

FUTURE LAND USE ELEMENT POLICIES

GOAL L-1: ACHIEVE A BALANCE AMONG VARIOUS LAND USES TO ACCOMMODATE A DIVERSITY OF LIFE STYLES AND PROMOTE ECONOMIC DEVELOPMENT, ENVIRONMENTAL INTEGRATION AND EFFICIENT GROWTH PATTERNS THAT DISCOURAGE SPRAWL AND EMPHASIZE SUSTAINABLE, MIXED USE COMMUNITIES BASED ON TOWN, VILLAGE, RURAL VILLAGE AND NEIGHBORHOOD DESIGN CONCEPTS. PROVIDE FOR LAND USES THAT PROTECT WORKING LANDSCAPES, NATURAL RESOURCES, AND THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE CITIZENS OF WALTON COUNTY.

OBJECTIVE L-1.1: Direct development to those areas which have in place, or will have in place, the land and water resources, fiscal commitment, and service capacity to accommodate growth in an environmentally acceptable manner.

Policy L-1.1.1: Development within the various land use categories depicted on the Future Land Use Map shall be governed by the following permitted uses and densities and intensities of use, which are grouped and identified as follows:

- (1) Objectives L-1.2 and implementing policies for Land Use Categories Exclusive to North Walton County, which is comprised of the unincorporated lands in Walton County north of the Choctawhatchee Bay and the Intracoastal Waterway from the Okaloosa County line to the Bay County line;
- (2) Objective L-1.3 and implementing policies for Land Use Categories Exclusive to South Walton County, which is comprised of the unincorporated lands in Walton County south of the Choctawhatchee Bay and the Intracoastal Waterway from the Okaloosa County line and the Bay County line; and
- (3) Objective L-1.4 and implementing policies for Land Use Categories Common to both North and South Walton County, which is comprised of those lands in unincorporated areas of Walton County from the Gulf of Mexico to the Alabama State line from Okaloosa County line to the Bay County line.
- (4) Objective L-1.5 and the Bay-Walton Sector Plan Element establish the Bay-Walton Sector Plan Long Term Master Plan and its Land Use Districts. The Walton County Future Land Use Map designates the Bay-Walton Sector Plan boundary as the Bay-Walton Sector Plan and the Long Term Master Plan (Map 2 – Long Term Master Plan and Map 6 – Long Term Master Plan: Walton County) identifies the locations of the various Land Use Districts. The Bay-Walton Sector Plan is comprised of the unincorporated lands west of the Bay County line, east of Point Washington State Forest, south of State Road 20 and Black Creek Road and north of US 98 except for the WaterSound DRI which extends south of US 98 to C-30A. Table BW-1 in the Bay-Walton

Sector Plan Element establishes the minimum and maximum density and intensity standards for the Bay-Walton Sector Plan and the mixed use requirements. Objectives L-1.3 and L-1.4 do not apply to the Bay-Walton Sector Plan.

(Ord. No. 2015-12, § 1, 05-12-15, readopted due to scrivener's error with Ord. No. 2015-26, § 1, 10-13-15; Ord. No. 2015-26, §1, 10-13-15 readopted due to scrivener's error with Ord. No. 2015-31, §1, 12-08-15)

OBJECTIVE L-1.2: LAND USE CATEGORIES EXCLUSIVE TO NORTH WALTON COUNTY

The County shall discourage urban sprawl and promote compact development and the conservation of working rural landscapes through such techniques as the designation of appropriate agricultural densities, cluster development, mixed use areas that allow residents to work, shop, live, and recreate within one compact area, and the establishment of rural villages and rural mixed use areas that promote infill development in existing rural communities while preserving the surrounding rural land uses, including agricultural and silvicultural uses.

Policy L-1.2.1 Estate Residential (ER): The Estate Residential Future Land Use Category is intended to provide a transition from areas historically utilized for agriculture but evolving toward more dense residential communities. The intent of this land use category is to direct new rural development toward these higher density areas, and away from existing agriculture areas in order to preserve the working landscape in the Large-Scale and General Agriculture categories. This category allows agricultural uses and traditional types of rural subdivisions.

- (A) **Location criteria:** Rural areas transitioning toward areas of higher densities. These areas are typically outside of utility service boundaries.

- (B) **Uses Allowed:**
 1. Residential uses: single-family, detached residences, rural subdivisions such as estate, ranchette, conservation, or other subdivision types typical of rural development.
 2. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.
 3. Subject to Special Considerations in Section (E), below, as a conditional use, for parcels greater than five (5) acres, supporting agriculture, aquaculture, and silviculture commercial uses shall be limited to the following: kennels and veterinary services, rural neighborhood general or grocery store, feed sales, outdoor recreational activities such as hunting or fishing camps, bait and tackle shops, shooting ranges, and golf courses; travel trailer parks or campgrounds

- connected to outdoor recreational uses, and riding or boarding stables.
4. Rural Home Occupations that are clearly subordinate to the residential land use and occupy no more than twenty-five percent (25%) of the floor area of the residential dwelling on site. If the lot is a minimum of five (5) acres, the rural home occupation may occupy an accessory structure on the site. An accessory structure housing a rural home occupation may not exceed two thousand (2,000) square feet. Buffers may be required where adjacent to residential areas.
 5. Civic and public uses with supporting infrastructure.

(C) **Density allowed:** One (1) dwelling unit per five (5) acres, subject to any other provisions in the Comprehensive Plan that apply to the property. Dwelling units may be clustered on lots as small as one-half (1/2) acre, provided that a conservation easement, plat, deed restriction or other similar legal instrument is recorded that establishes the remainder of the property, from which density is transferred, as a permanent open space tract reserved exclusively for agriculture, silviculture, or conservation uses.

(D) **Intensity:** A maximum FAR of 0.25 (25%) and a maximum ISR of 0.30 (30%).

(E) **Special considerations:**

1. Supporting agriculture, aquacultural, and silviculture commercial uses may occupy up to five percent (5 %) of the total land use area designated as ER on the Future Land Use Map.
2. Non-residential developments shall be minor scale (less than five thousand (5,000) square feet of gross floor area) and consistent with the character of existing neighborhoods and businesses.
3. Non-residential development other than rural home occupations is prohibited on interior subdivision lots.

Policy L-1.2.2 Rural Residential (RR): The Rural Residential Future Land Use Category is intended for lands that are in proximity to municipalities and other urbanized areas. The purpose of this category is to direct new rural development toward these more urbanized areas, and away from agriculture areas in order to preserve the working landscape in the Large-Scale and General Agriculture categories. This category allows limited commercial uses and traditional types of rural subdivisions.

(A) **Location criteria:** Rural areas transitioning from low density rural toward more suburban densities and uses.

- (B) **Uses allowed:**
 1. Single Family subdivisions such as estate, ranchette, conservation, or other subdivision types typical of rural development;
 2. Neighborhood commercial;
 3. Civic and public uses; and
 4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.

- (C) **Density:** Maximum density of one (1) dwelling unit per two and one-half (2.5) acres.

- (D) **Intensity:** A maximum FAR of 0.25 (25%) but shall not exceed 5,000 square feet for any non-residential development and a maximum ISR of 0.30 (30%).

- (E) **Special considerations:**
 1. Non-residential developments shall be minor scale (less than 5,000 square feet of gross floor area) and consistent with the scale and character of existing neighborhoods and businesses;
 2. Neighborhood commercial uses shall only be abutting collector or arterial roadways; and may occupy up to five percent (5 %) of the total land area designated as RR on the Future Land Use Map.
 3. Neighborhood commercial development other than home occupations is prohibited on interior subdivision streets.

Policy L-1.2.3 Rural Low Density (RLD): The Rural Low Density Future Land Use Category is intended to recognize residential areas where the predominant lot size is approximately one (1) acre. The intent is to prevent further subdivision into smaller lots where public services are not available and where additional development would increase densities in floodplains and Coastal High Hazard Areas, or change the character of existing residential areas. The designation of new areas as Rural Low Density Future Land Use Category shall be based upon need, and shall be located only in areas suitable for this type of development. This category will be designated in a reasonably compact configuration.

- (A) **Location criteria:** Assigned to areas transitioning from lower density rural areas to more suburban densities and uses, where central water and sewer are available or where they are planned to be available within five (5) years, and where the proposed land use is compatible with the surrounding land uses.

- (B) **Uses allowed:**
 1. Single-family detached residential
 2. Neighborhood commercial;

3. Civic and public uses; and
 4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.
- (C) **Density allowed:** One (1) dwelling unit per acre on central potable water; One (1) dwelling unit per five (5) acres where central potable water is not available.
- (D) **Intensity allowed:** A maximum FAR of 0.25 (25%) and a maximum ISR of 0.30 (30%).
- (E) **Special considerations:**
1. Neighborhood commercial uses are limited to intersection parcels fronting collector or arterial roads, including all sides of the intersection, and shall not occupy more than five percent (5%) of the total land area designated RLD on the Future Land Use Map. Neighborhood commercial uses may be permitted in areas that are specifically designated and platted for neighborhood commercial uses.
 2. Non-residential developments shall be minor scale (less than 5,000 square feet of gross floor area) and consistent with the character and scale of existing neighborhoods and businesses.

Policy L-1.2.4 Rural Village (RV): The Rural Village Future Land Use Category is intended to support and encourage a mixture of residential and non-residential uses typical of small rural villages.

- (A) **Location criteria:** Assigned to areas of reasonably compact configurations that already support small clusters of rural development that are either served by central public water or sewer systems or where such systems are scheduled to be extended within five (5) years.
- (B) **Uses allowed:**
1. Residential;
 2. Civic and public uses;
 3. Neighborhood commercial uses provided that the non-residential uses are compatible in scale, use, and intensity with the character of the residential areas; and
 4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.
- (C) **Density allowed:** Maximum of two (2) dwelling units per acre.
- (D) **Intensity allowed:** A maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).

- (E) **Special considerations:**
1. RV developments of ten (10) acres or more are subject to the following:
 - i. Residential uses shall account for a maximum of ninety-five percent (95%) of the total development;
 - ii. Non-residential uses shall account for a minimum of five percent (5%) of the total development; however, neighborhood commercial uses shall not occupy more than four percent (4%) of this mix.
 2. For RV developments less than ten (10) acres, neighborhood commercial land uses are limited to intersection parcels fronting collector or arterial roads, and parcels that are specifically designated and platted for neighborhood commercial use.
 3. Neighborhood commercial uses may not exceed 10,000 square feet per commercial building.

Policy L-1.2.5 Urban Residential (UR): The Urban Residential Future Land Use Category is designed for areas that would constitute reasonably compact additions to the urbanized areas surrounding municipalities or within the Mossy Head service areas, which do not constitute significant habitat, wetland, or flood hazard areas.

- (A) **Location criteria:** Assigned to areas transitioning from medium rural density toward a more suburban density, where central water and sewer are available or where they are planned to be available within five (5) years.
- (B) **Uses allowed:**
1. Residential, single-family attached and detached dwellings;
 2. Multi-family affordable housing (conditionally subject to Section (E), below);
 3. Civic and public uses; and
 4. Neighborhood serving commercial uses.
- (C) **Density allowed:** Gross density shall not exceed four (4) dwelling units per acre, subject to Section (E), below.
- (D) **Intensity allowed:** A maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).
- (E) **Special considerations:**
1. Multi-family affordable housing sites may be permitted at densities up to ten (10) dwelling units per acre within the Urban Residential category subject to the following conditions:
 - i. At least twenty percent (20%) of the dwelling units are for very-low, low-, and moderate-income housing;
 - ii. The development is connected to a public water and

- sewer system; and
 - iii. A building setback of at least fifty feet (50') for every floor of building height is required, adjacent to lower-density residential uses, as well as the buffering measures required in Policy L-1.10.
 - 2. Neighborhood serving commercial uses:
 - i. Are limited to intersection parcels fronting collector and arterial roads, including all sides of the intersection and may occupy up to ten percent (10%) of the total land area designated as UR on the Future Land Use Map;
 - ii. Are permitted on parcels that were specifically designated and platted for neighborhood commercial uses prior November 7, 1996.
 - iii. Non-residential developments shall be minor scale (less than 5,000 square feet of gross floor area) and consistent with the character and scale of existing neighborhoods and businesses.
 - 3. Connection to central water and sewer systems:
 - i. Shall be required for any residential development with a density over 2 dwellings per acre;
 - ii. Shall be required for any nonresidential development, if such service is available within one-quarter (1/4) mile;
 - iii. Dry lines (water and sewer) shall be installed for any development where connection to central water and sewer systems is not currently available, but the extension of water or sewer lines to within 1/4 mile of the site is included in the Capital Improvements Plan of the appropriate utility provider. Once available, connection is mandatory.

Policy L-1.2.6 Extractive Uses (EU): The Extractive Use Future Land Use Category applies to the removal of resources from their location to make them suitable for commercial, industrial, or construction use, but does not include excavation solely in aid of onsite agricultural or silvicultural activities where the extracted materials are not transferred offsite or sold. Mining will also be governed by the provisions of the Coastal Zone/Conservation Element.

(A) Location criteria: This land use category is appropriate for areas which can support intense uses, extensive buffers to shield for adjacent land uses, and that have sufficient infrastructure. These areas typically are not encumbered by environmentally sensitive lands, conservation easements, or habitats that are intended for preservation.

(B) Uses allowed:

1. Land alteration or mining activities on a site for the purpose

- of removing or extracting minerals or materials for sale;
- 2. Quarries;
- 3. Sand or gravel excavation; and
- 4. Other substantially similar mining uses or activities.

(C) Density allowed: No residential density is associated with Extractive Use Future Land Use Category, with the exception of one (1) dwelling unit per development for security purposes only.

(D) Intensity allowed: A maximum ISR of 0.10 (10%) in order to accommodate maintenance and equipment sheds, inclusive of a general office for development operations.

(E) Special considerations:

- 1. Mining that will have an adverse impact on environmentally sensitive areas is prohibited.
- 2. Walton County may increase the minimum separation and buffering requirements based on the location of the proposed mine, whether the activity is temporary or long term, and the extent to which the following occur: vegetated stockpiles, non-vegetated stockpiles, or crushing, processing, or blasting activities.
- 3. The Land Development Code shall be amended within six (6) months of the date of the adoption of this policy to provide more detailed standards and regulations to govern extractive uses.

Policy L-1.2.7 Industrial (ID): The Industrial Future Land Use Category is limited to areas devoted exclusively to industrial development, allowing a mix of heavy, medium and light industry, storage, distribution, and other industrial activities, that by their inherent nature or by the virtue of the materials used, processes utilized, or products produced will generate noise, particulate matter, vibrations, odor, fumes, glare, or other hazards uncharacteristic of and incompatible with other area uses.

(A) Location criteria: Assigned to areas which can support intense uses, provide extensive buffers to shield for adjacent land uses, and that have sufficient infrastructure to support a proposed industrial use. These areas typically are not encumbered by environmentally sensitive lands, conservation easements, or habitats that are intended for preservation.

(B) Uses allowed: This land use category allows heavy, medium and light intensity industrial uses: manufacturing, fabricating or milling, warehousing, storage, salvage yards, and other substantially similar uses industrial uses.

(C) Density allowed: There is no residential density associated with

this land use category, unless required for security purposes. In that event, one (1) dwelling unit may be authorized for the development.

(D) **Intensity allowed:** A maximum FAR of 0.6 (60%) and a maximum ISR of 0.8 (80%).

(E) **Special considerations:**

1. Heavy industrial uses shall be conditional uses reviewed as a major development, regardless of size, and subject to criteria that address compatibility concerns.
2. Heavy industrial uses include salvage yards, construction and processing plants, asphalt and concrete plants, Class I and Class II landfills, extractive uses; hazardous waste collection and handling, animal processing facilities, or similar intense uses.
3. These uses shall be subject to criteria that address transitions and buffers to ensure compatibility between uses:
 - i. Each industrial development may be required to provide significant buffers from adjacent land uses depending on the land uses proposed;
 - ii. Development must be located in areas with convenient access to regional roadways or railway lines; and
 - iii. Heavy industrial uses must comply with adopted standards in the Walton County Land Development Code.

Policy L-1.2.8 Black Creek Neighborhood Planning Area (BC/NPA):

The objective of this category is to direct future growth in North Walton County into a delineated neighborhood planning area in order to facilitate the development of a quality rural mixed-use community, and to prevent the historically inefficient use and piecemeal development of the surrounding rural lands. The county's intent is to focus and facilitate future development within the designated Black Creek NPA to better ensure the protection of the historically rural character of the area and the significant environmental resources and habitat of the surrounding conservation lands.

The BC/NPA shall be comprised of the following subcategories of land uses, which shall be depicted as discrete categories within the delineated BC/NPA on the Future Land Use Map, as follows: (1) BC/NPA Low Density Residential (2) BC/NPA Mixed Use; and (3) BC/NPA Rural Town Center. Given the acreage included within the BC/NPA, it is likely that the included properties will have multiple owners. If the lands within the BC/NPA are developed through a series of smaller development projects, each project within the BC/NPA must have its own detailed plan of development that will be designed to achieve the overall economic, environmental, and aesthetic objectives of the BC/NPA in its entirety. Building heights within the BC/NPA shall not exceed four stories, or 50 feet,

whichever is less.

The standards and criteria for each subcategory of land use within the BC/NPA shall be as follows:

- (1) **BC/NPA Low Density Residential:** The purpose of this BC/NPA low density land use subcategory is to direct low density residential development to lands adjacent to, or presently included within, the designated BC/NPA boundary where central sewer may not be available, but where such low density development, if allowed, would otherwise facilitate the build-out and efficacy of the designated BC/NPA community. The objective of this subcategory is to increase, through long-term planning, the financial feasibility and reasonable likelihood of the urban service provider expanding central sewer throughout the designated BC/NPA, to support the long-term sustainability of the BC/NPA, and to better preserve and protect conservation, rural, and agricultural lands surrounding the BC/NPA from piecemeal development, and the adverse impacts thereof.
 - (A) Uses allowed: Low-density single-family residential and neighborhood-serving commercial.
 - (B) Density allowed: Maximum of one (1) units per acre, served by septic, consistent with Infrastructure Policy I-2.1.5. Higher densities shall not be authorized within this subcategory unless and until the property is connected to central water and sewer in accordance with the requirements of Infrastructure Policies I-2.1.4, I-2.1.5, and I-2.1.8. Upon connection to central water and sewer, density within this subcategory may be authorized up to a maximum of four (4) dwelling units per acre.
 - (C) Intensity allowed: Non-residential uses within this category shall be limited to neighborhood-serving and neighborhood-scale retail uses and services as part of a Planned Unit Development. Such non-residential uses may not exceed five percent (5%) of the gross acreage of this subcategory within the designated BC/NPA. Intensity of development shall not exceed the maximum FAR of 0.30 (30%), and the maximum ISR of 0.40 (40%).
 - (D) Special Considerations:
 1. A minimum one hundred (100) foot buffer shall be required for any development proposed on any properties within this subcategory that abuts conservation lands under the ownership and management of the Northwest Water Management District.
 2. A minimum of thirty percent (30%) of any development in this subcategory shall be retained in open space in order to preserve natural resources

and wildlife habitat. The calculation of open space

shall be inclusive of undisturbed wetlands and other natural resource located on the development site.

(2) BC/NPA Mixed Use Residential: This land use subcategory allows higher density residential development and neighborhood-serving commercial uses on thirty (30) or more contiguous acres within the designated BC/NPA that are served by central water and sewer, or will be served by central water and sewer concurrent with the completion of the development. Connection to central water and sewer shall be a condition of development order approval for any project in this subcategory, and shall be a pre-condition to the County issuing a final certificate of occupancy or plat for any portion of the approved development.

- (A) Uses allowed: Single and Multi-Family Residential, Neighborhood Serving Commercial, Public, and Civic Uses.
- (B) Density allowed: Residential density shall not exceed four (4) units per acre. Clustering is encouraged, and may be required by the County, to protect significant habitat and wetlands, to avoid other areas of environmental concern, or to facilitate the creation of open space, public squares, and the like;
- (C) Intensity allowed: Non-residential uses within this category shall be limited to neighborhood-serving and neighborhood-scale retail uses and services. Such non-residential uses may not exceed five percent (5%) of the gross acreage of this subcategory within the designated BC/NPA. Intensity of development shall not exceed the maximum FAR of 0.50 (50%), and the maximum ISR of 0.60 (60%).
 - 1. Public Uses, including squares, parks, golf courses, pools, playgrounds, passive recreation areas, preserved natural resource areas, equestrian centers, or community or neighborhood supporting amenities. Public uses shall comprise a minimum of fifteen (15) percent of this sub-category within the designated BC/NPA. Public uses as specified in this section shall not exceed the maximum FAR of 0.40 (40%) and the maximum ISR of 0.50 (50%);
 - 2. Civic uses, including churches, libraries, meeting halls, schools, government buildings, and post offices and the like, may be included within this sub-category. Civic uses as specified in this section shall not exceed a maximum FAR of 0.40 (40%) and the maximum ISR of 0.50 (50%);
 - 3. Location criteria: Non-residential uses, as described above, may only be located at collector and arterial

road intersections, intersections of subdivision collectors and arterial or collector roads, or as part of a master plan if the proposed non-residential use and location are compatible with existing development and land uses.

- (3) **BC/NPA Rural Town Center:** The BC/NPA shall be designed around a town center that affords maximum exposure to a mix of commercial, resort, office, and high density residential uses served by central water and sewer. The town center shall be designated on the Future Land Use Map as the BC/NPA Rural Town Center (RTC). The BC/NPA shall include a minimum of five percent (5%) and a maximum of ten percent (10%) of the gross acreage designated as RTC. The county may allow the designation of more than one RTC in the BC/NPA if such design would be financially feasible and facilitate a more efficient and effective delivery of services and land uses for the BC/NPA. However, if more than one area is designated RTC, the acreages for all parcels so designated shall not exceed in total the RTC percentages stated above.

Each RTC shall serve as the employment center(s) for the BC/NPA and provide for the highest density and intensity of development within the BC/NPA. Residential neighborhoods within each RTC will be designed to be linked by street grid networks, bike paths, and pedestrian paths. Residential and mixed-use development within the RTC will be organized around public spaces, such as village greens and squares, which will buffer the higher density and intensity development from lower density development. The lowest impact residential uses shall be located at the outer boundaries of the RTC.

