

**Ordinance  
2005-34**

**An Ordinance Amending the Walton County  
Comprehensive Plan to Provide an Exception to Traffic  
Concurrency for Affordable Housing Projects under  
Certain Circumstances; 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**, 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 afforded opportunity for public comments concerning the subject text amendment to the Comprehensive Plan;

**WHEREAS**, after due public notice, the Walton County Board of County Commissioners held an adoption hearing on November 28, 2005; and

**WHEREAS**, This ordinance shall be considered a final order as required in Section 10.01.03(F) of the Walton County Land Development Code as codified in Ordinance 97-28;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, that the Walton County Comprehensive Plan be amended as follows:**

**Section 1:       Amendment**

The Housing Element of the Walton County Comprehensive Plan is amended as follows:

**Policy H-2.1.11**

Walton County shall establish a Workforce Housing Program to allow new residential developments the opportunity to provide housing units for lower income households, as a means to meet the county's affordable housing needs and to disperse that needed housing throughout the unincorporated county. This program shall be based on incentives to developers whose developments meet certain criteria.

To be eligible for incentives, Workforce Housing developments must include, but are not limited to the following criteria:

1. Affordable housing units must meet the criteria of §420.0004, Fla. Stat.;
2. Eligible developments must have a minimum of 10 affordable units per 100 market-priced units (1/10th of any given development). The development site for the affordable units may be together with, or at a separate location from, the market-priced units, but the development orders for both sites, affordable and market-priced, must be processed simultaneously;
3. Affordable housing units that are co-located with market-priced units must be integrated within the project and meet overall compatibility standards;
4. Rental unit and resale unit affordability controls shall be guaranteed for a period of 10 years for ownership units and 20 years for rental units;
5. Affordable housing projects as defined in this section may be located in any land use category except: NPA/RPA, CR 2:1, CR 1:2.5, RLD, RR, AG 1:40 and AG 1:10.

Developer incentives may include one or more of the following as determined by the planning department:

1. Traffic concurrency mitigation will be applied to the entire project;
2. An expedited permit and site plan approval process including engineering, development review, and platting procedures;
3. A density bonus of at least 10% and up to 100% of the permitted density may be allowed based on the project's location, existing very-low and low income concentrations, and land use compatibility;
4. Developer incentives will be provided on a sliding scale with more incentives for very low income units and fewer incentives for moderate income units, based on the type of residential unit, location, existing very-low and low income concentrations, and land use compatibility.

### **Policy H-2.1.12**

Following the establishment of the voluntary Workforce Housing Program, the planning division shall prepare an annual report that describes all Workforce Housing Program activities during the previous year. The annual report shall be provided to the Board of County Commissioners (BCC).

Three years after the adoption of the LDC amendments implementing the Workforce Housing Program the BCC shall evaluate the effectiveness of the program and decide if the program should remain voluntary or become a mandatory requirement.

**Additions to the Transportation Element:**

**Policy T-1.5.3**

The county shall establish a developer incentive in the form of traffic concurrency allowances to support the Workforce Housing Program. This program will allow new residential developments the opportunity to provide housing units for lower income households, as a means to meet affordable housing needs, The guidelines for this program are listed in the Housing Element Policy H-2. 1.11. There are two specific types of developments under this program:

1. Mixed Housing: Mixed housing projects that include both market rate and affordable units and that promote a balance of housing opportunities, need not meet the level of service standards of this Element if the project traffic is less than or equal to 3% of the standard for peak season, peak hour level of service D on any link.
2. 100 Percent Affordable Housing An affordable housing project that consists of 100 % affordable housing units need not meet the level of service standards of this Element if the project traffic is less than or equal to 5% of the standard for peak season, peak hour level of service D on any link.

**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.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 28<sup>th</sup> day of November, 2005.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

*for* Crystal Scomie *By* Scott A. Brannon  
Martha Ingle  
Clerk of Court  
Scott Brannon, Chair