

EMERGENCY ORDINANCE 2000-04

AN ORDINANCE RELATING TO WALTON COUNTY, FLORIDA; RELATING TO NEW CONSTRUCTION IN GRAYTON BEACH, WALTON COUNTY, FLORIDA; PROVIDING LEGISLATIVE FINDINGS; PROVIDING DEFINITIONS; LIMITING HEIGHT OF NEW CONSTRUCTION IN GRAYTON BEACH; PROVIDING PARKING REQUIREMENTS FOR NEW CONSTRUCTION IN GRAYTON BEACH; PROVIDING AN EFFECTIVE DATE. GRAYTON BEACH IS DEFINED AS AN AREA REPRESENTED BY THE FOLLOWING BOUNDARIES: COUNTY ROAD 30-A TO THE NORTH, THE GULF OF MEXICO TO THE SOUTH, GRAYTON DUNES STATE PARK TO THE WEST, AND GRAYTON BEACH STATE PARK AND WESTERN LAKE TO THE EAST, EXCLUDING THE COMMUNITY OF LAKE PLACE AT GRAYTON BEACH.

Section 1. Legislative findings; declaration of necessity.

It is found and declared that:

(a) The town of Grayton Beach, founded in 1890, is one of the oldest platted and planned beach communities on Florida's gulf coast and has been recognized by Florida's Governor and Cabinet as a Florida treasure.

(b) The character and scale of the community of Grayton Beach has been established over time through the development of primarily residential, one- or two-story homes or cottages, many of which are historically significant. Many of these homes are constructed on less than 1/4 acre of property, and as such, residences are in close proximity to each other.

(c) Although Grayton Beach is home to both permanent and part-time residents, many residential properties throughout Grayton Beach are rented for short periods of time to visitors wishing to enjoy the beaches and the rare and unique community of Grayton Beach.

(d) In recent years, increasing development and construction of rental properties in Grayton Beach has resulted in new structures that are significantly larger and taller than the surrounding existing residences.

(e) This trend in larger and taller structures is altering the historic character of Grayton Beach to the detriment of the quality of life enjoyed by permanent and part-time residents. Additionally, the increased vehicle parking necessitated by both the construction and rental of such structures places an undue burden on adjacent property owners.

(f) The necessity in the public interest for the provisions and restrictions hereinafter contained and enacted is declared as a matter of legislative determination and public policy, and it is further declared that the provisions and restrictions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting public health, comfort, convenience, safety, welfare, and the quality of life for the residents and visitors of Grayton Beach.

Section 2. Definitions.

Grayton Beach is defined as the area represented by the following boundaries: County Road 30-A to the north, the Gulf of Mexico to the south, Grayton Dunes State Park to the west, and Grayton Beach State Park and Western Lake to the east, excluding the community of Lake Place at Grayton Beach.

Section 3. Height restrictions for new construction.

All construction in Grayton Beach authorized by building permits dated after the date of adoption of this ordinance shall be limited in height to 40 feet above the mean elevation of the parcel above NGVD. The mean elevation is the average natural grade at the proposed structure location.

Section 4. Parking requirements for new construction.

(a) In addition to meeting the requirements of the Walton County Land Development Code, all residential construction in Grayton Beach authorized by building permits dated after the date of the adoption of this ordinance shall comply with the off-street parking requirements established in Exhibit A, attached hereto and incorporated herein by reference.

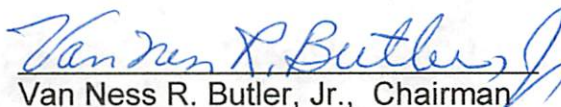
(b) Parking requirements imposed for residential construction shall be met completely within the property boundary lines where the structure is located.

Section 5. Judicial Construction.

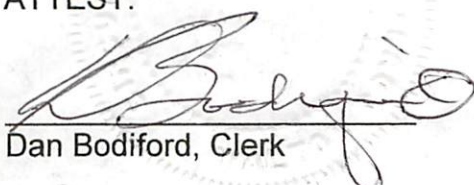
If any provision of this ordinance is held to be unconstitutional, preempted by federal or state law, or otherwise invalid, the remaining portions of this ordinance shall not be invalidated and shall continue in full force and effect.

By 4-1 vote, the Walton County Board of County Commissioners has determined that an emergency exists and that immediate enactment of this ordinance is necessary this 8th day of February, 2000.

BOARD OF COUNTY COMMISSIONERS OF
WALTON COUNTY, FLORIDA


Van Ness R. Butler, Jr., Chairman

ATTEST:


Dan Bodiford, Clerk

Grayton Beach Offstreet Parking Requirements Chart

Residential structures	Square footage requirements indicated herein shall be determined by the heated and/or cooled space of the structure, exclusive of porches, decks and patios.
Up to 1500 sq. feet	2 parking spaces
1501-2000 sq. feet	3 parking spaces
2001-2500 sq. feet	4 parking spaces
2501-3000 sq. feet	5 parking spaces
3001-3500 sq. feet	6 parking spaces
3501-4000 sq. feet	7 parking spaces
4001-4500 sq. feet	8 parking spaces
4501 sq. feet or more	2 additional parking spaces for each 500 sq. feet above 4501 sq. feet.

In calculating the required parking spaces for a structure, each application for a building permit shall be accompanied by a written certification by a licensed architect or other qualified professional that establishes the exact square footage of the building being permitted.

EXHIBIT A