- (A) **Uses allowed:** Each RTC will provide the opportunities for permanent and seasonal residents of the BC/NPA and surrounding rural areas to work, shop, live, and recreate by designing the RTC area to include a mix of single family, multi-family, public, civic, and commercial uses.
- (B) **Density allowed:** Residential density shall not exceed eight (8) dwelling units per acre, for single family and multifamily housing. Multifamily housing, including condominiums, apartment buildings, and townhouses, shall comprise not less than fifteen percent (15%) of the RTC. Density bonuses for affordable and workforce housing to a maximum of ten (10) units per acre is authorized within the RTC. Clustering of residential multifamily development is encouraged to facilitate the creation of open space, public squares, parks,

and to protect natural resources located within the RTC area;

- (C) Intensity allowed: Non-residential uses within this category shall be limited to:
1. Commercial uses, including retail, entertainment, resort, lodging, private marinas, restaurants, services, and other compatible non-residential uses. Intensity of development shall not exceed the maximum FAR of 0.50 (50%) and the maximum ISR of 0.75 (75%). Commercial uses shall comprise not less than fifteen percent (15%) of the RTC;
 2. Public Uses, including squares, parks, golf courses, pools, playgrounds, equestrian centers, public water-dependant uses, and such other amenities, which shall comprise no less than five percent (5%) of the RTC;
 3. Civic uses, including churches, libraries, meeting halls, schools, government buildings, post offices, and the like, which shall comprise no less than one percent (1%) of the RTC;
- (D) **Special Considerations:** To ensure that the RTC is designed to incorporate the constraints and advantages specific to the surrounding area and existing site conditions, including the vegetation, topography, drainage, wildlife, siting, and lighting considerations, every plan of development within an RTC shall address the following:
1. The specific uses proposed, lot sizes and location, and lot coverage;
 2. The internal road network proposed, including road widths and block sizes. Roads shall be designed to retain their rural character and not be designed to the characteristics or standards for suburban commercial or subdivision streets;
 3. Proposed road and pedestrian interconnections to the abutting neighborhoods and the RTC;
 4. Proposed parking standards and criteria;
 5. Abutting uses, including scale and character;
 6. Existing soils, topography and drainage;
 7. Existing vegetation and wildlife;
 8. Proposed landscape, buffering, and setback standards;
 9. Proposed architectural standards and controls;
 10. Proposed lighting standards and controls that preserve the rural character of the area by prohibiting

light pollution through sky glow, glare, light trespass, and light clutter.;

11. Required connection to public water and sewer;

OBJECTIVE L-1.3: LAND USE CATEGORIES EXCLUSIVE TO SOUTH WALTON COUNTY

The County shall implement a town and village concept within South Walton County based on a land use system that discourages sprawl and promotes economic opportunity, natural system diversity, strong community design principles, and provides development separation through public/private open space and land holdings.

Policy L-1.3.1 Conservation Residential (CR): The Conservation Residential Future Land Use Category is intended for low density residential use and conservation of natural resources. This category is appropriate in a variety of circumstances that create limited development potential due to environmental sensitivity, including development constraints caused by the presence of salt marsh, wetlands, floodplains, or habitat for endangered species, threatened species, or species of special concern. This category allows limited to low impact residential usage and activities compatible with natural resource and wildlife conservation.

- (A) **Location criteria:** Assigned to areas of South Walton characterized by floodplains, wetlands, or other environmentally sensitive areas that limit development potential.
- (B) **Uses allowed:** Single-family detached residential, passive recreation, and limited silviculture activities.
- (C) **Density allowed:** This category shall consist of three subcategories, as follows: (1) CR1/10 (1 du/10 acres); (2) CR1/2.5 (1 du/2.5 acres); or (3) CR 2/1 (2 du/acre). These future land use subcategories shall be designated on the FLUM as CR land use designations.
- (D) **Special considerations:**
 1. **Conservation and Development Criteria for all CR subcategories:**
 - i. Commercial uses, existing as of the date of the adoption of this policy, may be maintained at their current intensity, but may not be expanded to increase the existing floor area ratio or land coverage.
 - ii. For parcels with silviculture activities, property owners are encouraged to participate in the Department of Agriculture's Rural Land Stewardship program.

- iii. Buildings shall be located on the least sensitive part of the site and shall be subject to the applicable density transfer provisions of this element.
2. **Conservation Residential 1:10 Future Land Use Subcategory:**
- i. Uses are limited to activities compatible with the conservation and protection of natural resources and wildlife habitats, single-family detached residential structures at a density of one (1) dwelling unit per ten (10) acres, passive recreation, and silviculture;
 - ii. Ten percent (10%) of the total parcel may be cleared of natural vegetation to allow site access, supporting infrastructure, the footprint of the principle structure, and all accessory structures, while ninety percent (90%) of the development site must be retained in its existing natural state and preserved as open space; and
 - iii. Septic tank drain fields shall not be permitted within wetlands, within wetlands buffer areas, or within 100 feet of the shoreline of bays, rivers and creeks.
3. **Conservation Residential 1:2.5 Future Land Use Subcategory:**
- i. Uses are limited to activities compatible with the conservation and protection of natural resources and wildlife habitats, single-family detached residential structures at a density of one (1) dwelling unit per two and one-half (2.5) acres, passive recreation, and silviculture; .
 - ii. Twenty percent (20%) of the total parcel may be cleared of natural vegetation to allow site access, supporting infrastructure, the footprint of the principle structure, and all accessory structures, while eighty percent (80%) of the development site must be retained in its existing natural state and preserved as open space; and
 - iii. Septic tank drain fields shall not be permitted within wetlands, within wetlands buffer areas, or within 100 feet of the shoreline of bays, rivers and creeks.
4. **Conservation Residential 2:1 Future Land Use Subcategory:**
- i. Uses are limited to activities compatible with the conservation and protection of natural resources and wildlife habitats, single-family detached residential structures at a density of two (2) dwelling units per one (1) acre, passive recreation, and silviculture;.

- ii. Forty percent (40%) of the total parcel may be cleared of natural vegetation to allow access, supporting infrastructure, the footprint of the principle structure, and all accessory structures; while sixty percent (60%) of the development site must be retained in its existing natural state and preserved as open space; and
- iii. Septic tank drain fields shall not be permitted within wetlands, within wetland buffer areas, or within 100 feet of the shoreline of bays, rivers and creeks.

Policy L-1.3.2 Residential Preservation (RP): The Residential Preservation Future Land Use Category consists of subdivisions existing as of November 7, 1996, approved development projects which are vested or built out, or recorded platted subdivisions that have infrastructure in place and are substantially built out.

- (A) **Location criteria:** The intent of this land use category is to protect the integrity of existing residential subdivisions.
- (B) **Uses allowed:** This land use category is primarily residential with very limited non-residential uses pursuant to the Special Considerations listed in Section (E), below.
- (C) **Density allowed:** Maximum of one (1) dwelling unit per lot, unless specified otherwise on a previously approved plat or development order pursuant to Section (E), below.
- (D) **Intensity allowed:** A maximum FAR of 0.5 (50%) and a maximum ISR of 0.6 (60%) pursuant to Section (E), below.
- (E) **Special Considerations:**
 - 1. Development within the Residential Preservation Future Land Use Category is limited to the type (residential, commercial, etc.), density, and intensity of development that is shown in the approved recorded plat, unexpired development order, or unexpired covenants and restrictions that were duly recorded before November 7, 1996.
 - 2. Commercial development, pursuant to (E) (1) above, is restricted to neighborhood serving commercial, subject to the following:
 - i. Neighborhood-commercial projects that were constructed prior to June 1975 may rebuild to their original footprint and height configurations and uses if they are destroyed by fire, hurricane, or other catastrophe;

- ii. Neighborhood-commercial projects are to be reviewed as major developments and are subject to all requirements for documentation and public notice;
- iii. Neighborhood commercial projects are conditional uses that are subject to public hearings and review by the Planning Commission and by the Board of County Commission;
- iv. Neighborhood-commercial development shall be required to submit a compatibility analysis to ensure harmony of scale and character with surrounding development.
- v. Neighborhood-commercial projects must abut paved roadways and are prohibited on interior streets in residential subdivisions.
- vi. To promote vertical mixed uses in South Walton County, neighborhood-commercial establishments are allowed to have living units above them.

Policy L-1.3.3 Neighborhood Infill (NI): The Neighborhood Infill Future Land Use Category is designed to facilitate compatible development of unplatted or vacant parcels that total ten (10) contiguous acres or less within areas where the majority of the adjacent or surrounding land has been developed.

- (A) **Location criteria:** Assigned to areas of undeveloped, unplatted or vacant parcels surrounded by existing development on two or more sides.
- (B) **Uses allowed:** Uses shall be primarily for single-family and multi-family residential and public uses. Civic uses are not required but may be approved by the County with a detailed plan and a demonstration of need. Commercial projects shall be limited to neighborhood-serving commercial uses which may be allowed if compatible with the surrounding neighborhood in use, size, character, and scale, and there is a demonstrated need for such development. Neighborhood serving commercial uses shall be governed by criteria set forth in Section (E), below.
- (C) **Density allowed:** This land use category allows densities ranging from two (2) dwelling units per acre up to eight (8) dwelling units per acre, subject to Section (E), below.
- (D) **Intensity allowed:** A maximum FAR of 0.5 (50%) and a maximum ISR of 0.6 (60%). Development transitioning from lower intensities to higher intensities may require additional buffering from adjacent developments pursuant to Objective L-1.10 to meet compatibility.
- (E) **Special Considerations:**

1. No new designations of Neighborhood Infill on parcels without central water and sewer.
2. The density range for this land use category is two (2) dwelling units per acre to a maximum of eight (8) dwelling units per acre. The determination of density appropriate for a neighborhood infill project shall be based upon a showing of the project's place within the existing neighborhood being infilled, including the neighborhood's ultimate size, boundary and center, the functional relationship of the proposed project with the existing pattern of development, and the compatibility of the proposed project with existing uses, character, scale, density, and intensity of the area being infilled.
3. Non-residential projects are conditional uses that are to be reviewed as major developments subject to public hearings before the Planning Commission and Board of County Commission, and governed by the following criteria:
 - i. Neighborhood-commercial projects that were constructed prior to June 1975 may rebuild to their original footprint and height configurations and uses if they are destroyed by fire, hurricane, or other catastrophe;
 - ii. Development shall be required to be compatible with the adjacent and surrounding development, and, at a minimum, are required to show that the proposed non-residential use is in harmony with the uses, scale, character, density, and intensity of the surrounding development being infilled;
 - iii. To promote vertical mixed uses in South Walton County, neighborhood-commercial establishments are allowed to have living units above them;
 - iv. Residential projects within 300 feet of C30-A must have bike path connectors.
 - v. New residential developments in the US 331/98 Corridor and the Scenic 30-A Corridor must have sidewalks on both sides of new residential streets.
 - vi. To promote a traffic grid pattern, streets in new residential subdivisions must be coordinated with and interconnected to the street system of the surrounding area. Where an adjacent parcel is undeveloped, the subdivision must provide stub-outs and all appropriate easements for the adjacent property to interconnect. Walton County may approve an exception to this policy if interconnection would create unacceptable impacts to wetlands or other environmentally sensitive lands or where the built environments will not

- accommodate interconnectivity with in a twenty (20) year planning horizon.
- vii. New NI projects south of C-30A that will be adjacent to existing single-family residences must set back an additional 10 feet for each story greater than that of the adjacent single-family residences; unless this setback restriction is waived by the adjacent property owners.
- viii. Projects shall assure compatibility through standards pertaining to building setbacks, building heights, landscaping, and architectural compatibility as established in the Land Development Code.
- ix. To further ensure the compatibility of new NI projects with existing development, the developer must hold a community meeting that will take place following a pre-application conference with the County and before submitting a development order application. Topics covered in community meetings may include but not be limited to compatibility issues as listed herein.

Policy L-1.3.4 Small Neighborhood (SN): The Small Neighborhood Future Land Use Category is intended for areas transitioning from fragmented developments to an area with higher density and a mixed use core that will facilitate neighborhood continuity. Each Small Neighborhood shall provide for a mixture of uses to encourage economic diversity and sustainability within the area, promote the future viability of the neighborhood, and encourage a walking and bicycle-friendly design to conserve energy and reduce emissions.

- (A) **Location criteria:** Requires a minimum of ten (10) and a maximum of forty (40) contiguous acres. An area proposed for SN designation must have existing development on at least one side, be connected, or have direct access, to an arterial or collector, and include sufficient infrastructure and utilities to support a small community.
- (B) **Uses allowed:** A mixture of residential uses, civic and public uses, and neighborhood commercial uses, subject to Section (E), below.
- (C) **Density allowed:** This land use category allows densities ranging from two (2) dwelling units per acre up to ten (10) dwelling units per acre, subject to Section (E), below.
- (D) **Intensity allowed:** A maximum FAR of 0.5 (50%) and a maximum ISR of 0.60 (60%).

(E) **Special considerations:**

1. Residential densities are limited as follows:
 - i. Maximum density of two (2) dwelling units per acre if central water and sewer are not available.
 - ii. Maximum density on septic tanks may be increased to three (3) dwelling units per acre if connected to central water.
 - iii. Maximum density with central water may be increased to four (4) dwelling units per acre if dry lines (sewer) are installed and the extension of sewer to within 1/4 mile of the site is adopted within the Capital Improvements Plan of the appropriate utility provider, and the connection is mandatory when available.
 - iv. Maximum density on central water and sewer service may be increased up to ten (10) units per acre, subject to Section (E) 3 Density Bonus Criteria, below.
2. Small Neighborhood projects are also subject to the following requirements:
 - i. Residential units may be constructed over the commercial buildings, and are encouraged for core development at the higher intense areas of the neighborhood;
 - ii. Civic uses shall comprise a minimum of one percent (1%) of any project proposed on a SN parcel or designated SN area that is served by central water and sewer;
 - iii. Public uses are required to comprise a minimum of one percent (1%) of each SN;
 - iv. Commercial uses are limited to neighborhood commercial uses, and shall comprise a minimum of five percent (5%) and a maximum of ten percent (10%) of any area designated SN;
 - v. Neighborhood commercial uses must be served by central water and sewer; and
 - vi. Workplace is prohibited, except as an extension of an existing use, subject to a detailed plan approved by the County. The detailed plan shall include buffers, interconnections, abutting neighborhood uses, scale and character.
 - vii. For new development projects on existing SN parcels of less than five (5) acres as of June 13, 2014, the requirement for a mixture of uses may be waived by conditional use approval. Requests for single use projects (residential, commercial, civic, public, etc.) on these parcels are conditional uses to be reviewed as

major developments subject to public hearings before the Planning Commission and Board of County Commissioners.

3. Density Bonus Criteria:

For the purpose of approval of up to ten (10) dwelling units per acre, implementation of bonus density points is intended as a mechanism to allow higher density within a SN development by encouraging innovative design for the purpose of creating walkable communities which support the town and village concept, reduce traffic generation by creating more interests within walking distance, and reduce emissions by discouraging urban sprawl. The acreage utilized to secure one type of density bonus credit shall not be utilized to secure any additional density bonus credits for that same acreage (e.g. an acre above the minimum required preservation may not be used for calculation of density bonus credits in both Habitat Protection and Greenway Corridor).

- i. Primary Category: Certain types of design criteria are acceptable as a primary category for which bonus density points are allotted to a development. This primary category includes:
 - a) Habitat Protection or Habitat Enhancement which exceeds the minimum standards may gain a up to: 3 points for protecting or maintaining a known wildlife corridor and 2 points for an innovative mitigation, protection or enhancement measure
 - b) Right-of-Way Dedication (Arterial or Collector) which exceeds the minimum standards required by the Code may gain up to 2 points for every 1/5 acre platted or deeded to Walton County.
 - c) Greenway Corridors developed and dedicated to Walton County, exceeding the five percent (5%) minimum development requirements, may gain up to 1 point for every 1/5 acre provided.
 - d) Scenic Corridors: Design standards which exceed the minimum requirements of the corridor guidelines and are innovative aesthetically pleasing measures to enhance the corridors may gain up to 3 points. This requires DRB approval and recommendation to

- the Board of County Commissioners for acceptance.
- e) Affordable Housing: For developments that provide bona-fide affordable housing, the following points may be awarded: 10% of project = 10 points; 10-20% of project = 4 points (for increment); 20-30% of project = 3 points (for increment); 30-40% of project = 2 points (for increment); so that for each additional 10% = 1 point to a maximum of 25 points total.
 - f) Pervious Surface Coverage: For developments that provide an increased pervious area exceeding those provisions of this policy, the following points may be awarded: 25% of paved area = 3 points; 50% of paved area = 5 points; 75% of paved area = 10 points.
 - g) Energy Efficiency: 2 points for site planning to maximize solar orientation; for exceeding the Florida BEERS Rating Guide and System minimum standards, or other similar rating system or certification program, the following points may be awarded: 3 points for improving the average efficiency by 15%; 5 points for improving the average efficiency by 25%.
 - h) Beach Access/Parking: 10 points for exceeding the required minimum beach access and reserved parking spaces, with dedication of such access to Walton County.
- ii. Secondary Categories: Certain types of design criteria are acceptable as a secondary category for which bonus density points are allotted to a SN development. No points may be awarded to a development which does not include at least two (2) primary category density bonus items. This secondary category includes:
- a) Civic Use, Open Space: must exceed both the required and the primary density bonus categories. For the purpose of density bonus criteria, the following points may be awarded: 1 point per 1/2 acre; maximum of 5 points.
 - b) Vertical Mixed Use 3 points
 - c) Water Conservation, 2 points - Use of retention water for irrigation.
 - d) On-street parking (pervious) · 2 points

- e) Community Garden - 1 point
- f) Community Compost Area - 1 point

Bonus Points Worksheet

Density based on availability of central water and sewer:		4 units per acre
Density based on bonus points	10 points or more	5 units per acre
	15 points or more	6 units per acre
	25 points or more	7 units per acre
	35 points or more	8 units per acre
	50 points or more	10 units per acre

Policy L-1.3.5 Traditional Neighborhood Development (TND): The Traditional Neighborhood Development Future Land Use category is intended to provide for flexibility in design that will create vibrant walkable, accessible, and distinctive neighborhoods with densities and intensities that can support transit-oriented development and multimodal transportation alternatives to conserve energy. This category allows a broad range of design alternatives from traditional neighborhood design to a mix of conventional subdivision design centered around town centers and public squares. The intent of the category is to allow compact development with varying residential types, lot sizes, and lot dimensions with supporting neighborhood and general commercial uses, civic uses, and public uses. The Traditional Neighborhood Development Future Land Use Category is based upon the six principles of Smart Development utilizing Transect-based planning principles to ensure internal and external compatibility. The primary goal of the category is to support creation of places people desire to live and visit.

- (A) **Location Criteria:** TND areas delineated on the Future Land Use Map are areas with existing approved master plan communities with controlling urban codes or areas that are planned to develop into Traditional Neighborhood Developments in the next planning horizon. TND Future Land Use Category has been mapped where full use of urban services can be achieved to conserve energy. New designations of TND on the Future Land Use Map must have a minimum of forty (40) acres of developable land and urban services available to the development site.
- (B) **Uses allowed:** A full range of residential uses are allowed. The range of uses includes single family, single family attached, multi-family, live/ work units, accessory and guest units. Neighborhood and general commercial uses are allowed including neighborhood services and neighborhood retail. Civic and public uses are

allowed that support and promote a sense of place for the TND development. TND developments shall incorporate three types of land uses. The percentages cited are flexible and different percentages may be approved as part of the development approval process. The first use is a mixed use center consisting of public, civic, commercial, and multifamily uses. The center typically comprises ten percent (10%) of the project. The second use is residential neighborhoods or series of neighborhoods consisting of single family and multifamily residential. The residential neighborhoods typically comprise seventy to eighty percent (70%-80 %) of the development. The third land use that must be included is public and civic uses such as parks, open space, plaza, or public square and a greenbelt. This land use type typically results in ten to twenty percent (10%-20%). For new development projects on existing TND parcels of less than five (5) acres as of June 13, 2014, the requirement for a mixture of uses may be waived by conditional use approval. Requests for single use projects (residential, commercial, civic, public, etc.) on these parcels are conditional uses to be reviewed as major developments subject to public hearings before the Planning Commission and Board of County Commissioners.

- (C) **Density allowed:** Maximum of ten (10) dwelling units per acre.
- (D) **Intensity allowed:** A maximum FAR of 0.85 (85%), and a maximum ISR of 0.85 (85%).
- (E) **Special Considerations:** The following elements of smart development must be utilized in design of TND developments:
 - 1. Efficient use of land resources with protection of environmentally significant areas.
 - 2. Full use of urban services.
 - 3. Mixed-use buildings, mixed-use neighborhoods, and walkable commercial and civic/public areas.
 - 4. Transportation options and alternatives for multimodal streets, transit, bike, and pedestrian connectivity, and transit-oriented development patterns.
 - 5. Detailed, human-scale design including pedestrian friendly streetscapes in residential and commercial areas.
 - 6. Implementing TND master plans supported by urban codes.

Policy L-1.3.6 Coastal Center (CC): The Coastal Center Future Land Use Category is intended to be primarily residential with supporting commercial uses. Its purpose is to promote the development of interconnected, walkable medium

density mixed use centers, and to prevent strip commercial development along major roadway frontages.

- (A) **Location criteria:** New designations of Coastal Center shall be limited to the US Highway 98 & US Highway 331 Scenic Corridor in areas where connected to a public water and sewer system, encompassing large concentrations of seasonal and permanent residential uses.

- (B) **Uses allowed:**
 - 1. Single family, duplexes, and multi-family;
 - 2. Notwithstanding the definition in the glossary, Public uses in the Coastal Center Future Land Use Category are limited to squares, parks, playgrounds.
 - 3. Civic uses;
 - 4. Workplace uses limited to offices and artisanal uses without outdoor storage of materials and equipment; and
 - 5. Commercial uses shall be for retail, entertainment, restaurant, services and lodging.

- (C) **Density allowed:** A maximum density of eight (8) dwelling units per acre.

- (D) **Intensity allowed:** A maximum FAR of 1.5 (150%) with a maximum ISR of 0.75 (75%).

- (E) **Special considerations:**
 - 1. Development projects of forty (40) acres or more shall be required to include a minimum mix of three of the uses identified in Section (B) of this policy. For such a project, the mix shall include no less than ten percent (10%) or not more than thirty-five percent (35%) of nonresidential uses.
 - 2. New development projects less than forty (40) acres but greater than five (5) acres shall be required to have a minimum mix of two (2) of the uses identified in Section (B) of this policy, one of which shall be residential, with a maximum residential use of seventy percent (70%) of the proposed development project.
 - 3. For new development projects on existing CC parcels of less than five (5) acres as of June 13, 2014, the requirement for a mixture of uses may be waived by conditional use approval. Requests for single use projects (residential, commercial, civic, public, etc.) on these parcels are conditional uses to be reviewed as major developments subject to public hearings before the Planning Commission and Board of County Commissioners.

4. Each parcel or lot, except single family, within 400 feet of and abutting US Highway 98 shall provide vehicular connections to abutting lots to limit access impacts on US Highway 98.
5. Within the portions of the Coastal Center Future Land Use Category located to the north of Seaside and Seagrove, and to the east of Deer Lake, the land uses and development shall be governed by the agreement with the State of Florida which was executed as a part of the acquisition of the Topsail Hill and Deer Lake sites by the State of Florida, and adopted by the Court in the Consent Amended Final Judgment, Topsail and Deer Lake, in Case No. 94-923-CA, which is attached to this Plan as Attachment A, and hereby incorporated by reference. The provisions of this Plan, including but not limited to the provisions of the Coastal Center category, shall not apply to the areas described above to the extent that these provisions would be inconsistent with the above referenced agreement and judgment.

Policy L-1.3.7 Coastal Center Mixed Use (CCMU): The intent of Coastal Center Mixed Use Future Land Use Category is to support economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living.

- (A) **Location criteria:** Located in areas west of the intersection of US Highway 98 and Scenic Gulf Drive, and fronting on US Highway 98, as depicted on the FLUM. The Coastal Center Mixed Use Future Land Use Category shall not exceed a total of two hundred (200) contiguous acres.
- (B) **Uses allowed:**
 1. Civic and public uses;
 2. Workplace, except warehousing;
 3. General Commercial;
 4. Entertainment and recreation uses including arcades, fitness centers, sports clubs, nightclubs, indoor movie theaters, dinner clubs, small indoor theaters and restaurants with outdoor entertainment.
 5. Limited Lodging (One Hundred Twenty-five (125) rooms or less); and
 6. Single and Multi-family Housing.
- (C) **Density allowed:** This land use category allows densities ranging from four (4) dwelling units per acre up to twelve (12) dwelling units per acre, subject to Section (E) below, with a maximum density of

twelve (12) dwelling units per acre so long as the units are integrated with compatible nonresidential uses to create a mixed use.

