

WALTON COUNTY ORDINANCE NO. 01- 05

AN ORDINANCE FOR COASTAL CENTER USES;
PROVIDING FOR AUTHORITY, PURPOSE, AREA OF
IMPACT, SEVERABILITY AND EFFECTIVE DATE.

WHEREAS the requirements for the Coastal Center land use category have been generally established within the Land Development Code over time.

WHEREAS the language governing the commercial uses allowed within the Coastal Center land use category within the Land Development Code is subject to varying interpretations.

WHEREAS Walton County seeks to ensure functional, attractive and uniform development that furthers the goals, objectives and policies of the County pertaining to the area designated as "Coastal Center" on the Future Land Use Map of Walton County.

WHEREAS the expansion and clarification of the language specifying the commercial uses allowed within the Coastal Center category will further the goals, objectives and policies of the County and provide guidance for the purpose of administrating the Land Development Code.

WHEREAS the Walton County Board of County Commissioners undertook a deliberative public review of this matter.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA:

Section 1. AUTHORITY AND PURPOSE. This ordinance is adopted pursuant to the authority granted to counties by Chapter 125, Florida Statutes. Its purpose is to clarify the specific commercial uses allowed within the Coastal Center land Use category.

Section 2. INCORPORATION BY REFERENCE. Attached hereto and incorporated therein by reference "Exhibit A" which shows the revised language of Section 2.01.03 (M)(1) of the current Walton County Land Development Code.

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.

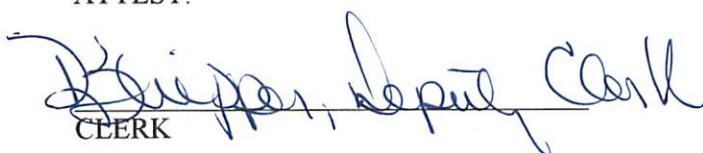
Section 4. EFFECTIVE DATE. This ordinance shall take effect as provided by law.

ADOPTED in an advertised public hearing of the Board of County Commissioners this 1st day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
OF WALTON COUNTY, FLORIDA


HERMAN WALKER, CHAIRMAN

ATTEST:


CLERK

“EXHIBIT A”

Revised Land Development Code Language:
(Language to be deleted is in ~~strikethrough~~; language to be added is in underline)

M. **COASTAL CENTER (CC):** ~~The areas within this mixed use~~ This land use district ~~are~~ is primarily residential, allowing medium residential densities and supporting uses. All development is required to be connected to a public water and sewer system, and shall comply with applicable provisions of the US 98 Scenic Corridor guidelines adopted by the County.

1. **Uses Allowed:** The uses allowed in this district include:

- Public uses
- Civic uses
- Workplace, limited to offices and artisanal uses
- Commercial shall be for retail, entertainment, restaurant, services and lodging. There shall be no outdoor entertainment or broadcasting. In order to prevent visual blight from all roadways and neighborhoods, no outdoor storage is permitted without an adequate screening plan being approved as a condition of a development plan within the Coastal Center category. Outdoor display of retail items is permitted during business hours. Commercial uses are specified as the following:

Retail sales stores, such as shoe stores, clothing stores, home accessories and furnishings, pharmacies, florist, bookstores, and the like

Sports clubs

Fitness Centers

Dance schools and other performing arts

Small indoor theatres

Dinner clubs/lounges

Restaurants (standard sit-down without drive-up facilities)

Garden supply, vehicle parts and accessories (but specifically excluding vehicle sales/service/repair)

Specialty food stores (such as meat markets, delicatessens and bakeries)

Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, local Laundromat/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops)

Professional Office Uses such accountants, attorneys, engineers, doctors, and the like

Limited Lodging (75 rooms or less) including full services, such as supporting restaurant use)

- Residential
- Multifamily Residential