

ORDINANCE NUMBER 2018-20

AN ORDINANCE AMENDING SECTION 2.06 OF THE WALTON COUNTY LAND DEVELOPMENT CODE TO ADOPT THE WATERFALLS BY THE BAY PLANNED UNIT DEVELOPMENT CONCEPTUAL MASTER PLAN AS AN OVERLAY DISTRICT; ESTABLISHING A DEFINED BOUNDARY; ESTABLISHING REGULATORY CONDITIONS FOR THE WATERFALLS BY THE BAY PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT; PROVIDING FOR THE INCORPORATION OF THE WATERFALLS BY THE BAY PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AS APPENDIX PDO-4 TO THE WALTON COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, *Florida Statutes*, 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, Sections 163.3201 and 163.3202, *Florida Statutes*, require local governments to implement the provisions of their comprehensive plans through the adoption of land development regulations; and

WHEREAS, Walton County has adopted a Land Development Code in accordance with these statutory requirements to ensure the County's orderly growth and development; and

WHEREAS, to ensure the County's continued orderly growth and development, Walton County finds it prudent to amend its Land Development Code to respond to the changing needs and conditions within the County; and

WHEREAS, it is the intent of the Walton County Comprehensive Plan, as stated in Objective L-1.17, to promote innovative development plans that conserve natural features of the land, promote compact development, encourage interconnectivity within the development and to the surrounding development, maximize open space, and include unique design features; and

WHEREAS, the Walton County Comprehensive Plan provides for the opportunity to the Board of County Commissioners to approve and incorporate these innovative development plans in Planned Unit Development Overlay Districts; and

WHEREAS, after duly noticed public hearings before the Walton County Planning Commission and the Walton County Board of County Commissioners, the Walton County Board of County Commissioners approved the Waterfalls by the Bay PUD Conceptual Master Plan subject to certain conditions on July 10, 2018; and

WHEREAS, Walton County Comprehensive Plan Policy L-1.17.1 requires regulatory conditions pertaining to each development plan be adopted by ordinance approving a proposed Planned Unit Development.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY that the Walton County Land Development Code be amended to add the following:

Section 1. Amendment.

Section 2.06 of the Walton County Land Development Code is hereby amended to add the following:

2.06.06. Waterfalls by the Bay PUD Overlay District.

The Waterfalls by the Bay PUD Overlay District is an overlay district with specific standards that govern development within the boundary of the Waterfalls by the Bay PUD Conceptual Master Plan approved by the Board of County Commissioners on July 10, 2018.

The boundary of the Waterfalls by the Bay PUD Overlay District includes current tax ID parcels 20-2S-20-33300-000-0050 and 20-2S-20-33300-000-0052 as described in the legal description included in Attachment "A."

Section 2. Incorporation.

The Waterfalls by the Bay PUD Overlay District, included in this Ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix PDO-4.

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.

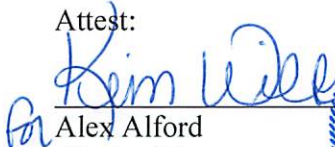
Section 4. Effective Date.

This Ordinance shall take effect on the date on which the comprehensive plan amendment adopted by Ordinance 2018-19 becomes effective pursuant to Section 163.3184, *Florida Statutes*.

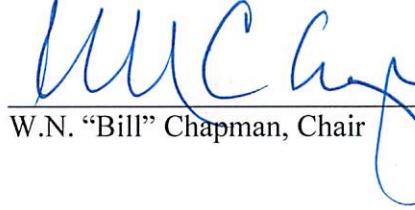
Duly enacted by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 30th day of August 2018.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:


Alex Alford
Clerk of Court




W.N. "Bill" Chapman, Chair



Attachment A – Waterfalls by the Bay PUD Overlay District (Appendix PDO-4)

Parcel #: 20-2S-20-33300-000-0050

LOTS 5 6 & 7 S/D OF GOV LOTS 4 & 5 OR 1185-219 OR 2590-704 OR 2680-3118

Parcel #: 20-2S-20-33300-000-0052

LOT 8 OF S/D OF GOVT LOTS 4 & 5 SEC 20. OR 2434-245 OR 2590-703 OR 2590-705 OR 2704-3393