(D) **Intensity allowed:** A maximum FAR of 0.75 (75%) and a maximum ISR of 0.85 (85%).

(E) **Special considerations:**

1. The scale and uses at the edge shall be compatible with the abutting uses.
2. A detailed site plan is required.
3. Lodging means hotels and motels. Inns and bed and breakfasts can also be included.
4. Each parcel or lot, except for single family, shall provide vehicular connections to abutting lots as a way of limiting traffic congestion.

5. **Density Bonus Criteria:**

For the purpose of approval of up to twelve (12) dwelling units per acre, implementation of bonus density points is intended as a mechanism to allow higher density within a CCMU development by encouraging innovative design for the purpose of creating walkable communities which reduce traffic generation by creating more interests within walking distance and reduce emissions by discouraging urban sprawl. The acreage utilized to secure one type of density bonus credit shall not be utilized to secure any additional density bonus credits for that same acreage (e.g., an acre above the minimum required preservation may not be used for calculation of density bonus credits in both Habitat Protection and Greenway Corridor). In addition to the bonus points below, the maximum density of twelve (12) units per acre requires that residential units be integrated with compatible nonresidential uses to create a mixed use.

i. **Primary Category:** Certain types of design criteria are acceptable as a primary category for which bonus density points are allotted to a development. This primary category includes:

- (aa) Habitat Protection or Habitat Enhancement which exceeds the minimum standards may gain up to: 3 points for protecting or maintaining a known wildlife corridor and 2 points for an innovative mitigation, protection or enhancement measure
- (bb) Right-of-Way Dedication (Arterial or Collector) which exceeds the minimum standards required by this Code may gain up to 2 points for every 1/5 acre platted or deeded to County.

- (cc) Greenway Corridors developed and dedicated to Walton County, exceeding the five percent (5%) minimum development requirements, may gain up to 1 point for every 1/5 acre provided.
 - (dd) Scenic Corridors: design standards which exceed the minimum requirements of the corridor guidelines and are innovative aesthetically pleasing measures to enhance the corridors may gain up to 3 points. This requires DRB approval and recommendation to the Board of County Commissioners for acceptance.
 - (ee) Affordable Housing. For developments that provide bona-fide affordable housing, the following points may be awarded: 10% of project = 10 points; 10-20% of project = 4 points (for increment); 20-30% of project = 3 points (for increment); 30-40% of project = 2 points (for increment); so that for each additional 10% = 1 point to a maximum of 25 points total.
 - (ff) Pervious Surface Coverage. For developments that provide an increased pervious area exceeding those provisions of this policy, the following points may be awarded: 25% of paved area = 3 points; 50% of paved area = 5 points; 75% of paved area = 10 points.
 - (gg) Energy Efficiency: 2 points for site planning to maximize solar orientation; for exceeding the Florida BEERS Rating Guide and System minimum standards; or other similar rating system or certification program, the following points may be awarded: 3 points for improving the average efficiency by 15%; 5 points for improving the average efficiency by 25%.
 - (hh) Beach Access/Parking: 10 points for exceeding the required minimum beach access and reserved parking spaces, with dedication of such access to Walton County.
- ii. . Secondary Categories: Certain types of design criteria are acceptable as a secondary category for which bonus density points are allotted to a CCMU development. No points may be awarded to a development which does not include at least two (2) primary category density bonus items. This secondary category includes:
- (aa) Civic Use, Open Space: must exceed both the required and the primary density bonus categories. For the purpose of density bonus criteria, the following points may be awarded: 1 point per ½ acre; maximum of 5 points.

- (bb) Vertical Mixed Use - 3 points
- (cc) Water Conservation, 2 points - Use of retention water for irrigation.
- (dd) On-street parking (pervious) - 2 points
- (ee) Community Garden - 1 point
- (ff) Community Compost Area - 1 point

Bonus Points Worksheet

Density based on bonus points:	10 points or more	6 units per acre
	15 points or more	7 units per acre
	25 points or more	8 units per acre
	35 points or more	9 units per acre
	50 points or more	12 units per acre

Policy L-1.3.8 Village Mixed Use Center (VMU): The Village Mixed Use Center Future Land Use Category is intended to provide opportunities for small scale mixed use development designed to serve a series of neighborhoods.

- (A) **Location criteria:** The Village Mixed Use Center Future Land Use Category has primarily been located along County Road 30- A, US Highway 331, and US Highway 98. Upon adoption of this amendment, new Village Mixed Use Centers shall only be designated on parcels fronting US Highway 98 or US Highway 331 south of the Clyde B. Wells Bridge. The minimum area of any new centers established after the date of this amendment shall be 5 contiguous acres and the maximum shall be 15 contiguous acres. It is the County’s intent to maintain the integrity of the detailed plan of development approved for each VMU center. Accordingly, once designated on the FLUM, a VMU center shall not be increased in size by incremental addition of abutting parcels. Any parcels proposed for designation as a VMU center, or any contiguous parcels collectively proposed for such designation, shall be required to comply, individually or collectively, as applicable, with the minimum and maximum acreages specified above, and be based upon its own detailed plan of development.
- (B) **Uses allowed:** This category is designed to allow a mixture of uses, including limited lodging, which will assist in creating sustainable villages with commercial uses within walking or bicycling distance for residents. The commercial uses shall be in scale and character with the village concept and have a master plan, in conformity with in Section (E), below.
- (C) **Density allowed:** A density of up to twelve (12) dwelling units per acre may be allowed, so long as the residential units are integrated

with nonresidential uses to create the mixed use, and the proposed project ensures compatibility with the surrounding neighborhoods.

(D) **Intensity allowed:** The VMU areas are mixed use centers which encourage and promote transitioning development from lower intensity along the perimeters to higher intensity core areas to ensure compatibility with surrounding neighborhoods. The specific intensities for site specific VMU categories are prescribed in Section (E), below.

(E) **Special considerations:**

1. The development standards for uses within Village Mixed Use Centers located on parcels fronting US Highway 98 or US Highway 331, south of the Clyde B. Wells Bridge, or within the 30A designated Scenic Corridors, are as follows:
 - i. The maximum FAR is 2.0 (200%).
 - ii. The maximum ISR is 0.85 (85%).
 - iii. Limited lodging means an inn of no more than one hundred twenty-five (125) rooms and can include full services, such as supporting restaurant use.
 - iv. Entertainment and recreation uses include sports clubs, health clubs, lounges, restaurants with limited outdoor entertainment, small indoor theaters and similar uses.
 - v. The scale and uses at the edge shall be compatible with abutting neighborhood uses.
 - vi. The VMU shall be interconnected with abutting uses for convenient vehicular and pedestrian/bicycle access from surrounding neighborhoods.
 - vii. Urban design amenities (pedestrian facilities/sidewalks, landscaping, public spaces, etc.) shall be included.
 - viii. A detailed plan is required.
2. The development standards for uses within existing Village Mixed Use Centers located on parcels that do not front US Highway 98 or US Highway 331, south of the Clyde B. Wells Bridge, or are not within the 30A designated Scenic Corridors, are as follows.
 - i. All VMUs in these locations must contain at least three separate uses, including both residential and active recreation.
 - ii. A detailed plan is required, including a compatibility analysis for the proposed project.
 - iii. The maximum FAR is 0.5 (50%).
 - iv. The maximum ISR is 0.75 (75%).

- v. Lodging is limited to bed-and-breakfast establishments.
- vi. Residential uses must extend over a minimum of 75% of the land area of the VMU.
- vii. Active recreation must comprise at least 10% of the land area of the VMU.
- viii. Commercial, office, institutional, and other non-residential uses shall not cover more than 15% of the land area of the VMU.
- ix. Housing that qualifies as affordable per the Walton County Comprehensive Plan Housing Element must comprise a minimum of 40% of the residential units and a maximum of 50% of the residential units and shall be constructed concurrent with the market-priced units.
- x. The development must submit a compatibility analysis showing that they meet the compatibility criteria set forth for developments in the Land Development Code.
- xi. Commercial uses are limited to neighborhood commercial uses. Live/work units are encouraged. Convenience stores, with or without fuel, and gas stations are prohibited.
- xii. Recreation uses are limited to outside active recreation.
- xiii. The character, scale, uses, intensities, and densities along the perimeter of the development shall be compatible with abutting neighborhoods. The most intense uses shall be designed at the VMU development center.
- xiv. The VMU shall be interconnected with abutting uses for convenient vehicular and pedestrian / bicycle access from surrounding neighborhoods.
- xv. Urban design amenities (pedestrian facilities / sidewalks, landscaping, public spaces, etc.) shall be included.

Policy L-1.3.9 Town Center (TC): There are two Town Centers depicted on the FLUM. The first Town Center (TC1) is located at the west of US 331 and north of US 98.

- (1) **TC1** shall develop pursuant to the criteria and standards forth below and as established in the overlay district and master plan in the Land Development Code. The TC1 Town Center designation is created for the purpose of accommodating the new town at the northwest quadrant of U.S. 98 and U.S. 331. This is the only area

on the FLUM which is designated as TC1. The TC1 Town Center will continue to be developed consistent with a South Walton New Town Master Plan of Development. This master plan is being developed to incorporate transit facilities and the multimodal transportation strategies of Objective T-1.6, which encourages a balance of auto, truck, bicycle, pedestrian, and transit systems in Walton County. The master plan will continue to be developed consistently with the strategies and principles of Objective R-3.3, which deals with the development of a trails and greenways system in South Walton County. This master plan has also been developed in accordance with the design principles that guided the development of the October 31, 1996, South Walton New Town Master Plan.

- (A) The underlying density for privately-owned lands within the area designated as TC1 is four (4) units per acre. Upon approval of the individual site plan and request for bonus points, a maximum of 10 units per acre can be attained, pursuant to the Land Development Code.
- (B) The densities and intensities of land use within the TC1 land use area are stated in the master plan overlay district in the Land Development Code, and shall be subject to all provisions, classifications, and criteria as set forth herein. General criteria for a detailed plan for the TC1 land use area include:
 - 1. A complete environmental analysis, the results of which shall become a part of the County's GIS. Comprehensive Plan provisions related to protection of wetlands, floodplains natural vegetation, and listed species habitat.
 - 2. A detailed plan that applies the design principles is required. The plan shall meet the Special Regulations and Requirements of Policy L-1.1.1.6.d of this Element. Interconnections to existing developments or established neighborhoods are required, unless physically prohibited. In accordance with the design parameters of the master plan, the Plan shall, depending upon size, incorporate:
 - i. Public Use (Neighborhood park, square, etc.)
 - ii. Civic Use (Community Uses)
 - iii. Workplace
 - iv. Commercial Center
 - v. A Transit or Jitney Stop
 - vi. Multiple Housing Types
 - 3. A Property Owners Association or similar entity to ensure long-term management and continuity is required.

4. An affordable housing plan using a minimum 10% set-aside of units or fee in lieu of the provision of specific units; the Plan can include employment opportunities in the Workplace area.
 5. A complete infrastructure & support system plan that minimizes capital costs and environmental damage.
 6. An environmental protection and enhancement plan directed toward watershed management of dune lakes wildlife movement and habitat protection and, if applicable, a burn plan coordinated with the Division of Forestry.
 7. A plan for sustainability and energy efficiency, including, but not limited to:
 - i. Solar orientation of buildings
 - ii. Water conservation measures
 - iii. Efficient equipment in residential units
 - iv. Recycling plan
 - v. Community gardens
 - vi. Site development innovations
 - vii. Greenway or open space linkages
 - viii. An “edge” management plan when the site abuts a State Forest or Park
- (C) For purposes of clarification, within the TC1 category for South Walton County, projects within the TC1 category may proceed in phases that are smaller than the required minimum area, provided that development conforms to the approved overall master development plan.

- (2) **The Second Town Center (TC2)** is located at the northwest corner of U.S. 98 and C.R. 30A. The second Town Center is established expressly for the purpose of accommodating the land uses and development that were agreed upon as a part of the acquisition of the Topsail Hill and Deer Lake sites by the State of Florida in the Consent Amended Final Judgment, Topsail and Deer Lake, which was entered by the Court in Case No. 94-923-CA, which is attached to this Plan as Attachment A and hereby incorporated by reference. The use and development of TC2 shall be in accordance with the provisions of the agreement and judgment with the State of Florida. The provisions of this Plan, including but not limited to the provisions of the Town Center category, shall not apply to the area described above to the extent that these provisions would be inconsistent with the above-referenced agreement and judgment.

Policy L-1.3.10 Resort (R): For clarification, these areas are depicted as Court Ordered Overlay (COO) on the FLUM. These areas are located on the eastern border of Grayton Beach State Recreation Area and to the immediate

east of the Deer Lake State Park site. This category is established expressly for the purpose of accommodating the land uses and development that were agreed upon as a part of the acquisition of the Topsail Hill and Deer Lake sites by the State of Florida in the Consent Amended Final Judgment, Topsail and Deer Lake, which was entered by the Court in Case No. 94-923-CA, which is attached to this Plan as Attachment A and hereby incorporated by reference. The use and development of this area shall be in accordance with the provisions of the agreement and judgment. The provisions of this Plan, including but not limited to the provisions of the Resort category, shall not apply to the area described above to the extent that such provisions would be inconsistent with the above-referenced agreement and judgment.

Policy L-1.3.11 Coastal Village 1 (CV-1): The Coastal Village mixed-use district is intended to provide a location where opportunities may occur for working, shopping, lodging, recreation and entertainment, and living. Coastal Village activity centers are intended to create a sense of place and identity. The Coastal Village district may serve regional or local needs, providing shopping, professional services, offices, institutional services, or recreational facilities within village centers. A range of uses is anticipated within the district, including mixed-use buildings with commercial and office uses mixed with residential uses. Residential units may be mixed within each block with commercial and office uses.

- (A) **Location criteria:** Large parcels or compilation of parcels with high residential need which may be diverted to the center by clustering so that natural resources or special flood high hazards are not impacted, where development may be clustered away from environmentally sensitive areas, for the purpose of conservation, creating a town or village with sustainable mixed use.

- (B) **Uses allowed:**
 1. Single-family and multi-family residential uses are the primary uses within the district. Residential uses will also be allowed in commercial areas and in mixed-use buildings.
 2. Community-supporting and neighborhood recreation uses, golf courses, tennis and other outdoor athletic facilities, including trails, parks, playgrounds, water-dependent uses and activities, equestrian trails and stables, and indoor recreation uses are accessory to residential uses.
 3. Public and civic uses such as churches, libraries, post offices, and schools.
 4. Commercial uses include: retail sales; hotels, motels, inns, and bed and breakfast facilities; restaurants; indoor amusements and theaters; financial institutions; and medical, personal and professional services, provided that

these non-residential uses are compatible in scale and intensity with the character of the residential uses.

- (C) **Density allowed:** The maximum density allowed shall be one (1) dwelling unit per acre for the portion of the gross parcel area devoted to residential and accessory uses, with clustering encouraged to minimize impacts to environmentally sensitive lands.
- (D) **Intensity allowed:** The intensity of non-residential uses on an individual non-residential development sites shall not exceed a 0.50 (50%) (FAR). The total non-residential building floor area within a parcel designated CV-1 shall not exceed the equivalent of a 0.05 (5%) FAR as applied to the maximum allowable non-residential area of a CV-1 district as set forth in paragraph (d).
- (E) **Special considerations:**
 - 1. Mixture of uses: Allowable residential and accessory uses as defined in paragraph (a) above shall account for 85 percent to 95 percent of the gross parcel area designated CV-1. Allowable non-residential uses shall account for 5 percent to 15 percent of the gross parcel designated CV-1. Internal landscaped buffers shall be required between residential uses and non-residential uses, if necessary to achieve compatibility. Neighborhoods shall be designed to be interconnected for vehicular, bicycle and pedestrian access with minimum impacts to environmentally sensitive lands.
 - 2. Commercial uses: Commercial uses shall be limited to collector and arterial roadway intersections, intersections of subdivision collectors and arterial or collector roads, and areas specifically designated and platted for commercial uses as a part of PUD master plans. To limit linear and/or strip development and to provide for access management along thoroughfares, community-serving commercial uses shall be located in activity centers within a maximum of 1,320 feet either side of the intersections of arterial and/or collector roadways.
 - 3. Uses proximate to water bodies: Residential uses, recreational uses, water-dependent uses, water-related uses, and ancillary commercial uses, are allowed subject to all generally applicable plan policies as further limited by this policy. Recreational uses may include docks, piers, footbridges, boardwalks, boat-launching ramps, swimming pools, gazebos, picnic areas, playgrounds and ancillary uses. Development within the Lake Powell coastal dune lake protection zone on the coastal dune lake or tributary depicted on the map entitled Walton County Coastal Dune

Lake System shall be subject to all generally applicable plan policies including, but not limited to Objective C-1.4 and all implementing policies and Objective C-1.6 and all implementing policies and Policy C-1.2.2. In designated coastal dune lakes, docks shall not provide permanent mooring for watercraft with internal combustion engines, except for safety/rescue watercraft or water taxis. Fueling, refueling and boat repair activities shall be prohibited, except for routine service and maintenance on allowed watercraft. All new development or redevelopment within this land use district shall be designed to avoid impacts on wetlands. During the site plan approval process, the County will ensure that the wetlands are avoided to the maximum extent practical. Wetland impacts, where unavoidable, shall require a permit from the Florida Department of Environmental Protection and/or the U.S. Army Corps of Engineers as described in Coastal Zone/Conservation Element. Buffers shall be located around wetlands consistent with Coastal Zone/Conservation Element.

Policy L-1.3.12 Neighborhood Plan Program: Existing developments within the Residential Preservation, Neighborhood Infill and Small Neighborhood Future Land Use Categories are encouraged to prepare a neighborhood plan to guide development. To facilitate development based upon neighborhood plans, the County has established a Neighborhood Planning Program that provides for Neighborhood Plans to be adopted as individual overlay districts in the Land Development Code. Existing neighborhoods that desire to adopt a plan shall actively involve residents in plan preparation. The county also encourages the development of neighborhood associations to act as catalysts in the on-going Neighborhood Planning Program for existing neighborhoods. Existing neighborhoods shall have a plan based on a distribution of uses appropriate to its location, the natural environment, existing neighborhoods, actual combination of uses, maximum density, and compatibility of uses. The neighborhood plan shall, at a minimum, address the following:

- (A) Minimum and maximum lot sizes.
- (B) Setbacks, build-to-lines and lot coverage.
- (C) Use mix for commercial and workplace, by size and location
- (D) Street widths and block sizes.
- (E) Parking requirements.
- (F) Landscape and architectural controls.

OBJECTIVE L-1.4 LAND USE CATEGORIES COMMON TO BOTH NORTH AND SOUTH WALTON COUNTY

Future land use categories common to both North and South Walton County are those intended to address development issues that should not, or can not, be isolated to either part of the county. The following future land use categories are intended to complete the land use categories and to facilitate the integration of county-wide uses.

Policy L-1.4.1 Large-Scale Agriculture (LSA): The Large Scale Agriculture Future Land Use Category is intended for areas now used and appropriate for continued use primarily in agricultural and silvicultural activities, including timber production.

- (A) **Location criteria:** Located in rural areas not served by central water or sewer facilities or located within utility service boundaries.

- (B) **Uses allowed:** Land uses supportive of, and functionally related to, agricultural, aquacultural, and silvicultural activities; including farm dwellings, farmworker housing, and accessory structures that are associated with, functionally related to, and supportive of agriculture and silviculture. Land uses which shall be considered as functionally related to agriculture and silviculture activities shall be limited to the following:
 1. Rural Home occupations that are clearly subordinate to the residential land use, and occupy no more than twenty-five percent (25%) of the floor area of the residential dwelling on the site; for lots of five (5) acres or more, the rural home occupation may occupy an accessory structure onsite. An accessory structure housing a rural home occupation may not exceed two thousand (2,000) square feet. Buffers may be required where adjacent to residential areas.
 2. Community facilities and civic uses, including places of worship, community centers, public or private schools, day care centers, and infrastructure supporting the area.
 3. Borrow pits and extraction of / for fish ponds are an allowed use within this land use category so long as the excavated materials are not sold or transported offsite, but are retained permanently onsite and utilized solely in aid or support of onsite agricultural, aquacultural, or silvicultural activities.
 4. Potable water, sanitary sewer, recreation, drainage, electrical and natural gas distribution, police and fire, public works maintenance, and road facilities that are necessary to serve land uses and development in the Large-Scale Agriculture Future Land Use Category, subject to the restrictions on the provision of potable water and sanitary sewer facilities contained in the Infrastructure Element.
 5. Supporting agriculture, aquacultural, and silviculture commercial uses shall be limited to the following: Farm

equipment sales and repair, kennels and veterinary services, sale of agricultural chemicals and supplies, rural neighborhood general or grocery store, feed sales, blacksmith and wood working shops, processing, storage, or sale of agricultural products; outdoor recreational activities such as hunting or fishing camps, bait and tackle shops, shooting ranges, and golf courses; travel trailer parks or campgrounds connected to outdoor recreational uses, riding or boarding stables; cemeteries, communications facilities, small engine repair, and welding shops.

- (C) **Density allowed:** A maximum of one (1) dwelling unit per forty (40) acres, subject to the following:
1. For lots of record, as of November 7, 1996, of twenty (20) acres or less, gross density for residential use shall be allowed at a density not to exceed one (1) dwelling unit per two and one-half (2.5) acres.
 2. Residential units may be clustered to lots as small as one-half (.5) acre, as long as the gross density is not exceeded and provided that a conservation easement, plat, deed restriction, or other similar legal instrument is recorded that shows the remainder of the property from which densities are transferred for clustering, as a permanent open space tract reserved exclusively for agricultural, silvicultural, passive recreation, or conservation.
 3. Division of family homestead or the placement of additional residential units on a farm parcel for family members shall be governed by the provisions of §163.3179, F.S., and Policy L-1.5.10.
 4. All land uses in Large Scale Agriculture shall be developed and operated to ensure compatibility with surrounding land uses in accordance with Objective L-1.10 and related policies.
- (D) **Intensity allowed:** A maximum FAR of 0.25 (25%) and an ISR of 0.30 (30%) of the total land area of the parcel or lot proposed for development.
- (E) **Special considerations:**
1. Seventy percent (70%) of the development site must be retained in open space.
 2. Silviculture activities occurring within this land use category shall be conducted in a manner compatible with the conservation, protection and appropriate use of natural resources, and shall, at a minimum, adhere to silvicultural best management practices outlined in the publication titled

“Silviculture Best Management Practices Manual” (Revised 2008, Florida Department of Agriculture and Consumer Services, Division of Forestry) and the requirements of § 373 and §403, F.S.

Policy L-1.4.2 General Agriculture (GA): The General Agriculture Future Land Use Category shall be assigned to rural areas suitable for small-scale agricultural activities, including timber production.

- (A) **Location criteria:** Located in rural areas not served by central water or sewer facilities and generally outside utility service boundaries.

