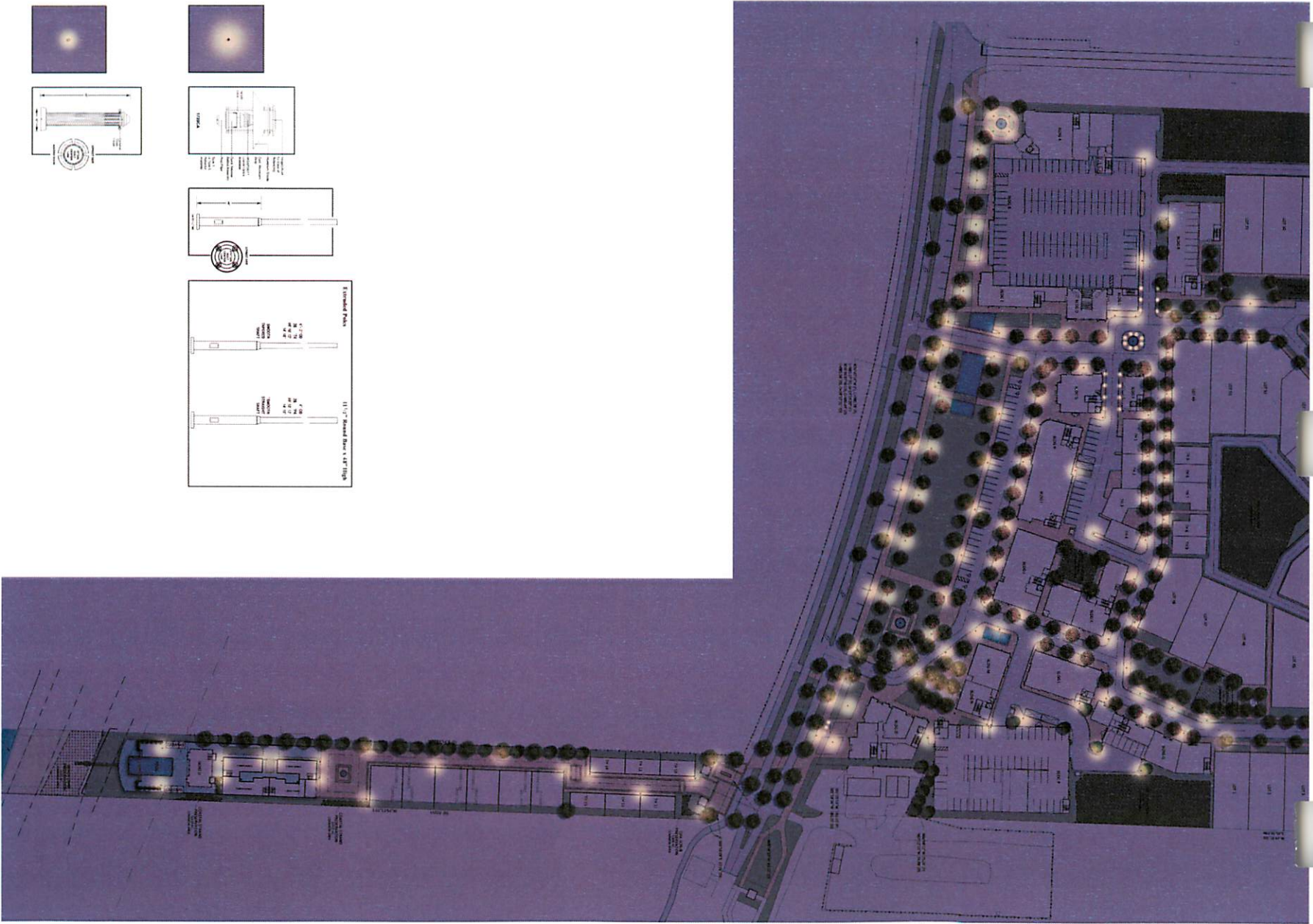
Building	Use	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	Building TOTAL	TOTAL	TOTAL	TOTAL	TOTAL			
A			
B			
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
TOTAL		45,504	9	10,900	23,119	40	26,316	41	78,148	10,900	25	73	73

