

**ORDINANCE
2007-32**

**An Ordinance Amending the Walton County
Comprehensive Plan to clarify locations and
policies for VMU; 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 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 July 25, 2006, and an adoption hearing was held on September 11, 2007; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.03.04 of the Walton County Land Development Code;

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 Future Land Use Element of the Walton County Comprehensive Plan is amended as follows: (Deletions are shown as strikethrough, additions are underlined.)

Policy L-1 .1.1 (B)

(6) MIXED USE CENTERS (MU):

2. Village Mixed Use Center (VMU): A center designed to serve a series of Neighborhoods. These Village Mixed Use Centers are located along 30-A and US 98. Development in these centers shall comply with applicable Scenic Corridor guidelines for these roads. The ~~maximum area of any particular Village Mixed Use Center shall be 40 acres, and the~~ minimum area of any new centers established after the date of this amendment shall be 5 contiguous acres, unless adjoining or abutting an existing VMU development The development standards for uses within the Village Mixed Use Center are as follows:

- a) Maximum height of four (4) stories.
- b) The maximum floor area ratio is 2.0.
- C) The impervious surface ratio is 0.85.
- d) Limited lodging means an inn of no more than seventy-five (75) rooms and can include full services, such as supporting restaurant use.
- e) Entertainment and recreation uses include sports clubs, health clubs, lounges, restaurants with limited outdoor entertainment, small indoor theaters, and similar uses.
- f) The scale and uses at the edge shall be compatible with abutting neighborhood uses.
- g) The ~~center~~ VMUC shall be interconnected with abutting uses for ~~car and pedestrian linkage~~, convenient vehicular and pedestrian/bicycle access from surrounding neighborhoods.
- h) ~~A detailed plan is required.~~ Urban design amenities (pedestrian facilities/sidewalks, landscaping, public spaces, etc.) shall be included.
- i) A detailed plan is required.

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 25th day of Sept., 2007.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:



Martha Ingle

Martha Ingle
Clerk of Court

By: _____

Kenneth Pridgen

Kenneth Pridgen, Chair