- (B) **Uses allowed:** Land uses supportive of, and functionally related to, agricultural, aquacultural, and silvicultural activities, including farm dwellings, farmworker housing, and accessory structures that are associated with, functionally related to, and supportive of agriculture and silviculture. Land uses which shall be considered as functionally related to agriculture and silviculture activities shall be limited to the following:
 1. Rural Home occupations which are clearly subordinate to the residential land use, and occupy no more than twenty-five percent (25%) of the floor area of the residential dwelling on the site. If the lot is a minimum of five (5) acres, the rural home occupation may occupy an accessory structure on the site. An accessory structure housing a rural home occupation may not exceed two thousand (2,000) square feet. Buffers may be required where adjacent to residential areas.
 2. Civic and public uses with supporting infrastructure.
 3. Borrow pits and excavation of/for fish ponds are allowed within this land use category if the excavated materials are neither sold nor transported offsite, but are retained permanently onsite and utilized solely in aid or support of onsite agricultural, aquacultural, or silvicultural activities.
 4. Potable water, sanitary sewer, recreation, drainage, electrical and natural gas distribution, police and fire, public works maintenance, and road facilities that are necessary to serve uses and development in the General Agriculture land use category, subject to the restrictions on the provision of potable water and sanitary sewer facilities contained in the Infrastructure Element.
 5. Supporting agriculture, aquacultural, and silviculture commercial uses shall be limited to the following: Farm equipment sales and repair, kennels and veterinary services, sale of agricultural chemicals and supplies, rural

neighborhood general or grocery store, feed sales, blacksmith and wood working shops, processing, storage, sale of agricultural products, outdoor recreational activities such as hunting or fishing camps, bait and tackle shops, shooting ranges, travel trailer parks or campgrounds connected to outdoor recreational uses, riding or boarding stables, and golf courses; cemeteries, communications facilities, small engine and auto repair shops, welding shops.

(C) **Density allowed:**

1. Residential density shall be one (1) dwelling unit per ten (10) acres, gross density, subject to any other provisions in the Comprehensive Plan that apply to the property.
2. Dwelling units may be clustered on lots as small as one-half (1/2) acre, provided that a conservation easement, plat, deed restriction or other similar legal instrument is recorded to establish the remainder of the property, from which density is transferred, as a permanent open space.
3. Division of a family homestead or the placement of additional residential units on a farm parcel for family members shall be governed by the provisions of §163.3179, F.S. and the Land Development Code.
4. For lots of record as of November 7, 1996, of twenty (20) acres or less, gross density for residential use shall be allowed at a density not to exceed one (1) unit per 2.5 acres. Residential units may be clustered in accordance with subsection 2 above.

(D) **Intensity:** A maximum FAR of 0.25 (25%) and a maximum ISR of 0.30 (30%).

(E) **Special considerations:**

1. Seventy percent (70%) of the development site must be retained in open space.
2. Silvicultural activities occurring within this land use category shall be conducted in a manner compatible with the conservation, protection, and appropriate use of natural resources; and shall, at a minimum, adhere to silvicultural best management practices outlined in the publication titled "Silviculture Best Management Practices Manual" (Revised 2008, Florida Department of Agriculture and Consumer Services, Division of Forestry) and the requirements of §373 and §403, F.S.
3. All land uses in this category shall be developed and operated to ensure compatibility with surrounding land uses, in accordance with Objective L-1.11 and related policies.

Policy L-1.4.3 General Commercial (GC): The General Commercial Future Land Use Category is intended to provide for general commercial uses that serve the larger community and the traveling public. This category permits a broad range of commercial operations and services. For new GC designation, the proposed location, uses, and development must be compatible with the character and size of the site and the surrounding areas. The county shall not assign the GC land use category to any parcel unless there is a clear demonstration of need and the location is compatible with the surrounding area and uses.

(A) **Location criteria:**

1. North Walton -- The GC land use category shall be located on parcels or lots fronting arterials, major collectors, or at intersections of major collectors and arterials.
2. South Walton -- The GC land use category shall only be located on parcels or lots fronting, and with direct access to, US Highway 98 or US Highway 331, south of the Clyde B. Wells Bridge. An exception to this locational criterion may be made by the Board of County Commissioners for parcels on Goldsby Road within 3,000 linear feet of U.S. Highway 98 if a 1.5 acre Special Land Use Buffer is provided adjacent to existing or allowed residential use on non-state owned lands. Within this 1.5 acre Special Land Use Buffer, stormwater management systems and passive recreation are allowable uses; however, no development infrastructure such as buildings, roads, parking, utilities, etc. are allowed.

(B) **Uses allowed:**

1. Offices, retail, wholesale, lodging, restaurants, shopping centers, medical facilities, commerce parks, fueling or gas stations, repair shops, convenience stores, supermarkets, and other substantially similar business activities.
2. Apartments may be allowed as a conditional use, subject to Section (E), below.

(C) **Density allowed:** No density is assigned to this category, except as otherwise provided in Section (E), below. .

(D) **Intensity allowed:** A maximum FAR of 1.00 (100%) and a maximum ISR of 0.85 (85%).

(E) **Special considerations:**

1. The appropriate size and location of a parcel proposed for designation as General Commercial shall be limited by the nature and intensity of the uses proposed, the proximity of the property to existing neighborhoods and residential areas, and the intensity of existing nonresidential uses in the area.

- The county shall not designate parcels located in predominantly residential areas for General Commercial.
2. GC developments must be served by central water and sewer facilities;
 3. Mobile home parks that are licensed by the Florida Department of Health and Rehabilitative Services are considered commercial developments and are to be reviewed as such. A maximum of twelve (12) mobile home units per acre are allowed within any mobile home park.
 4. In order to facilitate the development of workforce and affordable long-term rental housing multi-family apartment complexes may be authorized within a GC development, subject to the following restrictions:
 - i. Multi-family apartments are a high density conditional use that require, at a minimum, a showing of need, compatibility with adjacent land uses, and the necessary supporting infrastructure;
 - ii. Apartment complexes shall be limited to 50% of the area designated GC; and
 - iii. Apartment complexes may be developed at a density of up to seventeen (17) dwelling units per acre. The determination of the appropriate density shall be site specific, based upon a demonstration that the density proposed is integral but secondary to the general commercial uses, and consistent with the intensity and mix of the general commercial development that is proposed.
 - iv. At least twenty percent (20%) of the dwelling units are for very low, low, and moderate income housing;
 5. All development within this land use category shall provide for safe and efficient access and shall be required to meet State and County access management design standards for appropriate driveway spacing, interconnections with adjacent parcels, and shared access to collector and arterial roads.
 6. The land development code includes standards and regulations for landscaping, vehicular and pedestrian access, traffic circulation, signage and building and parking lot orientation applicable to developments within this land use category.

Policy L-1.4.4 Neighborhood Commercial (NC): The purpose of this land use category is to designate small areas in proximity to residential areas that will allow for a limited group of commercial uses to serve the needs of those residential areas. All neighborhood commercial uses must be designed in use, scale, character, and intensity to be compatible with, and to protect, the abutting and surrounding residential areas.

- (A) **Location criteria:** The intersection of arterial/collector,
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collector/collector, and collector/local paved street. However, in areas south of the Choctawhatchee Bay and the Intercoastal Waterway, NC designations shall be limited to those intersection areas described above that are within the designated Scenic Corridors. For purposes of this policy, County Road 83 and County Road 283, south of County Road 30-A, shall not be considered as designated Scenic Corridors. This limitation shall not prevent the designation of an existing neighborhood development as NC if such development was lawfully in operation prior to the date of adoption of this amendment, and is an ongoing business, or is a property designated Residential Preservation on the adopted FLUM which is authorized for a non-residential use on a plat or in unexpired covenants and restrictions recorded prior to November 7, 1996. The above stated locational criteria, including the intersection requirement, shall not prohibit new Neighborhood Commercial designations on parcels adjacent to the east side of County Road 283 south of County Road 30A and north of Pine Street. Notwithstanding the foregoing, no property shall be designated Neighborhood Commercial that fails to meet the compatibility requirements contained herein.
(Ord. 2013-11, 4-9-2013)

(B) **Uses allowed:**

1. Allowed neighborhood scale uses: offices, professional services, storefront retail shopping, neighborhood grocery stores, bed and breakfast facilities not to exceed ten (10) lodging rooms, banks, bakeries, cafés, and restaurants without drive-thru facilities.
2. Prohibited uses: Gas stations and convenience stores with or without fuel, bars, and auto repair services, and the like. However, this provision does not preclude restaurants, or other similar allowed uses, from alcohol sales/services during course of business.

(C) **Density allowed:** Maximum of one (1) dwelling unit per lot of record as of November 7, 1996, unless developed pursuant to Section (E)(1), below.

(D) **Intensity allowed:** A maximum FAR of 0.65 (65%) and a maximum ISR of 0.60 (60%).

(E) **Special considerations:**

1. Live/Work uses are encouraged, so long as the overall density for the development does not exceed four (4) dwelling units per acre and the development must be in scale and character of adjacent residential areas.
2. Outdoor storage, outdoor broadcasting or music, display of goods, or outdoor seating for cafés and restaurants is

prohibited, unless specifically approved as part of the development order review process by the Board of County Commissioners. This determination shall be made in the course of a case-by-case determination of its impact on the abutting neighborhood and where it does not conflict with the Scenic Corridor Guidelines.

3. Size, mass, or scale of uses or structures may be limited to ensure compatibility with adjacent and surrounding neighborhoods.
4. The amount of land that will be designated NC may be limited to ensure that any area proposed for Neighborhood Commercial designation, and the proposed uses thereon, remain at neighborhood scale and character.

Policy L-1.4.5 Public Facilities (PF): Publicly-owned lands that provide, or will provide for, public works projects or public facilities.

- (A) **Location criteria:** Location throughout the County, primarily in areas unencumbered by residential development.
- (B) **Uses allowed:**
 1. Government buildings, fire stations, police stations, and similar facilities associated with government institutional services;
 2. Utilities;
 3. Solid Waste Facilities;
 4. Government owned or contracted hazardous waste, collection and storage facilities;
 5. Prisons;
 6. Public works maintenance and equipment storage areas;
 7. Government owned or contracted extraction or mining;
 8. Government owned or contracted transportation facilities; and
 9. Accessory uses directly related to military bases.
- (C) **Density allowed:** No density is assigned to this land use category.
- (D) **Intensity allowed:** A maximum FAR of 0.60 (60%) and a maximum ISR of 0.75 (75%), with a maximum building height of 36 feet, excluding towers.
- (E) **Special considerations:**
 1. The County will ensure adequate buffering between any proposed public facility and adjoining or abutting lower

intensity or residential uses.

Policy L-1.4.6 Institutional (INST): The Institutional Future Land Use Category is intended for public or semi-public facilities and uses that may be developed on public or private land. .

- (A) **Location criteria:** Throughout the County, particularly in areas served by central sewer and central water, where a diversion of community needs may be met or centralized. Areas already being used as institutional or with civic uses may continue to operate as such without a land use amendment.
- (B) **Uses allowed:**
 - 1. Places of Worship;
 - 2. Schools;
 - 3. Medical Facilities;
 - 4. Libraries; and
 - 5. Active Recreation areas.
- (C) **Density allowed:** No residential density is assigned to this land use category.
- (D) **Intensity allowed:** A maximum FAR of 2.00 (200%) and an ISR of 0.85 (85%).
- (E) **Special considerations:**
 - 1. Community residential homes shall be treated as a non-residential uses subject to these policies.
 - 2. The Land Development Code shall include more specific site development standards and regulations for Institutional uses.

Policy L-1.4.7 Parks And Recreation (PR): Land devoted to parks and recreation facilities that are owned, operated, or leased by the County, or an agency of the County, for the purpose of active and passive recreational use. Beach access is included in this definition. There is no residential density associated with this category.

- (A) **Location criteria:** Lands owned either publicly or private/public joint ownership, lands dedicated to the County by plat or deed for the purpose of recreational use.
- (B) **Uses allowed:** This land use category shall allow active and passive recreational uses.
- (C) **Density allowed:** This land use category is not assigned residential density, with the exception that a dwelling unit may be authorized if needed for park management or security.
- (D) **Intensity allowed:** A maximum FAR of 0.50 (50%) and a

maximum ISR of 0.50 (50%).

- (E) **Special considerations:** Accessory structures needed for recreation and park uses and maintenance are allowed.

Policy L-1.4.8 Conservation (CON): The Conservation Future Land Use Category is intended for those publicly-owned lands or privately-owned lands restricted by conservation easement held by the Florida Department of Environmental Protection, the County, or by a land trust or conservancy, containing important natural resources, such as wetlands, open space, habitat, significant aquifer recharge, or other ecological, historical or cultural features, suitable only for passive recreational and resource management uses.

- (A) **State Forest:** Publicly-owned land utilized for natural and wildlife resource management and conservation, and passive recreation uses. These lands are managed by the State of Florida and may include timber harvesting as a part of its management responsibilities.
1. No density is given to this land use category;
 2. Non-residential uses are prohibited, except for conservation use necessary to provide public access, and to manage conservation lands, including ranger stations, towers, recreational uses, greenways, educational facilities, and amenities.
 3. Management plans shall be prepared and publicly reviewed periodically to ensure compatibility with abutting uses.
 4. Future State Forest lands shall provide development separation, focus upon ecosystem management, and protect threatened and endangered species.
 5. Conservation and passive recreation uses and necessary support uses and structures are allowed.
- (B) **State Park and Recreation:** Publicly owned lands that fall into the following descriptions of State parks, State recreation areas, State preserves, property owned and managed by the Northwest Florida Water Management District (NFWMD) and ornamental gardens. Such uses shall support the economic development and ecotourism goals of the County. This is further detailed in the Recreation, Open Space and Greenways element.
1. No density is given to this land use category.
 2. Non-residential uses are prohibited, except for recreation and conservation uses as identified in the approved State or NFWMD management plans. Such uses include ranger

- stations, recreation facilities and amenities, recreational trails, greenways and camping facilities.
3. Management plans shall be prepared and publicly reviewed periodically to ensure compatibility with abutting uses.
 4. Future State and NFWFMD park and recreation expansion shall focus upon coastal resources and environmentally sensitive areas and shall be an integral part of the County's tourism-oriented strategy while providing development separation.

Policy L-1.4.9 Business Park (BP): The Business Park district is intended to provide a wide range of business, office, commercial, professional services, and manufacturing, and supporting civic, institutional, recreational, infrastructure, and open space uses and activities arranged within a contiguous campus setting. In order to foster a park-like environment, where vehicles and pedestrians can move freely within the project boundary, uses shall be connected by an internal network of roads and sidewalks. Supporting infrastructure, recreation, open space and green space may be included within these parks. Business Park areas shall have a minimum of 10 contiguous acres. Developments within this district are intended to be located on arterial highways or major collector roadways, as listed in the Traffic Circulation Element, with limitations on access provided to minimize traffic congestion and to control traffic impacts within each development. Uses within the Business Park district will be required to provide buffers when adjacent to any residential use.

(A) **Location criteria:** To limit linear strip development and to provide for access management along thoroughfares, commercial uses shall be located totally within business park campuses or in activity centers within a maximum of 1,320 feet on either side of the intersections of arterial and/ or collector roadways.

- (B) **Uses Allowed:**
1. Greenhouse, Nursery, Floriculture Production; and Agriculture
 2. Seafood Support Activities
 3. Utilities and Infrastructure Systems
 4. Construction and Specialty Trade Contracting
 5. Manufacturing
 6. Wholesale Trade
 7. Retail Trade
 8. Transportation and Warehousing
 9. Information and Communication Services
 10. Finance, Insurance, Real Estate, Leasing, & Rental Services
 11. Professional, Scientific, and Technical Services
 12. Health Care & Social Assistance
 13. Accommodations and Food Service

14. Other Services:
 - i. Performing and Fine Arts Centers
 - ii. Recreational Facilities and Open Space

- (C) **Density allowed:** No residential density is assigned to this category.
- (D) **Intensity allowed:** The intensity of uses shall not exceed a 0.15 FAR for a parcel designated BP. The intensity of use on any individual development site shall not exceed 1.0 FAR.
- (E) **Special considerations:**
1. Buffering standards: To ensure a compatible mix of uses, landscaped buffers shall be required between the Business Park uses and any adjacent residential uses. The buffer shall be at least 20 feet in width and include an opaque fence. For all other uses, the standards set forth in Objective L-1.11 and the implementing Policies shall apply. Interior storage yards shall be fenced and screened to minimize visual and noise impacts.
 2. Wetlands: All new development or redevelopment within this land use district shall be designed to avoid impacts on wetlands. Wetland impacts, where unavoidable, shall require a permit from the Florida Department of Environmental Protection and/or the U.S. Army Corps of Engineers as described in the Coastal Zone/Conservation Element. Buffers shall be located around wetlands consistent with Coastal Zone/Conservation Element.

Policy L-1.4.10 Light Industrial (LI): The Light Industrial Future Land Use Category provides for areas containing a single use or combination of uses, such as offices, showroom/warehouse, and light assembly or storage uses that do not generate noise, particulate matter, vibrations, odors, fumes, glare, and other hazards incompatible with residential uses.

- (A) **Location criteria:** Light industrial future land use categories shall be located on a major collector or arterial roadways with immediate access to the regional roadway network.
- (B) **Uses Allowed:** The light industrial future land use category allows office, showroom/warehouse, wholesaling, light product assembly, building service trade, communications towers, automotive maintenance and repair, and substantially similar uses. General commercial uses are allowed. Accessory uses allowed within a development include: personal services, business services,

restaurants and cafes, newsstands, and similar support uses. Extractive and heavy industrial uses are prohibited.

- (C) **Density allowed:** No residential density is associated with this category, but, a maximum of one (1) dwelling unit may be approved for security purposes for a development.
- (D) **Intensity allowed:** A maximum FAR of 0.5 (50%) and a maximum ISR of 0.75 (75%) .

Policy L-1.4.11 Heavy Industrial (HI): This Heavy Industrial Future Land Use Category is strictly limited to those parcels designated Heavy Industrial on the Future Land Use Map pursuant to the following: (1) Federal Court Order, Case Number: 3:00 CV 395 RV/SMN for parcels in the Peach Creek area along the Intracoastal Waterway; (2) Resolution 1999-27 adopted by the Board of County Commissioners correcting a scrivener's error on the 1996 adopted land use map for parcels in the Mossy Head area; and (3) Ordinance 2005-13 adopted by the Board of County Commissioners for parcels in the Woodlawn Community. All future development within these areas must obtain a major development order prior to commencement of any development activities or change from existing activities. This category designates a maximum FAR of 0.70 (70%) and a maximum ISR of 0.85 (85%).

Policy L-1.4.12 Low Density Residential (LDR): The Low Density Residential Future Land Use Category is intended to provide for single family, residential at low density.

- (A) **Location criteria:** This land use category may be employed to address compatibility concerns between lower and higher density land use categories where served by public water and sewer services.
- (B) **Uses allowed:** Single-family duplex and detached homes. Home occupations may be allowed under the conditions established in the Walton County Land Development Code.
- (C) **Density allowed:** Gross density shall not exceed four (4) units per acre. Clustering is encouraged, and may be required by the County, to protect significant habitat and wetlands and to avoid other areas of environmental concern.
- (D) **Intensity allowed:** None.

Policy L-1.4.13 Development Of Regional Impact - Mixed Use (DRI-MU): This land use category is intended for developments of regional impacts (DRIs),

and shall apply only to projects approved pursuant to Chapter 380, Florida Statutes. This category shall be requested simultaneously with an application for development approval pursuant to Chapter 380, Florida Statutes.

- (A) **Uses allowed:** Residential, both single family and multi-family; commercial; mixed use (defined as combination of otherwise allowable uses within a single area such as but not limited to vertical mixed use of residential over commercial); industrial; civic; institutional; and recreational. Solid waste facilities are prohibited.
- (B) **Density allowed:** Gross density shall not exceed twelve (12) units per acre. Clustering is encouraged, and may be required by the county to protect significant habitat and wetlands and to avoid other areas of environmental concern.
- (C) **Intensity allowed for all nonresidential uses:** 0.75 floor area ratio; 0.75 impervious surface ratio.
- (D) **Restrictions:**
 - 1. Central water and sewer shall be available or shall be developed as Part of the DRI.
 - 2. The applicant shall submit a compatibility analysis demonstrating that the proposed uses, densities, and intensities are compatible with the surrounding area. The compatibility analysis shall meet the following criteria:
 - i. That any proposed new residential development complements the predominant housing type in the surrounding area;
 - ii. That proposed structures for residential and non-residential development complement the predominant features of the surrounding area as defined by building orientation, building setbacks, building heights, and general building type and style;
 - iii. That the proposed development maintains and complements the fundamental development pattern of the surrounding area, considering lot area, lot dimensions, and lot configuration as well as the pattern and spacing of lots and buildings;
 - iv. That the proposed development maintains a similar density of residential development, intensity of non-residential development and scale and mass of buildings as found in the surrounding area;
 - v. That the proposed development is consistent with the extent, design, and location of parking, parking access drives, service areas, outside storage, landscaping, and other site features of the

- surrounding area, including but not limited to setbacks, buffers, fences, walls and open space;
- vi. That the hours of operation of proposed non-residential development will be compatible with the hours of operation of the surrounding non-residential uses, if applicable; and
 - vii. That the proposed development will not create adverse impacts from the noise, smoke, exhaust, emissions, dust, lighting, vibration, or odors that are detrimental to the reasonable use or quiet enjoyment of existing development in the surrounding area.
 - viii. For purposes of this compatibility analysis, “surrounding area” shall be construed as the developments within one quarter mile of the border of the DRI with the strongest consideration given to those subdivisions or other developments that are adjacent to the DRI.
 - ix. The county may require that any or all of the following techniques be used in a proposed DRI to wholly or partially mitigate incompatible impacts:
 - a) variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare and/or pollution and screening of physical features of a proposed development;
 - b) variable setbacks based upon degree of difference in proposed density, intensity, scale mass or height
 - c) placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or other features with potential negative impacts;
 - d) effective transitions of on-site densities, scale, mass or height; and
 - e) other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.
3. The county may restrict the overall density and intensity to less than the maximum permitted by this land use designation to address environmentally sensitive areas, incompatible land uses, and the need for additional public infrastructure or similar issues.
 4. The county has the authority to add additional conditions to the master plan to address environmentally sensitive areas,

- incompatible land uses, and the need for additional public infrastructure or similar issues.
5. An itemized checklist shall be included with the application for development approval (ADA) identifying each applicable objective of the comprehensive plan and detailing the master plan's compliance with each objective.
 6. A preservation plan meeting the county's preservation requirements must be submitted to and approved by the county.

(E) Special Area Plans approved as a DRI

(Ord. No. 2013-07, § 2, 02-26-13)

***Editor's Note:** The Blackstone Development of Regional Impact (DRI) has abandoned their DRI status by means of the above mentioned ordinance.

Policy L-1.4.14 Walton County will protect the historic, cultural, and coastal resources of Inlet Beach through implementation of the Inlet Beach Traditional Neighborhood Plan (IBTNP). The IBTNP is hereby incorporated into the Walton County Comprehensive Plan as "Appendix B: The Inlet Beach Traditional Neighborhood Plan (IBTNP)."

Summary of Land Uses, Densities, and Other Requirements.

The uses, densities, intensities, and certain other land use requirements for various future land uses are summarized in the following Summary Chart of Land Uses. The Summary Chart is intended to provide a general overview of the various land use categories; it is informational only and does not address all the criteria, standards, or requirements adopted in this Plan or the Land Development Code that might otherwise apply to any particular development project. In the event of a conflict or inconsistency between the Summary Chart and the text of any Policy, the language of the Policy shall control.

