ORDINANCE NUMBER 2013-05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY AMENDING CHAPTER 13.03.04 OF THE WALTON COUNTY LAND DEVELOPMENT CODE PROVIDING FOR FLEXIBILITY IN MAXIMUM ALLOWABLE BUILDING SIGNAGE FOR ANCHOR AND REGULAR TENANTS IN A MULTIPLE OCCUPANCY COMPLEX WHERE REGULAR TENANTS OCCUPY MORE THAN ONE TENANT BAY; RECONCILING OTHER PROVISIONS OF THE CODE TO PROVIDE AMENDMENTS TO MASTER SIGNAGE PLANS AS DETERMINED BY THE DESIGN REVIEW BOARD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section 1. Authority; Intent.

Pursuant to sections 163.3201 and 163.3203, Florida Statutes, the Board of County Commissioners have implemented provisions of the Walton County Comprehensive Plans through the adoption of the Walton County Land Development Code to ensure the County's orderly growth and development and to respond to the changing needs and conditions within the County. Section 13.03.04.07 of the Walton County Land Development Code specifies requirements and allowances for signage within Master Signage Plans approved by the Walton County Design Review Board. The Board of County Commissioners finds it is in the best interest of the health, safety and welfare of the citizens of Walton County to amend the Sign Code as follows.

Section 2: Amendment of Section 13.03.04.07, Master Signage Plans.

Section 13.03.04.07 is hereby amended as follows:

> Master Signage Plans are intended to provide a distinct character or "identity" to signage in a project and to allow larger projects the advantages of using directional signage and directory signs and kiosks. Such a master plan shall indicate the location for all types of signage in the project visible from Highway 98 or Highway 331 with proposed style, dimensions, copy area, and materials. Individual variation will be considered for building signage. However some form of consistency must be maintained for building signs, such as location on the building, size, or color for the entire development, regardless of the distance from Highway 98 or Highway 331.

All multiple occupancy complexes of four or more units shall submit a Master Signage Plan to the Design Review Board for all types of signage which are visible from Highway 98 or Highway 331. Projects of fewer than four units are encouraged to submit Master Signage Plans to facilitate permitting.

Locations for anchor stores, if appropriate, within the multiple occupancy complex must be identified in the Master Signage Plan. The developer may designate one anchor store for each 25,000 square feet of building floor area of the project. Copy area for not more than two anchor stores may be located on main identification signs. In circumstances where a regular tenant occupies more than one tenant bay or space in a multiple occupancy complex, a master signage plan may be approved by the Design Review Board to allow a regular tenant to qualify for a longer building sign than would be allowed for a single regular tenant, not to exceed the cumulative length of building signage individual regular tenants would be allowed when occupying the same number of tenant bays or spaces, while maintaining building sign height at 3' maximum. Further, for purposes of qualification as an anchor tenant in order to appear on a monument sign for a multiple occupancy complex, a regular tenant occupying more than one tenant bay or space may be allowed such designation for monument sign purposes if appropriate and approved by the Design Review Board in a Master Signage Plan.

Submittals shall include graphic depiction and specifications on the site plan and architectural elevations for the project. It shall also include a sample copy of the tenant lease agreement enumerating the Master Signage Plan requirements and stipulating compliance as a condition of the lease. Projects intended to be sold as condominium commercial units shall include the Master Signage Plan in deed restrictions or covenants and shall provide a copy of that document with their project submittal,.

Once approved, Master Signage Plans shall last for the life of the project, regardless of any future changes to this Code that may be more restrictive than when the Master Signage Plan was approved.

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. Codification.

Section 13.03.04.07, Land Development Code, shall be codified as indicated in section 2 above.

Section 4. Effective Date.

This ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED in regular session, by the BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, on 22, ~~December 2012.~~ January 2013.

ATTEST:

for Alex Alford, Clerk of Court

BOARD OF COUNY COMMISSIONERS OF WALTON COUNTY, FLORIDA

By: _____

Kenneth Pridgen, Chair

Reviewed for form and sufficiency:

Toni L Craig, County Attorney

Deletions are ~~striken~~; additions are <u>underlined</u>.

COUNTY COMMISSIONERS SEAL WALTON COUNTY, FLORIDA

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