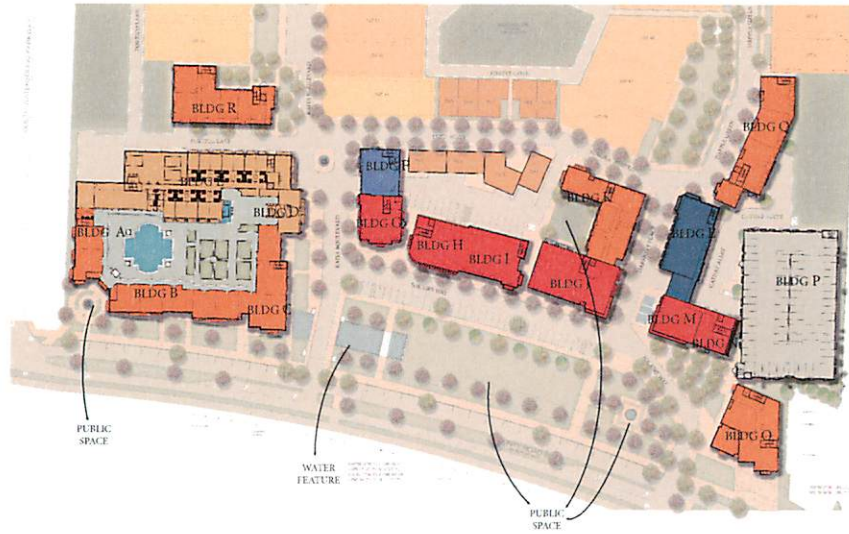
USE	SF	%
...	59,054	42.0%
...	4,300	2.9%
...	39,363	27.3%
...	4,400	3.2%
...	32,982	23.5%
...	1,926	1.4%
TOTAL	138,643	100%

NUMBER OF DWELLINGS	Count	%
1	1	0.0%
2	1	0.0%
3	1	0.0%
4	1	0.0%
5	1	0.0%
6	1	0.0%
7	1	0.0%
8	1	0.0%
9	1	0.0%
10	1	0.0%
11	1	0.0%
12	1	0.0%
13	1	0.0%
14	1	0.0%
15	1	0.0%
TOTAL	143	100%

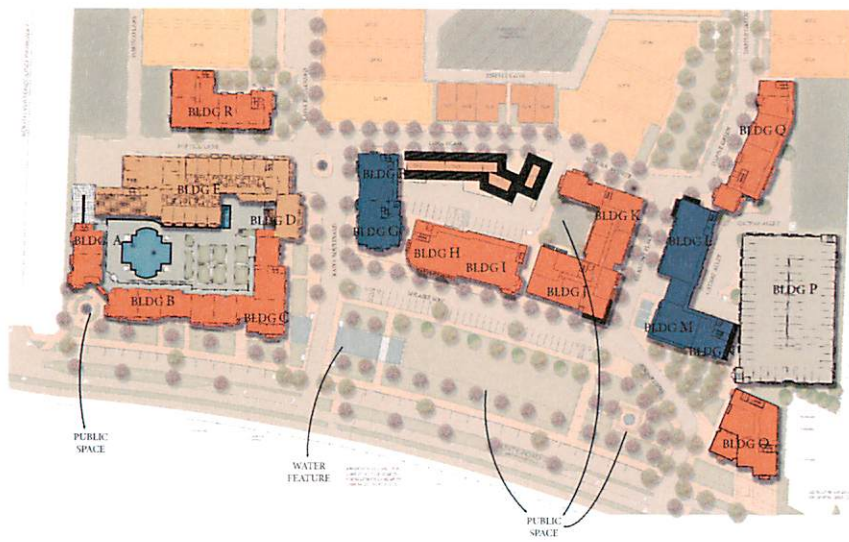
*Note: Parking also has 117 compact parking spaces.







2nd Floor - MASTER PLAN



3rd Floor - MASTER PLAN