North Walton County

Future Land Use Category	Uses Allowed	Gross Density	FAR	ISR	Density Bonuses Available
L-1.2.1 Estate Residential (ER)	Agricultural and Silviculture; Residential, Rural Home Occupations; Neighborhood commercial; Civic/ Public	1 du/5 acres;	0.25	0.30	N

L-1.2.2 Rural Residential (RR)	Residential; Neighborhood Serving Commercial; Civic/Public;	1 du/2.5 acres	0.25	0.30	N
L-1.2.3 Rural Low Density (RLD)	Residential; Neighborhood Serving Commercial; Civic/Public	1 du/acre; 1 du/5 acres w/out water	0.25	0.30	N
L-1.2.4 Rural Village (RV)	Residential; Civic/Public; Neighborhood Serving Commercial	2 du/acre	0.50	0.60	N
L-1.2.5 Urban Residential (UR)	Residential; Affordable Housing; Neighborhood Serving Commercial; Civic/Public	4 du/acre	0.50	0.60	Up to 10 du/acre maximum for multi-family affordable housing
L-1.2.6 Extractive Uses (EU)	Land alteration/mining activities	None	N/A	0.10	N
L-1.2.7 Industrial (ID)	Light, Medium, Heavy industrial	None	0.60	0.80	N
L-1.2.8(1) BC/NPA Low Density Residential	Residential; conditional non-residential uses as applicable with PUD.	1 du/acre	0.30	0.40	N
L-1.2.8(2) BC/NPA Mixed Use Residential	Residential; Neighborhood Serving Commercial; Civic/Public; Home Occupations	4 du/acre	0.50	0.60	N
L-1.2.8(3) BC/NPA Rural Town Center	Residential; Civic/Public; Commercial	Up to 8 du/acre	0.50	0.75	Affordable/Workforce Housing up to 10 du/acre maximum

South Walton County

Future Land Use Category	Uses Allowed	Gross Density	FAR	ISR	
L-1.3.1 Conservation Residential (CR)	Residential, passive recreation, and limited silviculture activities	1 du/10acres; 1du/2.5 acres; 2 du/acre	N/A	CR 1:10 – 0.10 ISR w/90% Preservation; CR 1:2.5 – 0.20 ISR w/80% Preservation; CR 2:1 – 0.40 ISR w/ 60% Preservation	
L-1.3.2 Residential Preservation (RP)	Residential	1 du per lot	0.50	0.60	
L-1.3.3 Neighborhood Infill Projects (NI)	Residential; Civic/Public; neighborhood serving commercial	Up to 8 du/acre	0.50	0.60	
L-1.3.4 Small Neighborhood (SN)	Mixture of residential uses, civic/public, and neighborhood serving commercial	Up to 4 du/ac base Civic Use min of 1% Public Use min. of 1% Commercial Use min. 5% and max. 10%	0.50	0.60	ma de
L-1.3.5 Traditional Neighborhood Development (TND)	Public/Civic; Commercial Center; Residential	10 du/acre	0.85	0.85	
L-1.3.6 Coastal Center (CC)	Residential, Civic/Public, Workplace; Limited commercial	8 du/acre	1.50	0.75	

L-1.3.7 Coastal Center Mixed Use (CCMU)	Civic; Public uses; Workplace, Commercial; Entertainment / Recreation; Limited Lodging (75 rooms); Residential	12 du/acre with integrated compatible non-residential use to create mixed use	0.75	0.85	
L-1.3.8(E)1 Village Mixed Use Center (VMU) (Existing)	Mixture of commercial and residential uses; limited lodging (125 room maximum).	12 du/acre with integrated compatible non-residential use to create mixed use	0.50 Up to 2.00	0.85	
L-1.3.8(E)2 Village Mixed Use Center (VMU) (New Designation)	Mixture of commercial and residential uses. Lodging limited to bed and breakfast.	12 du/acre with integrated compatible non-residential use to create mixed use	0.50	0.75	
L-1.3.9 Town Center (TC)	Mixed use: public/civic, workplace, commercial, transit, residential	4 du/acre	FAR varies by use per LDC	N/A	ma de
L-1.3.10 Resort (R)	Per Final Judgment, Topsail Hill & Deer Lake, Case No.94-923-CA	Per Judgment in Case No.94-923-CA	N/A	N/A	
L-1.3.11 Coastal Village1 (CV-1)	Residential, recreation, Public/Civic, Commercial	1 du per acre	0.50 max (0.05 of CV-1)	N/A	

Common to North and South Walton County

Future Land Use Category	Uses Allowed	Gross Density	FAR	ISR	Dens Bonu Condit
L-1.4.1 Large Scale Agriculture (LSA)	Agriculture; Silviculture; Aquaculture; Support Commercial; Residential; Rural Home Occupations; Civic/Public	1 du/40 acres	0.25	0.30	N
L-1.4.2 General Agriculture (GA)	Agriculture; Silviculture; Aquaculture; Support Commercial; Residential; Rural Home Occupations; Civic/Public	1 du/10 acres	0.25	0.30	N
L-1.4.3 General Commercial (GC)	Offices, retail, wholesale, lodging, restaurants, shopping centers, medical facilities, commerce parks, fueling stations, repair shops, convenience stores, supermarkets, and substantially similar activities	Conditional Use: 50% multi-family apartments and 20% must be affordable housing.	1.00	0.85	Multi-fa MH Pa 12du/ Apartm 17du/ conditio
L-1.4.4 Neighborhood Commercial (NC)	Neighborhood scale: office, professional services, storefront retail shopping, neighborhood grocery stores, limited lodging not to exceed twenty-five (25) rooms, banks, bakeries, cafés, and restaurants without drive-thru facilities. Prohibited uses: Gas stations and convenience stores with or without fuel, bars, & auto repair services,	None	0.65	0.60	N
L-1.4.5 Public Facilities (PF)	Government buildings, fire stations, police stations; Government owned/contracted extraction or mining; military base related accessory uses.	None	0.60	0.75	N
L-1.4.6 Institutional (INST)	Places of Worship; Schools; Medical Facilities; Libraries; Active Recreation areas;	None	2.00	.085	N

L-1.4.7 Parks & Recreation (PR)	Active & passive recreational uses	None	0.50	0.50	unit m authoriz pa manag
L-1.4.8 Conservation (CON)	passive recreation	None	N/A	N/A	N
L-1.4.9 Business Park (BP)	Seafood Support Activity; Infrastructure System; Trade Contract; Manufacture; Warehouse; Info/Comm Service; Financial Serv.; Professional Serv.; Health Care & Social Assist.; Accommodations & Food Serv.; Fine Arts, Recreational	None	0.15 for parcel designated BP, 1.0 per development	0.50	N
L-1.4.10 Light Industrial (LI)	Office, showroom/warehouse, wholesaling, light product assembly, building service trade, communication towers, automotive maintenance, general commercial	None	0.50	0.75	dwelling may approv secu purpo
L-1.4.11 Heavy Industrial (HI)	Limited: Federal Court Order Case # 3:00 CV 395 RV/SMN (Peach Creek area); Res. 1999-27 (Mossy Head area); Ord. 2005-13 (Woodlawn Com.)	None	0.70	0.85	N
L-1.4.12 Low Density Residential (LDR)	Residential	4 du/acre	N/A	N/A	N
L-1.4.13 DRI Mixed Use (DRI-MU)	Mixed use: Residential; civic; institutional; and recreational.	Limited to 12 du/acre	0.75	0.75	N

OBJECTIVE L-1.5: Notwithstanding the Future Land Use Categories and the density and intensities of use authorized by the Future Land Use Categories, specific standards for implementing and controlling allowable land use and design activities are adopted below.

Policy L-1.5.1: Calculations Of Density And Intensity

- (A) Residential density, as established in Objectives L-1.2, L-1.3, and L-1.4, and their implementing policies, is the relationship between the total number of dwelling units on an area being developed as residential and the gross land area in the residential development, excluding water bodies, rivers, lakes and other water courses, unless privately owned. Intensity of development is the relationship between the total land area being developed as commercial, or other non-residential use, and the total floor area of the commercial or non-residential use building.
- (B) For projects proposed on parcels designated for mixed-use development, excluding TND developments, the density and FAR shall be determined on the basis of the specific residential or nonresidential use proposed for each lot or sub-area of the mixed-use parcel. Intensity may not be transferred from a lot or sub-area of the parcel proposed for residential use to a portion of the site designated for commercial or non-residential uses, and density may not be transferred from the lot or sub-area of the parcel proposed

for a commercial or other non-residential use to the area proposed for residential use. In a mixed-use building, the residential and non-residential uses shall be included in the density and intensity calculation proportionate to their respective uses and shall not exceed 100% total of the combined uses.

- (C) In mixed use categories, the percentages governing the mixture of uses shall be calculated based upon the percentage of developable land, exclusive of V or VE zones, wetlands, required upland preservation, buffers from environmentally sensitive areas, and any other portion of the property where development is prohibited to serve a public purpose. These preserved areas will be counted toward the percentage of open space required for the development.

Policy L-1.5.2: Calculation Of Flood Plain Density And Intensity

For the purpose of limiting new development within areas of special flood hazard concern, the following limitations within flood prone areas apply:

- (A) Regardless of the density values established in Objective L-1.2, Objective L-1.3, and Objective L-1.4, and except as otherwise provided herein, development within lands that are designated by FEMA as with in a V or VE flood zone shall have a gross density of one (1) dwelling unit per twenty (20) acres, or one (1) unit per forty (40) acres for property designated large scale agriculture.

Regardless of this density limitation, residential density may be transferred from the regulated special flood hazard areas of the property to those areas on the property at the underlying land use density not within the regulated special flood hazard area.

Gulf front properties designated V or VE and located seaward of the CCCL may develop at two (2) dwelling units per acre or at the underlying density if development is transferred out of the regulated special flood hazard area.

- (B) Development of properties that contain FEMA designated flood zone A or AE may occur at the density of the future land use category in which the property is located, provided, however, that the developer must:
 - 1. Cluster development, to the greatest extent practical, on the areas of the site not within the A or AE flood zone;
 - 2. Protect the areas of the A or AE zone that are not impacted by recording permanent development restrictions on the approved site plan or final plat, whichever is applicable;
 - 3. For development that does occur within the A or AE flood zone, the developer shall meet the established criteria for building within that flood zone, including the requirements of

- the Coastal Zone, Conservation Element of this Plan;
4. Limit fill to facilitate the infrastructure requirements necessary for the development, including roadways, as necessary, not to exceed an average of one foot (1') over the development site;
 5. Provide hydrologically equivalent storage volume at a ratio of 1 to 1 or greater for the fill volume proposed within the regulated special flood hazard area;
 6. Construct the foundations of all residences and associated accessory structures utilizing one of the following methods:
 - i. open elevated foundations utilizing piers or pilings, or
 - ii. stemwall foundations with crawl spaces with hydrostatic flood openings that meet the minimum requirements of FEMA and the Walton County Flood Protection Ordinance.
 - iii. Exceptions: Accessory structures less than 200 square feet and attached garages; and
 7. Construct non-residential structures in accordance with FEMA construction guidelines and minimize fill to an average of one foot (1') over the development site. The applicant shall submit a topographical survey and engineering calculations demonstrating that the development meets the fill limitation.

- (C) In order to discourage filling in any A or AE flood zone, if a developer proposes to fill an A or AE flood zone (other than for infrastructure as provided in (B) 4. above) to remove it from the regulated area of special flood hazard through FEMA's conditional letter of map revision based on fill (CLOMR-F) process or the letter of map revision based on fill (LOMR-F), the allowable density for the filled portion shall be one (1) dwelling unit per 20 acres, fill shall be limited to an average of one foot (1') over the development site, and the developer must provide hydrologically equivalent storage volume at a ratio of 1 to 1 or greater for the fill proposed. To the extent the A or AE flood zones are avoided, other than for infrastructure as provided in paragraph (B) 4 above, the developer shall be entitled to receive the underlying density of the future land use category in which the property is located, which shall be clustered on the upland portions of the property.

Policy L-1.5.3 Development projects within one (1) mile of C30A and within a drainage basin of a coastal dune lake shall be at a density no greater than one (1) unit per two and one-half (2.5) acres, unless connected to central water and sewer. However, this provision does not preclude the development of a single family dwelling unit on an individual lot of record existing as of the date specified herein on a private well and/or septic tank if central sewer or water is unavailable.

Policy L-1.5.4: Height Limitations

- (A) **South Walton County:** Notwithstanding any other provisions of this comprehensive plan, no development higher than fifty feet (50') shall be permitted south of Choctawhatchee Bay and the Intracoastal Waterway from the Okaloosa County line to the Bay County line. This fifty foot (50') height limitation may be exceeded contingent on conditional review/approval on a case-by-case basis by the Board of County Commissioners for the following structures:
1. Communication towers;
 2. Hospitals and similar structures located on the hospital campus and connected to the main facility (may not exceed seventy-five (75') feet); and
 3. For developments within the U.S. Highway 98 and U.S. Highway 331 Scenic Corridors, per section 13 of the Land Development Code, which provides that cupolas, towers, spires, etc. are allowed and may extend twenty (20) feet above roof lines or allowable height, but they shall be non-leasable and non-habitable.
- (B) **North Walton County:** Walton County Land Development Code includes varying height standards and methodologies for determining height limits within North Walton County.

Policy L-1.5.5: Developments with a final development order issued on or before November 7, 1996, where development had commenced and is continuing in good faith as of this date, or development authorized as a development of regional impact pursuant to Chapter 380, F.S., are vested. Pursuant to the doctrine of equitable estoppel, development may be deemed vested if a property owner has relied in good faith on an act or omission of the local government and on the basis of such reliance has made a substantial change of position such that it would be highly inequitable and unjust to deny the continued development of this property.

Policy L-1.5.6: Within six (6) months following the adoption of these amendments, the County shall adopt an ordinance establishing the procedure for determining the vested status of development within the County. The ordinance shall include the following requirements: criteria for determining vesting that are consistent with L-1.6.6; procedures for an applicant to apply for a determination of vested rights and the processing of such applications, and the procedures for recording the outcome of such determinations.

Policy L-1.5.7: Lot of Record Limitations

- (A) Single lots of record which were established before November 7, 1996, are entitled to have constructed thereon at least one (1) single family dwelling unit.
- (B) "Lot of record" shall mean an individual parcel of property created on or before November 7, 1996, owned, under contract for deed,, or documented by a subdivision plat, deed, agreement, map,

- survey or other drawing in the official public records of Walton County.
- (C) This policy applies as an exception to the density provisions contained in the policies of Objectives L- 1.2, 1.3, and 1.4 only, and all development must be consistent with the other provisions of this plan, including concurrency requirements.
 - (D) No provisions of this policy exempts the property owner from obtaining required permits, if applicable, prior to Walton County permit issuance for a single-family dwelling.
 - (E) The boundaries of qualifying lots of record may be adjusted to provide for efficient, workable, or environmentally sensitive development plans where two (2) or more of these lots are contiguous if the established density does not increase and the established type of development does not change.
 - (F) No portion of this policy should be interpreted to allow the creation of new lots that are inconsistent with the density and intensity provisions contained in Objectives L-1.2, L-1.3, and L-1.4.

Policy L-1.5.8: Pursuant to Florida Statutes §163.3179, homestead property subdivided for the use of an immediate family member (grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual) for their homestead may be permitted as an exception to the density provisions contained in this element, with the exception of lots in platted subdivisions where the land use designation is RP. Such family member may be permitted to develop a single family residence on a smaller lot provided that any such development must be consistent with the other provisions of this plan, including concurrency requirements. This exception shall apply only once to any such family member.

Policy L-1.5.9: All existing and any new potable water well fields permitted as community water systems, where recharge potential exists, shall have a minimum 500 foot zone designated around the perimeter of each such well within which landfills, mines, the storage, handling or processing of materials on the Florida Substance List or other restricted substances, agricultural chemicals, petroleum products, hazardous or toxic materials or waste, medical waste, pesticides, feedlots or other commercial animal facilities, wastewater treatment plants, percolation ponds and similar facilities, excavation of waterways or drainage facilities which intersect the water table and other noxious uses or activities which might impact the quality and quantity of potable water resources are prohibited (see the Aquifer Recharge sub-element of the County Comprehensive Plan for additional well field protection standards).

Policy L-1.5.10: The County shall enlist the cooperation of the NFWMD to identify hydrologic cones of influence. Upon identification, maps of these areas shall be adopted as an amendment to the comprehensive plan. The well field protection measures set out in the Aquifer Recharge sub-element of the County Comprehensive Plan will then be applied to the area within the cone of influence.

Policy L-1.5.11: The County shall require development to provide adequate parking based on professionally accepted standards and regulations implemented in the Land Development Code including standards for parking lot design, access management, and shared driveways in order to promote safe traffic flow consistent with the access management policies in the Traffic Circulation Element.

Policy L-1.5.12: Interpretations regarding boundaries of land use districts shall be made according to the following standards:

- (A) Boundaries shown as following or approximately following a street, without further identification, shall be construed as following the centerline of the street;
- (B) Boundaries shown as following or approximately following any platted lot line or other property line shall be construed as following that line;
- (C) Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines;
- (D) Boundaries shown following or approximately following natural features shall be construed as following such features.

OBJECTIVE L-1.6: AVAILABILITY OF PUBLIC FACILITIES

Development orders and permits for future development shall be issued only if the public facilities necessary to meet the adopted level of service standards are available concurrent with the impacts of the development, as stated herein.

Policy L-1.6.1: No development orders or permits shall be issued that would result in a reduction of the level of service below the standards adopted in the Walton County Comprehensive Plan unless such reductions are addressed through proportionate fair share, mitigation, or other concurrency management system provisions.

Policy L-1.6.2: Local utility services necessary to provide essential utility services to a neighborhood area may be sited in any future land use category subject to the location criteria in the Walton County Land Development Code. Region-serving public facilities may be sited in appropriate areas, such as the Light Industrial, Industrial, Public Facilities, and Institutional Future Land Use Categories.

Policy L-1.6.3: Walton County shall coordinate future land use categories and locations on the Future Land Use Map with the availability of public facilities and services as provided in the Sanitary Sewer, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element and in the Capital Improvement Element of the Walton County Comprehensive Plan.

OBJECTIVE L-1.7: HISTORIC RESOURCES

Site plans for new development shall be evaluated for identification of

historic resources based on a professionally acceptable methodology.

Policy L-1.7.1: Site plans for new development will be evaluated for identification of historic resources based on professionally acceptable methodology and the criteria established in Objective L-1.7 and implementing policies, below.

Policy L-1.7.2: Significant historical and archaeological sites, including but not limited to, sites on the Florida Master Site File, shall be protected by implementing the following:

- (A) As part of all site plan evaluations, County staff shall identify whether or not the proposed construction activity and/or final development would disturb a site listed on the Florida Master Site File. If so, the developer shall be notified and shall, in turn, notify the Florida Division of Historical Resources, Bureau of Historic Preservation, Compliance Review Section and shall enter a binding agreement with the County in which the developer agrees to comply with the recommended course of action or mitigation requested by the Division prior to the development order being issued.
- (B) All developers shall affirm that they have notified the construction manager of the potential for artifact discoveries within the County. In the event of the discovery of artifacts of potential historical or archaeological significance during construction, the construction manager shall immediately suspend all disruptive activity within a fifty foot (50') radius of the site of discovery and report the suspected finding(s) to the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, Compliance Review Section, to the developer, and to Walton County. From the date of notification, construction shall be suspended for a period of up to one-hundred-twenty (120) days to allow evaluation of the site. The developer shall comply with the recommended course of action or mitigation requested by the Division and notify Walton County in writing of the action or mitigation requested.

Policy L-1.7.3: The criteria for evaluating historic resources as significant shall include but not be limited to the following adapted from the "Criteria for Listing" of the National Register of Historical Places:

- (A) That the resource be associated with events that have made a significant contribution to the broad patterns of history; or
- (B) That the resource be associated with the lives of persons significant in our past; or
- (C) That the resource embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a

master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (e.g., historic district); or

- (D) That the resource yielded, or may be likely to yield, information important in prehistory or history.
- (E) Guidelines for evaluation and assessment of historical resources shall be based on but not limited to National Register Bulletin 15 (Guidelines for Applying National Register Criteria for Evaluation), the Secretary of the Interior's Guidelines for Architectural and Engineering Documentation, and the Historic Preservation Compliance Review Program of the Florida Department of State, Division of Historic Resources.

Policy L-1.7.4: The County shall encourage heritage and historical societies of Walton County, and other interested participants, to develop a historic component to the tourism attractiveness of South Walton.

- (A) Develop a specific historic action plan.
- (B) Associate historic and archaeological structures on sites with the greenways network.
- (C) Prepare a "walking tour" or "historic trek" as a part of the proposed interpretive network.

OBJECTIVE L-1.8: REDUCTION OF NON-CONFORMING USES
Nonconforming land uses shall not be expanded.

Policy L-1.8.1: The County will continue its efforts to reduce instances of blight through amendment of the standards and regulations in the Land Development Code to facilitate a more efficient process for addressing non-conforming uses, implementation of a demolition program that will eliminate the number of vacant, dilapidated structures and, through the use of County funds, State grants, or Federal grants, assist applicants in an expedited process for the rehabilitation and redevelopment of blighted areas.

Policy L-1.8.2: Nonconforming land uses shall be governed by the following principles:

- (A) A nonconforming use cannot be expanded;
- (B) A nonconforming use in a conforming structure (e.g. a restaurant in a single-family home) which is discontinued for more than one (1) year may not be reestablished;
- (C) A nonconforming use in a non-conforming structure (e.g. a restaurant constructed within a residential land use) is governed by the following criteria:

1. A non-conforming structure which suffers damage of fifty percent (50%) or more of the replacement cost of the structure may not be reestablished or re-built unless it meets all of the standards of the Walton County Comprehensive Plan and Land Development Code in effect at the time of reconstruction;
2. A non-conforming use which suffers damage of fifty percent (50%) or less of the replacement cost of the structure may be re-built to its pre-damage footprint and conditions;
3. Single-family homes existing as of November 7, 1996, are considered to be conforming uses not subject to be provisions of this policy; however, any redevelopment must meet all plan requirements. In addition, ordinary repair and maintenance of nonconforming uses is permitted.

OBJECTIVE L-1.9: NATURAL RESOURCE PROTECTION

Site specific development shall be consistent with the Future Land Use Map and shall be coordinated with the topographic and soil conditions and natural resources on the site, with the availability of facilities and services, and with the protection of natural resources adjacent to the site. On-site provision of wastewater and drainage facilities shall also be responsive to natural resource conditions. Silviculture activities are to be conducted in a manner compatible with the need to protect, conserve, and appropriately use natural resources associated with wetlands and surface waters.

Policy L-1.9.1: The County's Land Development Code shall address with standards and regulations the protection of:

1. Beaches and dunes (Conservation/Coastal Zone Policies).
2. Floodplains (Future Land Use Element Policies; Drainage Sub-Element Policies and Conservation/Coastal Zone Policies).
3. Wetlands (Future Land Use Policies and Conservation/Coastal Zone Policies).
4. Shorelines (Conservation/Coastal Zone Policies).
5. Soil erosion and sedimentation control (Conservation/Coastal Zone Policies.)
6. Coastal dune lakefronts (Conservation/Coastal Zone Policies).

Policy L-1.9.2: The County will limit the disturbance of the natural topography by requiring that development be clustered on the portion of the site with least slope and by requiring that structures and roads be designed to maintain the natural topography to the maximum extent feasible. No construction or disturbance will be allowed in the natural outlet from a coastal dune lake. A buffer area of not less than fifty feet (50') from the historical outfall area is required.

Policy L-1.9.3: Applications for Development Approval (ADA) for sites to be served by an on-site wastewater treatment system and located in areas identified in the soils map included in the County’s Geographic Information System (GIS) as belonging to a soils series that poses moderate to severe limitations to development shall provide a detailed soils analysis that indicates soils suitability for construction and use of septic tanks and absorption fields. Development shall be clustered on the portion of site posing the fewest restrictions, based on the characteristics of the soils of the site. The site soils analysis shall be done in coordination with the Soil Conservation Service and the Department of Health and Rehabilitative Services. If the Board of County Commissioners, in coordination with SCS and HRS, finds that the soils are unsuitable for septic tanks, an aerobic system or other suitable alternative on-site wastewater treatment system shall be required.

