

ORDINANCE 2020- 22

AN ORDINANCE AMENDING WALTON COUNTY LAND DEVELOPMENT CODE CHAPTER 6, SECTION 6.11.10, REVIEW OF PROJECTS LOCATED WITHIN THE U.S. 98 AND U.S. 331 SCENIC CORRIDOR OVERLAY DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, in order to provide additional flexibility and efficiency in processing of code enforcement cases within Walton County, the Walton County Board of County Commissioners finds it necessary to amend Walton County Land Development Code Chapter 6, to eliminate the requirement that all projects located within the U.S. 98 and U.S. 331 Scenic Corridor Overlay District be deemed major developments for the purpose of development project review; and

WHEREAS, the Walton County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code amendment on October 8, 2020 and the Walton County Board of County Commissioners held a public hearing on October 22, 2020 to consider the adoption of the proposed amendment to its Land Development Code; and

WHEREAS, the Walton County Board of County Commissioners considered all oral and written comments received during such public hearings, including the date and analyses provided for this amendment, the recommendations of the Planning Commission; and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Walton County, Florida, that:

SECTION I. Chapter 1, Section 1.08.00, of the Walton County Land Development Code is amended as follows: [Note: ~~striketrough~~ language deleted, underline language added]

6.11.10. Review of Projects Located within the U.S. 98 and U.S. 331 Scenic Corridor Overlay District

- A. In General all projects shall comply with the following:
 - 1. All projects located within the U.S. 98 and U.S. 331 Scenic Corridor Overlay District shall be ~~deemed a Major Development and~~ reviewed in accordance with the ~~Major~~ appropriate ~~D~~development review process prescribed by this Chapter 1 of this Code based on project size. A building permit shall not be issued until such time as the project is in full compliance with the scenic corridor overlay standards.

2. Projects shall be reviewed by the designated Planning and Development Services Department Scenic Corridor Review Specialist for compliance with these standards as part of the technical review.
3. Projects shall be referred to the Design Review Board (DRB) for review and recommendation. Conceptual or preliminary reviews of a project by the Design Review Board before beginning the Development Review process are encouraged. An open forum may be scheduled on an as needed basis to review conceptual and or preliminary design development plans and signage at the end of each monthly meeting of the DRB.
4. Projects shall not be placed on the Planning Commission agenda until full compliance is certified by the Corridor Review Specialist.

SECTION II. CONFLICT WITH OTHER ORDINANCES OR CODES.

All Ordinances or parts of Ordinances of the Code of Ordinances of Walton County, Florida, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION III. SEVERABILITY.


If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction, the other provisions of this ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE.

The effective date shall be as provided by law.

Duly enacted by the Board of County Commissioners of Walton County, Florida, at a regularly scheduled public hearing on the 10th day of November, 2020.


ATTEST:



Alex Alford
Clerk of Court



BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: 
W.N. "Bill" Chapman, Chairman