Policy L-1.9.4: All development must conform to the level of service standards for drainage adopted in this plan (Drainage Policy). By the statutory deadline for the adoption of land development regulations, the stormwater provisions of the Walton County Land Development Code shall be reviewed and revised (if necessary) to ensure consistency with the Northwest Florida Coast Resource Management Plan and the Drainage Element of the Comprehensive Plan. The Land Development Code may be amended to identify provisions for conventional drainage. The Land Development Code may be waived if alternatives can be provided, such as elevated housing, or the use of low pressure access vehicles and/or open-grate parking slabs, and drainage requirements are not required.

OBJECTIVE L-1.10: COMPATIBILITY OF ADJACENT LAND USES
The compatibility of adjacent land uses will be ensured through the use of natural and man-made buffers.

Policy L-1.10.1: Ensure compatibility of adjacent agricultural and nonagricultural land uses and protection of the health, safety and welfare of the residents of Walton County by requiring buffers between the two.

- (A) A buffer must be established between any new subdivision and active agricultural or silvicultural lands adjacent to such subdivision. Additional requirements for buffering on land being developed adjacent to agricultural uses shall be required as part of the subdivision review process.
 - 1. The purpose of the buffer is to protect the agricultural land use from the more intensive residential and/or commercial land uses associated with the subdivision. The buffer must function to:
 - i. Screen each land use, one from the other;
 - ii. Provide protection to the nonresidential land uses from normal agricultural operations that may create nuisances and other adverse impacts, such as odors, noise, smoke, vibration, chemical spray, glare, or

- dust;
 - iii. Provide protection to the agricultural land from intrusive activities of residential land uses, such as trespass, pets, vehicles, and noise; and
 - iv. Minimize or eliminate any incompatibility between the uses so that the uses may be considered compatible and so that the long term continuance of both uses is not threatened by the negative impacts of adjacent land uses upon each other.
- (B) Buffers shall be a landscaped strip along parcel boundaries and shall serve as an attractive boundary of the parcel or land use and shall include landscaping and site barriers. Buffers shall be at least 50 feet in width; however, during the site plan approval process the County may require buffers larger than the minimum established in this policy, if deemed necessary to ensure the compatibility of adjacent land uses.

Policy L-1.10.2: Buffers will be created between development and environmentally sensitive areas, as specified in the Conservation/Coastal Zone Element, including wetlands, water bodies such as lakes and streams, dunes, coastal dune lakes, and wildlife habitat areas.

- (A) The purpose of the buffer is to protect natural resources from the activities and impacts of development. The buffer should function to:
- 1. Provide protection to the natural resources from intrusive activities and impacts of development such as trespassing, pets, vehicles, noise, lights, and stormwater runoff.
 - 2. Minimize the negative impacts of the uses upon each other or, preferably, to eliminate by the buffer such that the long-term existence and viability of the natural resources, including wildlife populations, are not threatened by such impacts and activities. Any incompatibility between the uses is eliminated and the uses may be considered compatible.
- (B) Buffers shall include:
- 1. Native species plant material, preferably xeriscape in nature that is wildlife friendly.
 - 2. Disallowing the use of noxious vegetation or trees.
- (C) The County shall amend its landscape ordinance to specify a list of acceptable xeriscape plant materials to be used and a list of noxious plant material to be prohibited in South Walton.
- (D) The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and intent of this policy is fulfilled. Buffers shall be at least 25 feet in width unless otherwise specified in these Goals, Objectives and Policies. However, during the site plan approval process the County may

require buffers larger than the minimum established in this policy, if deemed necessary to ensure the compatibility of adjacent land uses.

- (E) Buffers shall emphasize vegetation that will serve as a habitat component for species likely to use the area.

Policy L-1.10.3: The County shall require landscaped buffers between adjacent land uses of differing intensities to control the impact of the higher intensity use on the surrounding area. The buffer width requirements will vary depending on the difference in intensity of the adjacent uses and the type and configuration of trees, shrubs, or other materials used in the buffer, but will be no less than ten (10) feet. Trees and shrubs will be required to be planted within the buffer, unless the existing native vegetation exceeds minimum standards, based on standards as defined in the Land Development Code.

- (A) The buffers shall function to prevent nuisances and other adverse impacts, such as odors, noise, smoke, vibration or aesthetic value, on adjacent and nearby properties and adjacent roadways.
- (B) Between residential land uses, the buffer shall be at least 10 feet in width.
 1. Between residential and commercial land uses, the buffer shall be at least 20 feet in width.
 2. If required, the buffer between a mixed use development and any other land use shall be at least 20 feet in width.
 3. Between industrial and any other land use, the buffer shall be at least 25 feet in width.
- (C) Nothing in this policy shall be interpreted to preclude the County from requiring buffers larger than the minimums established within this policy, if such requirement is deemed necessary and appropriate to ensure the compatibility of adjacent land uses.
- (D) Through the land development regulations for project review process, the County will implement xeriscape™ requirements.

Policy L-1.10.4: Compatibility shall be established between uses in a mixed use development. The intent of mixed use is to promote an integration of land uses, not require a separation.

- (A) Mixed use projects shall submit a detailed site plan to demonstrate effective alternatives to buffering, such as street alignment and orientation, screening, pedestrian continuity, building articulation, building heights at the edge of the project, and controlled window views.

- (B) Nothing in this policy is intended to prohibit cross access between abutting uses for automotive and pedestrian movement.
- (C) If a buffer is required between a mixed use project and an abutting property of lower intensity or density, the standards established in the Land Development Code shall apply.

Policy L-1.10.5: Business or commercial uses shall be prohibited on interior residential subdivision streets, unless said uses are a part of a recorded plat, an approved development order, or an approved Neighborhood Plan.

Policy L-1.10.6: Within any residential area, a home occupation shall be allowed in a bona fide dwelling unit provided that the home occupation is clearly incidental and subordinate to the use of the property for residential purposes, does not change the outside appearance of the residential unit, does not occupy more than twenty-five percent (25%) of the total floor area of the residence, does not result in an increase in expected traffic, and does not create interference to neighboring properties.

OBJECTIVE L-1.11: SCENIC CORRIDORS

Walton County will preserve, maintain and enhance its unique character and natural beauty through, among other things, the creation of Scenic Corridors which provide aesthetic roadway vistas and experiences for both visitors and residents. The County may also nominate these scenic corridors for State and Federal designation.

Policy L-1.11.1: The County establishes and approves Route 30-A as a Scenic Corridor in order to preserve the character of the area, protect natural features, promote enhancement of vistas, and preserve the visual access along both sides of the roadway. The designation establishes the following minimum standards for all development:

- (A) A 20' Scenic Corridor setback from the right-of-way is required, and the native vegetation shall be maintained in the Scenic Corridor. The mixed use centers, VMU, TND, and DRI/MU, depicted on the Future Land Use Map are not subject to this 20' setback.
- (B) Walls are prohibited along the entire roadway, with the exception of mixed use areas where the Board of County Commission authorized walls adjacent to the right of way within a neighborhood plan, master plan, or a PUD.
- (C) Building placement standards and height limitations are to ensure that vistas will not be blocked.
- (D) More stringent sign and landscape requirements shall apply, including a prohibition against billboards.

Policy L-1.11.2: The County establishes US Highway 98 from Okaloosa County line to the Bay County line and US Highway 331 from US Highway 98 to the Choctawhatchee Bay as a Scenic Corridor to protect natural features and to promote economic development. Specific guidelines and procedures for the US Highway 98 Corridor have been adopted as part of the Land Development Code to address the following:

- (A) Setbacks of up to 30', architectural design, signage requirements, landscaping requirements, and site development standards.
- (B) These guidelines shall apply only to commercial properties abutting US 98, except for signage, which applies to all properties.
- (C) The Scenic Corridor guidelines shall continue to be administered by the Design Review Board, made up of affected property owners and design professionals.

OBJECTIVE L-1.12: SCENIC CORRIDOR SIGNS

Sign regulations shall be established to complement the requirements of the building and electrical codes adopted by the County, including special provisions for Scenic Corridors.

Policy L-1.12.1: The Land Development Code shall establish guidelines for Scenic Corridor signs.

- (A) These standards shall require applications to address the following:
 - 1. General Provisions
 - 2. Exempt Signs
 - 3. Prohibited Signs
 - 4. General Regulations
 - 5. Permissible Temporary Signs
 - 6. Permanent Outdoor Advertising Signs
 - 7. Measurement Determinations
 - 8. Design, Construction, and Location Standards:
- (B) Additionally, all signs, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by the County, and shall present a neat and clean appearance.

Policy L-1.12.2: For Scenic Corridors, the sign guidelines shall be amended to prohibit billboards and shall have specific sign requirements based on the intent of the Scenic Corridor. The Walton County Land Development Code shall include specific sign guidelines for each designated Scenic Corridor.

OBJECTIVE L-1.13: FUTURE LAND USE MAP (FLUM) AMENDMENTS

Establish land use suitability criteria for guiding the evaluation of citizen initiated amendments to the adopted Future Land Use Map in Walton County.

Policy L-1.13.1: General Principles for Future Land Use Map and FLUM Amendments in Walton County.

- (A) All proposed FLUM amendments must conform to the adopted goals, objectives, and policies of the Walton County Comprehensive Plan and Land Development Code, except for the Bay-Walton Sector Plan which must conform to the Bay-Walton Sector Plan Element.
- (B) Walton County will assess all proposed FLUM amendments under the criteria of Rule 9J-5.006(5), F.A.C., to determine their potential to discourage urban sprawl.
- (C) There must be a demonstration of need for the proposed amendment except for sector plan amendments which are exempt from the need requirements pursuant to Section 163.3245, F.S.
- (D) The evaluation of requests to amend the Future Land Use Map of Walton County shall be based in part, on the following principles:
 - 1. Retain rural densities within major floodplain/wetland corridors, and in the major wetland “bays”.
 - 2. Do not increase densities within major undeveloped portions of the Coastal High-Hazard Area along Choctawhatchee Bay, particularly, where these areas are shown in Florida Fish and Wildlife Conservation Commission Strategic Habitat Conservation Areas; but reduction of densities in these areas where there are large vacant parcels remaining (i.e., 40 or more acres) is encouraged.
 - 3. Retain rural densities within areas that have concentrations of listed species, according to Florida Fish and Wildlife Conservation Commission maps, or other professionally acceptable, competent, reliable data, particularly in Strategic Habitat Conservation Areas.
 - 4. Retain rural densities in order to maintain the continuity of a “system” of interconnected lower-density environmentally sensitive areas, so that habitat areas do not become fragmented over time.
 - 5. Prevent a development from bisecting and isolating habitat areas or major wildlife corridors where these wildlife corridors cross roadways.
 - 6. Ensure that sufficient upland areas adjacent to wetlands and floodplains are preserved, in order to protect a diversity of connected habitat types, and to protect species that utilize both wetland/floodplain and upland habitat.
 - 7. Direct development to areas that have traditionally been cleared, inhabited, and subdivided, plus a corridor of uncleared land around these areas.
 - 8. Increase densities in the vicinity of DeFuniak Springs, Freeport, Mossy Head, and Paxton, to reflect actual development patterns, and

to take advantage of water and sewer availability, on land that does not contain significant listed species habitat or corridors, or significant wetland or flood hazard areas.

9. Allowing FLUM densities to conform as much as practicable, to the existing pattern of parcels and lots, and existing and vested development.
10. Ensure availability of infrastructure necessary to support proposed increases in density or intensity of land use.
11. Ensure that the proposed amendments is consistent with existing development patterns in the area the land use change is proposed and is compatible with the surrounding land uses.

(Ord. No. 2015-12, § 1, 05-12-15, readopted due to scrivener's error with Ord. No. 2015-26, § 1, 10-13-15; Ord. No. 2015-26, §1, 10-13-15 readopted due to scrivener's error with Ord. No. 2015-31, §1, 12-08-15)

Policy L-1.13.2

Proposed amendments to the future land use map that increase the density of development allowed in the floodplain are discouraged. Walton County may approve such amendments if the developer agrees to enter into a development agreement with the county to transfer density out of the floodplain portions of the property, record permanent development restrictions on the floodplain portions of the site, and utilize other land development requirements to protect the flood storage capacity of the property and protect the safety, health and welfare of county residents. This policy does not affect the rights of projects with vested rights under Chapter 380.06, Florida Statutes that seek to relocate previously approved development.

Policy L-1.13.3: The County encourages the creation of sector plans in order to establish a long-term vision for large land holdings. The sector plan must be consistent with the requirements of Section 163.3245, F.S. in order to be designated as a sector plan. The sector plan must establish a Long Term Master Plan which includes the location of land uses and environmentally sensitive areas. The plan must identify the location of urban, rural and preservation areas and how public facilities and services are to be generally planned for the area. The plan must also be supported by goals, objectives and policies that direct how the sector plan will develop. Because the sector plan is a long-term plan the land use need requirement does not apply consistent with Section 163.3245, F.S.. Sector plans must be implemented through detailed specific areas plans (DSAP) that meet the requirements of Section 163.3245(3)(b), F.S. including providing a detailed public facilities analysis and mitigating for impacts created by the DSAP.

(Ord. No. 2015-12, § 1, 05-12-15, readopted due to scrivener's error with Ord. No. 2015-26, § 1, 10-13-15; Ord. No. 2015-26, §1, 10-13-15 readopted due to scrivener's error with Ord. No. 2015-31, §1, 12-08-15)

The Comprehensive Plan is hereby amended to include Bay-Walton Sector Plan Element to read as follows:

GOAL BW-1: Section 163.3245, Florida Statutes (F.S) "supports innovative and flexible

planning and development strategies" through the sector plan process as a tool to encourage long-term planning for conservation, development and agriculture on a landscape scale and to facilitate protection of regionally significant resources while avoiding duplication of state and regional review. The goals of the County in relation to the Bay-Walton Sector Plan are to: emphasize urban form, protect regionally significant resources and facilities, mitigate impacts to these resources and facilities, ensure intergovernmental coordination, address extra-jurisdictional impacts, limit urban sprawl, protect wildlife and natural systems, advance the efficient use of land and other resources, and create quality communities and jobs. Section 163.3245, F.S.

Vision: The Bay-Walton Sector Plan will protect ecological systems and provide connectivity to West Bay and Choctawhatchee Bay. These ecological systems will link wildlife habitat and environmental resources through interconnected corridors.

The Bay-Walton Sector Plan will promote development that fosters a sense of place by focusing on a "village" approach to nurture healthy social conditions. Additionally, it will garner places for economic advancement. Economic opportunities will consist of regional employment opportunities and commercial centers connected to residential villages.

Each Detailed Specific Area Plan will include development standards that protect environmental resources, promote community and assure human and ecological connectivity, create employment opportunity and promote a more compact urban form.

GENERAL STRATEGY

The general strategy for this element involves the following concepts and activities.

- Preserve the ecosystem by protecting resources in the Bay-Walton Sector Plan.
- Continuous updating of an accurate and reliable Long Term Master Plan identified as the Bay-Walton Sector Plan, depicting long-term conservation/preservation areas, open space, general land uses planned for urban development and transportation systems.
- Work with the Walton County School Board to coordinate location of future needed educational facilities.
- Providing guidelines for planned unit or mixed use development projects
- Encourage a wide-range of housing types for different ages with an age-restricted component
- Promote economic development.
- Provide adequate public recreation and open space for area residents.
- Plan for the public facilities (transportation, water and sewer) that will be needed to serve the Bay-Walton Sector Plan.

OBJECTIVE BW-1.1: Provide a long-range vision for the preservation and development of eastern Walton County and western Bay County to direct growth, development and resource protection within the Bay-Walton Sector Plan boundary.

Policy BW-1.1.1 The Bay-Walton Sector Plan meets the requirements of Section

163.3245, F.S. The Bay-Walton Sector Plan combines the lands already approved under the West Bay Sector Plan with additional lands in western Bay County and eastern Walton County. Only the Walton County lands within the Bay-Walton Sector Plan boundary are required to be consistent with these policies. The Bay-Walton Sector Plan provides a long-term plan for approximately 110,500 acres in Bay and Walton Counties. All of the goals, objectives and policies that apply to the development of the Bay-Walton Sector Plan are contained in the Bay-Walton Sector Plan Element unless specifically referenced in the Bay-Walton Sector Plan Element.

In Walton County, the Bay-Walton Sector Plan boundaries are generally west of the Bay County line, north of US 98 (except for the WaterSound DRI), east of Point Washington State Forest and south of State Road 20 and Black Creek Road. In Bay County, the Bay-Walton Sector Plan boundaries are generally east of the Walton County line, north of US 98, south of State Road 20 and west of State Road 77 and includes State Road 79 and Highway 388. The Bay-Walton Sector Plan boundaries are identified on Map 2. The Bay-Walton Sector Plan is composed of the Long Term Master Plan (Map 2), the Long Term Master Plan: Walton County Property (Map 6), the Conceptual Primary Roadway Network (Map 3) and the Bay-Walton Sector Plan policies.

Policy BW-1.1.2 The Walton County lands of the Bay-Walton Sector Plan meet all the requirements of Section 163.3245, F.S. except the acreage requirement. The Bay-Walton Sector Plan must be adopted in Bay County and become effective for the Bay County subject lands in order for the Bay-Walton Sector Plan to be adopted for the Walton County subject lands. While the Bay-Walton Sector Plan is to be located in both Bay County and Walton County, Walton County's land use authority is limited to the Walton County subject lands. Walton County will coordinate with Bay County in the development of the Bay County lands and is considered an affected party pursuant to Section 163.3184(1)(a), F.S.

Policy BW-1.1.3: The Bay-Walton Sector Plan Long Term Master Plan found on Map 2 shall be adopted by the Walton County Board of County Commissioners as the Long Term Master Plan as required in Section 163.3245(3)(a), F.S.. The Long Term Master Plan shall be adopted as part of the Walton County Future Land Use Map establishing the approved land uses for the Bay-Walton Sector Plan boundary and shall be used to direct growth, development and protect environmentally sensitive and ecological areas within the adopted Bay-Walton Sector Plan boundary. **Map 2** is the entire Bay-Walton Sector Plan boundary and includes the lands in both Bay County and Walton County. **Map 6** reflects only the Walton County lands over where Walton County has land use authority.

Policy BW-1.1.4: The Bay-Walton Sector Plan is designed as a mixed use community which will provide the following:

- a) Realistic large-scale planning providing a long-term vision for western Bay County and eastern Walton County;
- b) The mix of land uses needed to support residents of diverse ages, incomes, and family sizes including:
 - a. An age-restricted component that will serve the daily needs of

- retirees with amenities, recreation, shopping and medical facilities;
- b. An economic development component linking the commerce generated from the Northwest Florida Beaches International Airport and the tourism generated from the beaches.
- c. A market rate component providing for the land use needs of families living in western Bay and eastern Walton County and working in the jobs generated through the airport, tourism and age-restricted communities.
- d. Providing a range of housing types and densities.
- e. Providing sufficient land to accommodate the anticipated growth generated by linking the resources in western Bay County and eastern Walton County.
- f. Directing urban development into suitable locations.
- g. Providing the efficient delivery of public facilities and services and requiring connection to central water and sewer systems.
- h. Coordinating with local governments to provide the community facilities needed to serve the Bay-Walton Sector Plan area including schools, fire, EMS, and other governmental facilities.
- i. Developing a compact urban area in the following development forms (or Districts) as identified in **Map 2** and described in **Table BW-1**:
 - i. Town Center
 - ii. Village Center
 - iii. Low-Impact Residential
- c) Preservation of significant regional environmental features and functions and providing connections to the environmental features both within the Bay-Walton Sector Plan boundary and directly adjacent to the Bay-Walton Sector Plan boundary including;
 - a. Preserving significant regional environmental resources in both the West Bay Preservation Area and Long-Term Conservation Area;
 - b. Providing proper safeguards for the co-existence of urban development, agriculture/timberlands, the West Bay Preservation Area and Long-Term Conservation Area and delineating these areas on the Bay-Walton Sector Plan map;
 - c. Encouraging golf courses, if built, to be designed to meet a certification program to ensure the use of best management practices, reduce impacts and reduce water usage;
 - d. Providing well designed communities that are urban, compact, connected pedestrian friendly and integrated with a mixture of land uses;
 - e. Encouraging design guidelines for the urban area;
 - f. Recreational facilities and sites to, at a minimum, meet Walton County Level of Service (LOS) standards;
 - g. Compliance with the design standards for each of the proposed urban forms with a mixture of uses to create self-sufficient, walkable communities;

- h. Design landscaping to minimize irrigation demands through techniques such as xeric landscaping, use of indigenous plant materials and incorporation of re-use water in landscape plans where and when available.
- d) Providing an enhanced transportation network in western Bay County and eastern Walton County including;
 - a. Increased transportation internal capture and reduced external traffic;
 - b. Key linkages to improve the road network between western Bay County and eastern Walton County and connecting the beaches to the airport commerce;
 - c. An interconnected street system with multi-use paths connecting residential villages with areas for commerce and employment;
 - d. Support for multi-modal transportation options especially bike, pedestrian and golf carts to minimize use of automobile;
- e) Demonstration of fiscal neutrality;
- f) Community facility sites for schools, fire, EMS, and other governmental activities;

Policy BW-1.1.5 Development location criteria – The urban area as identified in Section 163.3245(3)(a)1., F.S. is the combination of all of the Districts as designated on **Map 2** and **Map 6** except for the Low-Impact Residential, Agriculture/Timberland, Recreation and Open Space and Long-Term Conservation Area. These Districts have been determined to be the most appropriate for urban development. This determination is based upon the following criteria:

- The site environmental analysis, which is based upon the methodology used in the Regional General Permit and Ecosystem Management Agreement issued within the Bay-Walton Sector Plan and includes identification of the areas with the highest environmental quality for long-term preservation;
- Required connection to central water and sewer service;
- Incorporating areas where urban development has already been approved or planned.

Policy BW-1.1.6: Permitted land uses within the Bay-Walton Sector Plan are one of the following:

- Land Use Not Requiring DSAP Approval - Land uses permitted without DSAP approval are the following: agricultural, silvicultural, passive recreation, greenways, trails, hunting leases and linear facilities for potable water, sanitary sewer, electric, communication, and gas utilities that are exempt from the definition of “development” in Section 380.04, Florida Statutes, or subject to a siting act that supersedes local jurisdiction.
- Land Use Requiring DSAP Approval - The permitted uses, density and intensity standards for these Districts are identified in Table BW-1 and are designated on **Map 1** and **Map 6**.
- Approvals within the Bay-Walton Sector Plan – The following land use approvals have been received within the Bay-Walton Sector Plan:

- West Bay Center Phase 1 PUD, West Bay Business Center Phase 1 PUD, and West Bay Business Center Phase 2 PUD. These PUDs have been approved by Bay County and infrastructure constructed.
- WaterSound North DRI – The Walton County Commission has approved the WaterSound North DRI.

The Bay-Walton Sector Plan Long Term Master Plan and the Bay-Walton Sector Plan policies create the framework for the project.

Policy BW-1.1.7: Silviculture activities may continue in all land use categories provided all state promulgated Best Management Practices are followed until such time that a development order or final plat is issued and vertical construction commences on site. At that time such activities within the land area of the development order or final plat shall cease.

Policy BW-1.1.8: Bay-Walton Sector Plan Density and Intensity Standards and Land Use Analysis. Table BW-1 establishes the maximum and minimum density and intensity standards for the Bay-Walton Sector Plan as required by Section 163.3245(3)(a)1, F.S.. The Bay-Walton Sector Plan is also supported by a general planning level analysis that is based upon land use assumptions that reflect an estimated 50-year build out of the Bay-Walton Sector Plan boundary. The analysis assumes that a range of 40% to 60% of all residential units will be age-restricted units but analyzes impacts at 40% age-restricted units.

All new urban development (not within the approved West Bay DSAP or WaterSound North DRI) must be approved through a Detailed Specific Area Plan (DSAP) which will require a detailed supporting analysis as required in Section 163.3245(3)(b), F.S. and as described in Policy BW 1.1.10. The Bay-Walton Sector Plan Element provides the policy framework that will guide all future development in the Bay-Walton Sector Plan. These Bay-Walton Sector Plan policies ensure the protection of natural resources and agriculture/timberlands on a long-term basis. The Bay-Walton Sector Plan encourages that the density be clustered in the development forms (Town Center, Village Center and Low-Impact Residential) and commit to protect the Long-Term Conservation Area as identified on Map 2. In addition to the uses identified in Table BW-1, each district (except the Long-Term Conservation Area) is permitted civic and recreation centers and similar uses.

Policy BW-1.1.9: Bay-Walton Sector Plan review and approval process. The Bay-Walton Sector Plan requires two steps before development approval. Step 1 is the Long Term Master Plan for the entire 110,500 acres. Step 2 is the approval of Detailed Specific Area Plans (DSAPs) that implement the Long Term Master Plan. DSAPs will be adopted by County government and will not require a comprehensive plan amendment pursuant to Section 163.3245(3)(b), F.S. Zoning approval will also occur in conjunction with the DSAP. Each DSAP must be consistent with the Bay-Walton Long-Term Master Plan (Map 2), the Conceptual Primary Roadway Network (Map 3), the Bay-Walton Sector Plan Policies, and Section 163.3245, F.S.

- Step 1 – Long-Term Master Plan. The Bay-Walton Long-Term Master Plan includes the following:

1. The Long-Term Master Plan (Map 2) and Bay-Walton Sector Plan policies that identify the Districts, maximum and minimum densities and intensities, and types of allowable development at build out. The Long Term Master Plan map generally depicts the areas where urban growth shall occur, areas dedicated for agriculture/timberland, and conservation land uses are established.
 2. General identification of regionally significant public facilities that will be necessary to support the Long Term Master Plan.
 3. General identification of regionally significant natural resources.
 4. Principles and guidelines that address the urban form and inter-relationships of anticipated future land uses as identified in the Long-Term Master Plan.
 5. The Conceptual Primary Roadway Network (Map 3)
- Step 2 – (DSAPs). In order to implement the Long Term Master Plan, Walton County must approve DSAP(s) consistent with Section 163.3245, F.S. Zoning approval will occur in conjunction with DSAP approval. Due to the size of the Bay-Walton Sector Plan, the Long Term Master Plan will be implemented through multiple DSAPs. Each DSAP must meet the requirements in Section 163.3245, F.S. and shall include the following:
 1. A boundary map clearly identifying the area to be covered and its relationship to the Long Term Master Plan.
 2. Identification and analysis of the proposed urban forms (Regional Employment Center, Business Center, West Bay, Town Center, Village Center, and Low-Impact Residential) and land uses including their proposed location in the DSAP. Each land use shall be specifically identified as to the location, maximum amounts, densities, intensities, and each DSAP shall contain a projected schedule for build out.
 3. Identification of regionally and non-regionally significant public facilities and anticipated impacts on the facilities caused by the DSAP.
 4. A public facilities analysis, including a 5-year capital improvement schedule, based upon the proposed land use densities and intensities proposed in the DSAP and the adopted Level of Service standards within Bay-Walton Sector Plan Element of the Walton County Comprehensive Plan. Each DSAP must ensure that long term impacts to public facilities within the Bay-Walton Sector Plan and regionally significant facilities within Walton County meet the adopted Level of Service standards for the Bay-Walton Sector Plan using the strategies provided for in Chapter 163 and the Walton County comprehensive plan.
 5. A natural resources map for the DSAP boundary and an analysis demonstrating the suitability of the area for the proposed use and identifying the lands within the DSAP designated as the Long Term Conservation Area.
 6. A detailed analysis with identification of specific measures to protect the

regionally and sub-regionally significant natural resources and jurisdictional wetland areas both within and adjacent to the proposed DSAP. Natural resources located within the DSAP boundary as identified on the required natural resources map will be protected consistent with Bay-Walton Sector Plan Element of the Walton County Comprehensive Plan including Objectives BW-1.8 – BW-1.12 and supporting policies.

7. Principles and guidelines that address the urban form proposed by the DSAP and its inter-relationship with other components/future DSAPs needed to implement the full Long Term Master Plan.
8. An updated transportation analysis that incorporates the best available data and analysis, including traffic data, land use data, updated travel demand models, current committed and planned roadway improvements, and improvement cost estimates. Prior to the preparation of such analyses, the traffic methodology will be coordinated with both Walton County and the FDOT to ensure that each agency's review needs are adequately addressed.
9. The need for an accommodation of various multimodal travel opportunities that accommodates modal choice opportunities within and between DSAPs within the Bay-Walton Sector Plan including bicycle and pedestrian facilities and public transportation services if available, including the need to accommodate beach access and transportation to the beach, if applicable. It is the overarching intent of the Bay-Walton Sector Plan that DSAPs incorporate the best practices in bicycle/pedestrian and transit friendly design, and that future residents of the communities be given options for travel choices.
10. The Districts that are identified on Map 2 identify where urban uses are permitted in order to prevent urban sprawl. The Long Term Master Plan has identified those areas where development will occur and those areas where natural resource preservation, recreation, open space and agricultural/timber activities shall occur. While these boundaries are general in nature, they are based upon environmental data collected in conjunction with the approval of the Regional General Permit and Ecosystem Management Agreement issued for the Bay-Walton Sector Plan or consistent with the methodology used in the Regional General Permit and Ecosystem Management Agreement approvals. The environmental resources shall be specifically identified and established with the creation of each DSAP.
11. The DSAP effective date will coincide with the long-term preservation of lands designated as Long-Term Conservation Area within the boundary of the DSAP.

Policy BW-1.1.10: DSAP Process. Each DSAP must follow the required development forms (Town Center, Village Center and Low-Impact Residential) and shall be, if applicable, rezoned and receive Planned Unit Development (PUD) approval that integrates development, open space, Agriculture/Timberland, and Long-Term Conservation Area acreage (where applicable). In addition to the requirements in the Walton County Land

Development Code, these applications shall include:

- a) An Infrastructure Analysis which demonstrates that the costs of any additional local government services and infrastructure required for the Bay-Walton Sector Plan are adequately funded. The analysis will also demonstrate that the impacts to schools based on the Walton County level of service standards in Policy CI-2.1.1 as required for the Bay-Walton Sector Plan, are properly mitigated by the development under such policy. Mitigation for impacts to schools will be coordinated with the Walton County School District to provide the appropriate facility to offset the impacts. Appropriate facilities may include public educational facilities, public charter schools, private or religious schools.
- b) Map 2 identifies the Long-Term Conservation Area. As required in Policy BW-1.8.3, conservation easements will be placed on all property designated as Long-Term Conservation Area included in the DSAP boundary. Under this phasing plan, all of the Long-Term Conservation Area will be under conservation easements by the final DSAP approval at the latest.
- c) An Exhibit indicating the location of all uses within the DSAP including the Long-Term Conservation Area (where applicable).

Policy BW-1.1.11: Standards for Review. Each DSAP shall conform to the Bay-Walton Long Term Master Plan and demonstrate all of the following:

- a) That the development is consistent with Bay-Walton Sector Plan Element of the Walton County Comprehensive Plan and Section 163.3245, FS;
- b) That the proposed development meets the adopted level of service standards for the Bay-Walton Sector Plan as identified in Policy BW-1.1.15;
- c) That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed;
- d) That the location and configuration of the proposed Long-Term Conservation Area and Agriculture/Timberland provides connectivity needed for these areas.
- e) That the proposed DSAP is consistent with Policy BW-1.1.8.

Policy BW-1.1.12: Land Development Regulations. Walton County shall adopt amendments to the Land Development Code to establish the specific development requirements for the Bay-Walton Sector Plan. These specific development requirements shall include the following provisions:

- Where appropriate general baseline regulations including physical design, development approval processing, as well as baseline design guidelines for the development forms (Town Center, Village Center and Low-Impact Residential).
- The general design guidelines will address street design, landscaping,

access and circulation, parking, lot development standards, parks and internal recreational and open space requirements that will meet current county standards, and golf course design and maintenance. Measures will also be included to address water conservation and non-potable water usage and other resource conservation measures.

- Individual DSAPs may address other design requirements.

Policy BW-1.1.13: Cumulative analysis of the Bay-Walton Sector Plan entitlements. Each DSAP will include a description of the land uses, densities and intensities and maximum development amounts permitted for the DSAP and a comparison of those development amounts with the Districts in Table BW-1 and the cumulative development amounts approved and built within the Bay-Walton Sector Plan at the time of DSAP application.

Policy BW-1.1.14: Level of Service Standards. The Bay-Walton Sector Plan will be developed in accordance with the following level of service standards and shall be used as the basis for determining the availability of facility capacity and the demand generated for the Bay-Walton Sector Plan. Decisions regarding the issuance of development orders and permits for the Bay-Walton Sector Plan will be based upon coordination of the development requirements adopted as part of Bay-Walton Sector Plan Element and its supporting policies.

<u>Level of Service Standards for the Bay-Walton Sector Plan</u>		
(These level of service standards only apply within the boundaries of the Bay-Walton Sector Plan as identified on Map 2)		
<u>TRANSPORTATION FACILITIES</u>		<u>LEVEL OF SERVICE</u>
Principal Arterial		D
Minor Arterial and others		D
<u>WATER SUPPLY [Refer to Policy BW-1.7.4]</u>		<u>LEVEL OF SERVICE</u>
Description	Independent Variable	Annual Average Daily Demand (GPCD)
Gross Demand	per Capita	134
Residential Demand	per Capita	84.5
Non-Residential Demand	per Capita	49.5
<u>SANITARY SEWER [Refer to Policy BW-1.7.9]</u>		<u>LEVEL OF SERVICE</u>
Description	Independent Variable	Annual Average Daily Demand (GPCD)*
Gross Demand	Per Capita	67
Residential	Per Capita	42.25

Demand		
Non-Residential Demand	Per Capita	24.75
<u>SOLID WASTE [Refer to Policy BW-1.7.11]</u>		<u>LEVEL OF SERVICE</u>
Description	Independent Variable	Annual Average Daily Demand (PPCD)^
Gross Demand	Per Capita	8.14
Residential Demand	Per Capita	3.74
Non-Residential Demand	Per Capita	4.40
<u>DRAINAGE FACILITIES [Refer to Policy BW-1.7.12]</u>		
Stormwater facilities shall be designed to treat rainfall runoff for water quality and attenuate rainfall runoff for discharge quantity in accordance with the standards below.		
<u>Water Quality</u>		
Runoff from development shall be treated prior to discharge to the level of treatment for the treatment type as required by state law and as contained in the applicable state ERP Applicant's Handbook or EMA Stormwater Criteria Manual. For facilities serving a project or project sub-unit area discharging to or located within RGP/EMA areas, an Ecosystem Management Area special treatment zone, the watershed of a coastal dune lake, an OFW, or a Reservoir Protection Zone, the level of treatment shall meet state OFW treatment standards.		
<u>Water Quantity</u>		
Runoff from development shall be attenuated prior to discharge such that the post-development discharge for the critical duration event does not exceed the pre-development discharge for the same event during a 25-year frequency storm for watersheds with positive discharge or, for watersheds without a positive discharge, the post-development discharge and volume for the critical duration event does not exceed the pre-development discharge and volume for the same event during a 100-year frequency storm except, discharges to tidally influence waters shall not require attenuation. For watersheds without a positive discharge, the volume shall recover at a rate such that one-half of the volume is available in 7 days with the total volume available in 30 days, with a sufficient amount recovered within the time necessary to satisfy applicable water quality treatment requirements.		
<u>RECREATION AND SCHOOL FACILITIES</u>		
The level of service for Recreation and Schools is identified in Policy CI-2.1.1 for Public Schools and Policy R-2.4.1 for Recreation Facilities of the Walton County Comprehensive Plan.		

* - GPCD is Gallons Per Capita Per Day

^ - PPCD is Pounds Per Capita Per Day

Policy BW 1.1.15: Maximum land uses. The following table represents the total maximum land use densities and intensities for the Bay-Walton Sector Plan.

TABLE 12: Land Use Assumptions for the Bay-Walton Sector Plan

<u>Land Use</u>	<u>Walton County</u>
<u>Residential</u>	<u>24,706 Dwellings</u>
<u>Retail/Commercial</u>	<u>510,000 SF</u>
<u>Office/Light Industrial/ Manufacturing</u>	<u>113,000 SF</u>
<u>Hotel</u>	<u>530 Rooms</u>
<u>Golf Course</u>	<u>81 Holes</u>

LAND USE

OBJECTIVE BW-1.2: To achieve diversity of land uses by providing a mixture of residential, retail and other urban uses while setting aside lands for conservation and preservation to support a well-planned neighborhood community.

Policy BW-1.2.1: Create planned mixed-use communities that focus on creating a sense of place and community by design.

Policy BW-1.2.2: Develop a hierarchy of appropriately-sized functional districts into centers, communities and neighborhoods. Centers (such as Town Center and the Village Center) will be planned as identified on Map 2 and be the focal point for employment, entertainment and commerce with residential integrated into the district. The density and intensity of districts will match the purpose of the district with highest density/intensity planned for the Town Center and neighborhood scale planned for the Village Center.

Policy BW-1.2.3: Provide within the Bay-Walton Sector Plan a variety of housing by type, value and location to serve the housing needs for the Bay-Walton Sector Plan. Provide a range of housing locations from rural and low density to urban with smaller lots and multi-family. Housing may also be provided in Village Center and Town Center over non-residential uses if appropriate. Also provide a range of housing values ranging from affordable/workforce housing to age-restricted or age-targeted housing for senior living to market rate or family housing. Within districts the highest density housing will be located in the planned centers (Town Center and Village Center) with housing in the Village Center

compatible with the neighborhood scale design requirements.

Policy BW-1.2.4: Each DSAP must demonstrate that sufficient commercial and retail land uses are planned to support well planned communities for surrounding neighborhoods, and shall be in the form of complete, integrated communities. Sufficient commercial and retail may be in an adjacent DSAP if in close proximity to proposed DSAP.

Policy BW-1.2.5: Each DSAP will further describe and detail mixes of proposed land uses, restrictions on proposed uses, management of development activities and general mitigation of impacts, and obligations for facilities required within each subsequent development component of the planning area. Within each DSAP with residential land uses, a range of types of units may be considered so long as a 15 unit per acre gross density is not exceeded overall.

Policy BW-1.2.6: The net residential density within the Coastal High Hazard Area of the Bay-Walton Sector Plan boundary shall not increase from that currently allowed under the existing future land use designation. Any increase will be more than off-set by reductions of density on land redesignated as Long Term Conservation Area and Recreation and Open Space. All developments in the Coastal High Hazard Area shall have central water and sewer. Individual septic tanks are specifically prohibited except on model homes which must be connected prior to occupancy.

Policy BW-1.2.7: Multi-family residential development should be located in close proximity to planned centers (Town Center and Village Center).

Policy BW-1.2.8: Creative development techniques shall be incorporated, including village and cluster designs, which preserve the natural characteristics of the land.

Policy BW-1.2.9: Intentionally Omitted.

Policy BW-1.2.10: Intentionally Omitted.

Policy BW-1.2.11: Golf course standards. All golf courses within the Bay-Walton Sector Plan will be encouraged to be designed, constructed, and managed in accordance with principles for sustainable resource management. A Natural Resource Management Plan, a comprehensive guidance document for the development and long-term management of the golf course(s), shall be submitted to Walton County for review and approval and any other agencies as required by the Walton County Land Development Code and shall include an assessment of and plans for:

- Wildlife conservation and habitat enhancement
- Waste reduction and management
- Energy efficiency
- Water conservation
- Water quality management and monitoring
- Integrated pest management

Golf Courses, if built, will be encouraged to be designed to meet the requirements of a certification program that would be determined at time of DSAP approval. The program would utilize best management practices, minimize impacts and implement water conservation measures.

Policy BW-1.2.12: The Bay-Walton Sector Plan will utilize the following strategies that will result in a more energy efficient development and a reduction in green house gas emissions as compared to traditional development:

1. Require a compact urban development pattern with a mixture of land uses to reduce automobile trip lengths and vehicle miles traveled;
2. Connect centers to neighborhoods with multi-use paths to encourage alternatives to the automobile including golf carts, bicycling and walking;
3. Utilize water conservation strategies to reduce the amount of potable water required to serve the Bay-Walton Sector Plan;
4. Encourage the latest appliances and building materials which are more energy efficient and require less water usage.

Policy BW-1.2.13: Criteria for designating land use categories and development standards within the Bay-Walton Sector Plan are shown in Table BW-1.

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE DISTRICTS

LAND USE DISTRICTS IN BAY COUNTY ONLY

AIRPORT/INDUSTRIAL – BAY COUNTY ONLY

Purpose: To allow a full range of uses and activities related to the operation of an airport and aviation-related facilities. To provide areas for the continuation, expansion, and creation of industrial land uses including commerce parks.

Allowable Uses: All land uses typically associated with the operation and support of airport facilities, and additional aviation-related commercial and service uses, as well as support commercial, office, public utilities, and industrial uses and activities. Industrial parks, commerce parks, commercial, office, public uses, warehousing, manufacturing, and other similar uses.

REGIONAL EMPLOYMENT CENTER – BAY COUNTY ONLY

Purpose: To allow for a range of industrial, commercial, service-related and office uses typically dependent upon, or closely related to the airport.

Allowable Uses: All land uses typically associated with the operation and support of airport facilities, and additional aviation-related commercial and service uses, as well as support commercial, office, public utilities, and industrial uses and activities. Industrial parks, commerce parks, commercial, office, medical facilities, public uses, warehousing, manufacturing, distribution and other similar uses.

BUSINESS CENTER – BAY COUNTY ONLY

Purpose: To provide for a wide range of commercial, retail, business, office, and service-related uses and activities which provide supporting services to the airport district and tourist activities.

Allowable Uses: Lodging, restaurants, retail sales, professional office buildings, financial institutions, public/civic/institutional uses, medical facilities, entertainment facilities, recreational facilities, public utilities and other similar uses.

WEST BAY CENTER – BAY COUNTY ONLY

Purpose: To provide for a wide-range of large-scale commercial and service-related and mixed uses important to the development of the West Bay community. Provide a place for commercial, residential, office, hotel and industrial land uses with a more regional market base. Because of the access provided by the Intracoastal Waterway and proximity to the Northwest Florida Beaches International Airport, a bargeport facility and/or marina may be located along the Intracoastal Waterway.

Allowable Uses: Water-dependent uses including public marinas and port facilities, commercial uses, lodging, restaurants, public facilities including religious facilities and educational/institutional facilities, civic uses, public utilities, medical facilities, residential, recreational activities, parks, playgrounds, and other similar uses.

WEST BAY PRESERVATION AREA – BAY COUNTY ONLY

Purpose: To provide areas for the protection, restoration and enhancement of West Bay. Conservation and preservation purposes and mitigation efforts will take place in these areas.

Allowable Uses: Managed mitigation areas, natural resource management, greenways and trails, hunting and fishing activities, passive recreational activities, essential public utilities excluding wastewater treatment plants and power plants, and other similar uses. Essential public utility easements may be located in these areas.

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES

TOWN CENTER

Purpose: To provide for a wide-range of large-scale commercial and service-related uses to serve the Bay-Walton Sector Plan and the surrounding area.

Service Area: Bay-Walton Sector Plan

Designation

Criteria: Town Centers are strategically placed in the Bay-Walton Sector Plan boundary to services in close proximity to housing.

Allowable Uses: Commercial, hotel/lodging, restaurants, service uses, residential, water-dependent uses including public marinas and port facilities, medical, office, public facilities including religious facilities, civic uses and educational facilities, public utilities, medical clinics, recreational activities, sports facilities, parks, playgrounds, and other similar uses.

Density: In residential areas, a minimum of 2 dwelling units per acre but no more than 15 dwellings units per acre.

Intensity: A minimum of 35% Floor Area Ratio (FAR) but no more than 200% FAR. No more than 60% impervious surface area (ISA).

Mixed Use Standards*

Land Use	Minimum Land Area	Maximum Land Area
Residential	15%	50%
Support, Retail, Hotel and Services	40%	70%
Regional Office	0%	30%
Light Industrial	0%	20%
Overall Office and Industrial	0%	30%
Open and Civic Space	15%	30%

* - The range of land uses within each category is a guideline to ensure the proper mix of development. These mixes should be flexible and may be modified after administrative review. In no case shall any use be reduced more than 20% of the established minimum land area.

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES

VILLAGE CENTER

Purpose: To provide for mixed-use development pattern composed of neighborhood-scale village centers within close proximity to surrounding neighborhoods with public spaces in the form of parks, town squares and community and recreational facilities incorporated into the design of the plan.

Service

Area: Bay-Walton Sector Plan

Designation

Criteria: Village Center provides the residential housing to serve the Bay-Walton Sector Plan and the neighborhood commercial required for daily living. Village Centers

may be located either in the center surrounded by neighborhoods or at the edge and connected to adjacent neighborhoods through bike lanes, sidewalks or multi-use paths.

Allowable

Uses: Residential, neighborhood-scale commercial, community parks, recreational facilities, community centers, playgrounds, public utilities and facilities including religious institutions and educational facilities, lodging and often similar uses. Water dependent uses intended primarily for the immediate community.

Density: A minimum of 2 dwelling units per acre but no more than 15 dwelling units to the acre.

Intensity: No more than 40% impervious area for residential uses, and 60% for commercial/mixed uses. A minimum of 20% Floor Area Ratio (FAR) but not more than 100% FAR. 200% FAR for mixed use.

Development

Restrictions: Development must be at a scale that serves the surrounding neighborhoods without drawing from a regional market. Human and vehicular connectivity must be incorporated into each center.

Mixed Use Standards*

Land Use	Minimum Land Area	Maximum Land Area
Residential	50%	70%
Support, Retail, Hotel and Services	15%	30%
Office	0%	20%
Light Industrial	0%	20%
Open and Civic Space	15%	30%

* - The range of land uses within each category is a guideline to ensure the proper mix of development. These mixes should be flexible and may be modified after administrative review. In no case shall any use be reduced more than 20% of the established minimum land area.

DSAP Review:

At the time of DSAP review, the Village Center land use district shall be further detailed to reflect a planning framework consisting of a hierarchy of compactness, density, and connectivity. The specific composition and design of each Village Center may be different, based on the unique characteristics of each community and specific site conditions.

A compact central core or mixed use center shall be identified for each Village Center.

The central core or mixed use center shall consist of residential, neighborhood scale commercial, recreational, and community uses that meet the daily functional needs of the residents. Around the central core or mixed use center will be a series of residential neighborhoods. The surrounding neighborhoods will be compact, clustered and surrounded by distinct edges that may consist of open space, conservation areas, or wildlife corridors. The actual layout of streets and lots will vary based on the scale of each neighborhood and specific site conditions. While the primary recreation facility will be in the central core or mixed use center of each Village Center, other outdoor places and parks will be distributed throughout the neighborhoods for the convenient use of nearby residents. These parks and outdoor places could be used for gathering and events, passive recreation and other community uses, as well as organizing neighborhoods. At the time of DSAP review, each Village Center shall identify the appropriate hierarchy of residential density with the central core or mixed use center consisting of the highest density and transitioning to lower densities away from the central core or mixed use center. It is also at the time of DSAP review, that the approach to coordinate the timing of the commercial and residential development of each Village Center will be identified to make sure there is sufficient commercial development to serve the residential uses.

A circulation network that is based on the principles of connectivity, hierarchy, and safety for motorized vehicles, pedestrians, and bicyclists shall be identified for each Village Center. The central core or mixed use center of each Village Center will be connected to the surrounding neighborhoods and other Village Centers by a network of streets, bicycle lanes, sidewalks, multi-use trails, or open space corridors. The network of multi-use trails will generally knit neighborhoods together and provide links to regional open spaces.

In cases where a portion of a Village Center land use is immediately adjacent to a Town Center land use, the Town Center land use may function as the central core or mixed use center for that portion of the Village Center land use.

A graphic illustration of the Village Center planning framework that will be further detailed in each DSAP is depicted below. The graphic illustration is provided for illustrative purposes only and is not intended to be interpreted literally.

Village Centers Conceptual Planning Framework



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TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES

LOW-IMPACT RESIDENTIAL

Purpose:	To provide areas for low-density residential and appropriately scaled hospitality/lodging use as areas for a functional mix of compatible full-time seasonal and resort land uses where the targeted clientele includes temporary visitors and tourists.
Service Area:	Bay-Walton Sector Plan
Designation Criteria:	Areas suitable for lower density residential.
Allowable Uses:	Single family residential units, lodging, support recreational and common-use facilities, water dependent uses used only for the immediate community, nature preserves, public utilities and facilities, and other similar uses.
Density:	No more than 1 dwelling per 3 acres.
Intensity:	No more than 30% impervious area. No more than 30% Floor Area Ratio.
Development Restrictions:	The preservation of large tree and vegetation masses shall be encouraged.

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES

AGRICULTURE/TIMBERLAND

Purpose:	To provide areas for the continuation of traditional agriculture and timber uses and activities.
Service Area:	Bay-Walton Sector Plan
Designation Criteria:	Areas used primarily for agricultural activities such as farms, ranches, feed lots, crop services, sod farms, public utilities, and other similar uses, and adjacent undeveloped or vacant lands that could be used for agriculture or silviculture activities.
Allowable Uses:	Agriculture and related uses, logging, timber production activities, recreation, conservation, preservation, public/institutional, very low_

density residential, borrow pits, communications towers, public utilities, and other similar uses.

Density: No more than one dwelling unit per 20 acres.

Intensity: No more than 10% impervious area. No more than 4% Floor Area Ratio.

Development Restrictions: Agricultural activities must be conducted in strict compliance with state promulgated "best management practices."

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES

LONG-TERM CONSERVATION AREA

Purpose: To provide areas for the protection, restoration and enhancement within the Bay-Walton Sector Plan. Conservation and preservation purposes and mitigation efforts will take place in these areas.

Service Area: Bay-Walton Sector Plan

Designation Criteria: Conservation and preservation areas as identified for the long-term protection of environmental resources such as wildlife and their habitat and high quality wetlands and other natural resources.

Allowable Uses: Managed mitigation areas, natural resource management, greenways and trails, hunting and fishing activities, passive recreational activities and associated structures and facilities, essential public utilities excluding wastewater treatment plants and power plants, and other similar uses. Essential public utility easements may be located in these areas.

Density: NOT APPLICABLE

Intensity: NO INTENSITY STANDARD BUT LIMITED TO PERMITTED USES WHICH ARE FOR PRESERVATION OR PASSIVE RECREATION USES.

Development Restrictions: No development other than recreational related uses shall be allowed that will significantly degrade the environmental quality of the area.

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES

RECREATION/OPEN SPACE

Purpose: To provide areas for active and passive recreation to serve the needs of the Bay-Walton Sector Plan and the larger community.

Service Area: Bay-Walton Sector Plan

Designation

Criteria: Areas identified as suitable for active or passive recreation uses.

Allowable Uses: Greenways and trails, hunting and fishing activities, passive recreational activities, and active recreational activities such as ball fields, golf courses and playgrounds and associated structures and facilities. Essential public utilities are also permitted excluding wastewater treatment plants and power plants, and other similar large-scale uses.

Density: NOT APPLICABLE

Intensity: No more than 30% impervious surface area.

Development

Restrictions: Maximum building height of 50 feet. No development other than recreational related uses shall be allowed.

Policy BW-1.2.14: Land Use Conversions – Land Uses approved in a DSAP may be converted to another use within the DSAP consistent with a Land Use Conversion Matrix. The Land Use Conversion Matrix will be included in the DSAP and is permissible as long as the converted use is consistent with Map 2 and Bay-Walton Sector Plan Element of the Walton County Comprehensive Plan. Conversions may not exceed a maximum of 25% of the total amount of each land use within the DSAP. In addition, use of the Conversion Table shall not provide the ability to exceed the Development Impacts analyzed in the DSAP application.

OBJECTIVE BW-1.3: RESERVED

URBAN DESIGN

OBJECTIVE BW-1.4: Quality design will be assured within the Bay-Walton Sector Plan by requiring designs of Districts to create centers, communities and neighborhoods designed in accordance with a clear set of design guidelines.

Policy BW-1.4.1: Compact commercial development patterns shall be encouraged, and connected to residential areas, where possible.

Policy BW-1.4.2: Compatible scale and use shall be considered, but not required, in design of streets with uses facing one another on the same street consistent with the principle "like faces like."

Policy BW-1.4.3: Neighborhoods shall be connected to other neighborhoods or centers by multi-use paths where practical. Neighborhoods shall be served with green space which may be provided through the multi-use paths, greenways, common greens, parks and other open space areas.

Policy BW-1.4.4: Within Town Centers and Village Centers, provide pedestrian-oriented public spaces in the form of greens, parks, plazas, meeting areas, or other common open space designed and built to allow year-round use of these spaces.

Policy BW -1.4.5: The Bay-Walton Sector Plan shall meet the height requirements for South County as specified in Future Land Use Element Policy L-1.5.4 and the Scenic Corridor requirements for US 98 as specified in Future Land Use Element Objective L-1.12 and supporting policies.

TRANSPORTATION

OBJECTIVE BW-1.5: Provide a transportation system that serves the various transportation modes within the Bay-Walton Sector Plan and is integrated into the larger regional transportation system.

Policy BW-1.5.1: Map 3 is the Conceptual Primary Roadway Network map for the Bay-Walton Sector Plan which is a guide to help identify the primary transportation network needed to support the Bay-Walton Sector Plan's development through 2064. This map only identifies the major facilities that will need to be improved and is not inclusive of all facilities that will be needed to serve the Bay-Walton Sector Plan. Additional facilities may be identified at time of DSAP review. Roadway locations and access points are approximate and are subject to revision during DSAP approval, final design and permitting in order to avoid, minimize, and mitigate impacts to wetlands and other natural and cultural resources. The following policies shall be applied to ensure the implementation of this network:

- (a) All roadways within the DSAP shall be evaluated based on levels of service standards for the Bay-Walton Sector Plan.
- (b) Development within the DSAP must be designed to accommodate transit vehicles and linkage with the regional transit system, and linkage with pedestrian/bicycle facilities. Coordination will occur with the appropriate public transportation agencies (local and regional). Commercial, office and industrial development shall make provision for transit stops to ensure convenient access for shoppers, visitors, and employees.
- (c) Minimize additional road crossings and encroachment across/into the Long-Term Conservation Area.
- (d) The following guidelines and standards shall be considered in the design of the circulation system within the DSAP:
 1. Bicycle Lanes. Bicycle lanes designed according to the DSAP requirements and

- pursuant to Policy BW-1.6.7.
2. Connectivity. Local and collector streets, pedestrian and bike paths shall contribute to a system of fully connected routes from neighborhoods to planned centers. The design of residential local and collector streets should encourage pedestrian and bicycle use by being spatially defined by buildings, landscaping and lighting and by discouraging high-speed traffic.
 3. Sidewalks or multi-use paths. Where feasible and not environmentally harmful, sidewalks shall be provided on roadways in all districts except for Low-Impact Residential, agriculture/timberland, and preservation land uses.
 4. Trails. Trails or multi-use paths will be provided as connections between districts and in greenways to facilitate interconnections between land uses and to provide additional recreational opportunities.

Policy BW-1.5.2: Each DSAP must link land use and transportation planning. The transportation analyses must be based on the proposed land uses and demonstrate coordination with Walton County's and adjacent local governments' transportation plans as well as regional, state, and federal transportation plans. The transportation analysis must include an assessment of the role of multi-modal facilities. Transportation facilities and the development that they support will be planned and designed to avoid and minimize adverse impacts to existing communities and regionally significant resources and roadways and to avoid creating limitations on the management of those resources. A copy of the supporting transportation analysis for the DSAP will be provided to Bay County, Walton County, the City of Panama City Beach, the Florida Department of Transportation, the Department of Economic Opportunity, the West Florida Regional Planning Council and other local governments and agencies if requested.

Policy BW-1.5.3: Each DSAP shall include an interconnected network of streets that encourages walking, reduces the number and length of automobile trips, and conserves energy. On-street parking will be included where appropriate to support adjacent land uses. The level of this network is directly related to the intensity of development.

Streets that connect rural areas to urban areas must provide transitions from higher design speeds in rural areas to lower design speeds for urban development and other developed areas. Lower design speeds can be achieved by reducing the widths of travel lanes, clear zones, and medians. Lower design speeds can also be achieved by adding curbs, regularly spaced street trees, and on-street parking.

Policy BW-1.5.5: Access and mobility. The transportation network within and connecting to the Bay-Walton Sector Plan shall be designed or improved to accommodate access and maximize mobility through the following principles;

- The transportation network shall be designed to minimize dead-end streets.
- Any site surrounded by potentially developable land shall be planned with regularly spaced street easements and/or vehicular interconnections in place, allowing connections into future development. Each DSAP shall determine compatibility of uses based on the context and characteristics of each DSAP, and generally accepted planning and engineering principles including traffic circulation and safety, topography,

environmental features, and other physical characteristics.

- Access management standards developed by the Florida Department of Transportation shall be followed for state-maintained facilities and implemented throughout the network.

Policy BW-1.5.6: For public roads, development within the Bay-Walton Sector Plan shall not result in traffic trips which exceed the capacity of the roadway based on the adopted level of service for that roadway unless one of the following criteria is met:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) The necessary facilities are scheduled to be in place or are under actual construction not more than 5 years after the issuance of a development permit as provided in the 5-year schedule of capital improvements or the first 5 years of the Florida Department of Transportation's 5-year work program; or
- (5) At the time of DSAP approval, rezoning or other land use development permit approval, a binding agreement to pay for or construct a proportionate share of required improvements beyond any then-existing deficiency to satisfy concurrency requirements will be executed. The proportionate share contribution and its calculation must be consistent with Section 163.3180(5)(h), F.S..

Policy BW-1.5.7: Internal roadways shall be interconnected to avoid forcing essential trips between these areas to use the primary transportation (SR 77, US 98, SR 20, SR 79 and CR 388). Private residential driveway access will be prohibited to these external roadways. Arterials and collectors in the Bay-Walton Sector Plan will be planned to avoid private single family residential driveway access unless no other options are available.

Policy BW-1.5.8: Parking requirements for Town Center and Village Center shall be minimized within the Bay-Walton Sector Plan through the use of shared parking, on-street parking and other strategies.

Policy BW-1.5.9: The Bay-Walton Sector Plan will provide for a variety of connected transportation modes including air, land and water transport.

Policy BW-1.5.10: Locations for port and marina facilities may be located along the Intracoastal Waterway. Port and marina facilities will be sited during the DSAP process.

Policy BW-1.5.11: Any marine shipping or barge port operations shall prefer use of existing shipping channels over construction and dredging of new channels, with all efforts to negotiate use of existing channels exhausted.

Policy BW-1.5.12: Coordinated Transportation Review. Transportation systems in the

region will be affected by development within the Bay-Walton Sector Plan and the transportation network within the Bay-Walton Sector Plan area will be impacted by future development within the region. To understand and plan for how development will impact the overall transportation system, reviews of future traffic procedures, analyses, and impacts shall be coordinated. The following mechanisms shall be considered for the coordination of future traffic procedures, analyses, and impacts:

- A representative of the Developer shall be included on the Bay County TPO Technical Coordinating Committee (TCC) and the Okaloosa-Walton TPO Technical Coordinating Committee.
- Transportation planning efforts shall be coordinated among Bay County, Walton County, municipalities, the Bay County TPO, the Okaloosa-Walton TPO, The St. Joe Company, and other relevant stakeholders

Policy BW-1.5.13: Consistency with Long Range Transportation Plans (LRTP). Section 163.3245 (4)(a), F.S. requires that LRTPs developed by a MPO be consistent, to the maximum extent feasible, with a sector plan's Long Term Master Plan, including, but not limited to, the projected population and the approved uses and densities and intensities of use and their distribution within the planning area. The transportation facilities identified in adopted plans must be developed in coordination with the adopted MPO LRTP. To ensure consistency of Map 2 and Bay-Walton Sector Plan Element with LRTPs the following is recommended:

- The Bay-Walton Sector Plan be specifically addressed in LRTPs developed by both the Bay County TPO and the Okaloosa-Walton TPO.
- The St. Joe Company should be represented on the Bay County TPO Technical Coordinating Committee (TCC) and the Okaloosa-Walton TPO Steering Committee and involved as a stakeholder during the public involvement for Long Range Transportation Plan updates.
- The St. Joe Company should be represented in other long range planning efforts that impact the Bay-Walton Sector Plan including updates to the West Florida Regional Planning Council's Strategic Regional Policy Plan.

OBJECTIVE BW-1.6: Promote viable transportation choices other than the privately owned automobile, to include walking and bicycling in a safe atmosphere.

Policy BW-1.6.1: All land uses within the Bay-Walton Sector Plan shall utilize pedestrian friendly design principles by means of multi-use paths, sidewalks, bike trails and/or nature walks to connect centers, communities and neighborhoods. Each DSAP must demonstrate both internal connection within the DSAP and externally with adjacent DSAPs.

Policy BW-1.6.2: Village Center shall consider the design principle to provide residents daily needs by planning for a mixture of land uses within walking distance from the village center to adjacent neighborhoods. Each DSAP shall determine the appropriate walking radius based on the context of each DSAP and the characteristics of each village center and surrounding neighborhoods, and generally accepted planning and engineering principles

including topography, road network hierarchy, open spaces, environmental features, and other physical characteristics.

Policy BW-1.6.3: Within planned centers, blocks shall be sized to accommodate the pedestrian by restricting the length.

Policy BW-1.6.4: Develop centers, communities and neighborhoods that are clearly defined at the edges, integrated and more walkable by connecting centers, communities and neighborhoods with a multi-modal network of pedestrian friendly streets, multi-use paths, greenways and/or trails.

Policy BW-1.6.5: Provide bicycle and pedestrian facilities as an option to vehicular trips; each village shall also provide convenient locations for transit facilities where appropriate and where transit service is available.

Policy BW-1.6.6: Landscape/streetscape materials, street lighting, and bicycle racks within central core or mixed use centers shall be included as part of urban infrastructure.

Policy BW-1.6.7: Encourage a variety of transportation modes. To manage traffic, promote livability, provide transportation options, provide infrastructure that supports economic development, and accommodate a variety of users, multiple modes of transportation shall be included as part of the Bay-Walton Sector Plan.

Provide for a variety of transportation modes as follows:

- Provide a comprehensive and integrated network of facilities that are safe and convenient for people of all ages and abilities traveling by foot, bicycle, automobile, public transportation, and commercial vehicle.
- At a minimum, the transportation network shall consider the standards identified in the Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (the Florida Greenbook), the Manual on Uniform Traffic Control Devices (MUTCD) and the Plans Preparations Manual (PPM) but are not required to follow these.
- Consider the guidelines in the Florida Bicycle Facilities Planning and Design Handbook, the Florida Pedestrian Planning and Design Handbook, the AASHTO Guide for Planning, Design, and Operation of Pedestrian Facilities, and the AASHTO Guide for the Development of Bicycle Facilities.
- Coordinate public transportation efforts with existing providers to determine the feasibility of a regional system. Discussions with Bay Town Trolley, Walton County, and Okaloosa County Transit shall occur to identify routes that can be extended to provide service to the Bay-Walton Sector Plan area, the location of existing and future stops, and potential service overlaps to provide for regional transit opportunities.

PUBLIC FACILITIES

OBJECTIVE BW-1.7: The Bay-Walton Sector will plan for public facilities in advance of development proposals to ensure adequate public facilities are available to serve proposed development.

Policy BW-1.7.1: The Bay-Walton Sector Plan shall provide adequate infrastructure that meets the levels of service standards identified in Policy BW-1.1.5.

Policy BW-1.7.2: Each DSAP will assess and analyze the public needs associated with the proposed land uses as well as how those identified needs will be met, including an evaluation of the financing of infrastructure. The DSAP will include an accounting of public costs to achieve build out as required by Florida law, and a forecast of revenues. Public needs include, but are not limited to: fire, police, and emergency medical; schools; parks; libraries; potable water; drainage; and wastewater treatment facilities.

Policy BW-1.7.3: All new development within the Districts shall connect to central water, wastewater and irrigation facilities. Exceptions to this policy include remote golf course facilities, model homes, construction trailers and uses which are permitted without DSAP review.

Agriculture/Timberland uses may operate on septic tanks and wells.

Policy BW-1.7.4: Water demand for development within the Bay Walton Sector Plan shall be based on the adopted level of service standard for water supply, the residential population, and an appropriate peaking factor as follows.

- (a) The gross level of service standard is the statewide uniform gross demand rate as published by the USGS in the latest Scientific Investigations Report, Water Withdrawals, Use, and Trends in Florida. The USGS 2010 statewide uniform gross demand rate is 134 gallons per capita per day (GPCD) gross annual average daily demand (AADD) of which the residential AADD is 84.5 GPCD and the non-residential AADD is 49.5 GPCD.
- (b) Population shall be based on the residential dwelling units and the latest occupancy from the University of Florida Bureau of Economic and Business Research except, age restricted units shall be based on an occupancy of 1.9 persons per unit.
- (c) Supply analysis shall be based on the maximum day demand computed based on the annual average daily demand and a peaking factor consistent with the latest supplier analysis.
- (d) Distribution analysis shall be based on the peak hourly demand or maximum day demand plus fire flow demand, whichever is greater. Peak

hourly demand shall be computed based on the annual average daily demand and a peaking factor consistent with the population of the distribution system and typically between 2 and 4 times the annual average daily demand, but not less than the overall system peaking factor as determined by the supplier.

- (e) For development sub-units with a specific plan of non-residential development, water demand may be computed using the non-residential development demographic and standard engineering demand rates with such rates to be approved by the supplier.
- (f) To reduce the demand on potable water supply, water demand shall be segregated into potable and non-potable demand. Not more than 50 percent of the gross annual average demand shall be allocated for non-potable demand without a site specific analysis demonstrating that a greater percentage is appropriate. Specific non-potable demands, such as for a golf course, that exceed the adopted level of service standard shall be in addition to the demand computed based on the level of service standard.

Policy BW-1.7.5: To reduce the demand on potable water supply, water use shall be segregated into potable and non-potable uses as follows.

- (a) Not more than 50 percent of the gross annual average demand shall be allocated for non-potable demand unless supported by a site specific analysis that demonstrates the need for a greater percentage based on specific uses.
- (b) Potable use includes all building supply systems and systems that provide water for consumption.
- (c) Non-potable uses include outdoor uses such as irrigation and dedicated separate systems that may safely use non-potable water.
- (d) Specific non-potable demands, such as for a golf course, that exceed the adopted level of service standard shall be in addition to the demand computed based on the level of service standard.

Policy BW-1.7.6: Irrigation within the Bay Walton Sector Plan shall be provided by non-potable water sources. Potable water sources are prohibited for irrigation. Irrigation shall utilize treated effluent (reclaimed water) when such water is available. In lieu of or when insufficient sources of such water exist, alternate sources may be used, including but not limited to, shallow surficial wells and reclaimed stormwater when such sources are approved by the state.

Policy BW-1.7.7: Water conservation best management practices shall be utilized in each development.

- (a) At a minimum, landscaping and irrigation shall be consistent with the Florida Department of Environmental Protection Florida Friendly Best

Management Practices for Protection of Water Resources by the Green Industries.

- (b) At a minimum, water fixtures shall be of the water conserving type consistent with the Florida Building Code.
- (c) Additional management practices may include, but are not limited to, xeriscaping, water budgeting on a parcel basis, and separate grey water building systems.
- (d) Irrigation must be provided by non-potable sources consistent with Policy BW-1.7.6

Policy BW-1.7.8: Wastewater demand for development within the Bay Walton Sector Plan shall be based on the potable demand as follows.

- (a) The gross level of service standard for wastewater demand shall be equivalent to the potable water demand computed in accordance with the adopted water demand level of service standards for the Bay Walton Section Plan.
- (b) Capacity analysis shall be based on the annual average daily demand or the maximum month daily demand consistent with the permitted capacity of the receiving system. Maximum month daily demand shall be computed based on the annual average daily demand and a peaking factor consistent with the latest provider analysis.
- (c) Distribution analysis shall be based on the peak hourly demand. Peak hourly demand shall be computed based on the annual average daily demand and a peaking factor consistent with the population of the distribution system as computed using the Harmon formula or Figure 1 from the *Recommended Standards for Wastewater Facilities, GLUMRB*.
- (d) For development sub-units with a specific plan of non-residential development, wastewater demand may be computed using the non-residential development demographic and standard engineering demand rates with such rates to be approved by the provider.

Policy BW-1.7.9: Wastewater treatment facilities shall be in accordance with the following.

- (a) Wastewater Treatment Facilities shall utilize Advance Wastewater Treatment (AWT) processes prior to discharge.
- (b) Package treatment plants may be utilized on an interim basis until regional facilities are available. The package treatment plant and collection system discharging thereto shall be located, designed and sized for conversion to a regional lift station site and connection with the regional system.
- (c) Effluent disposal areas shall be located on soils with sufficient capacity and suitability for percolation, nutrient uptake, and final treatment prior to discharge to waters of the state. No direct discharge of treated effluent to the Bay or its tributaries will be allowed.

Policy BW-1.7.10: Solid waste demand for development within the Bay Walton Sector Plan shall be based on the adopted level of service standard for solid waste and the residential population as follows.

- (a) The adopted gross level of service standard is 8.14 pounds per capita per day (PPCD) on an annual average daily basis of which the residential AADD is 3.74 PPCD and the non-residential AADD is 4.40 GPCD.
- (b) Population shall be based on the residential dwelling units and the latest occupancy from the University of Florida Bureau of Economic and Business Research except, age restricted units shall be based on an occupancy of 1.9 persons per unit.
- (c) Supply analysis shall be based on the cumulative annual demand.
- (d) For development sub-units with a specific plan of non-residential development, demand may be computed using the non-residential development demographic and standard engineering demand rates with such rates to be approved by the supplier.

Policy BW-1.7.11: Stormwater management facilities serving development within the Bay-Walton Sector Plan shall be designed to manage and treat stormwater runoff as follows.

- (a) Water Quality: Runoff from development shall be treated prior to discharge to the level of treatment for the treatment type as required by state law and as contained in the applicable state ERP Applicant's Handbook or EMA Stormwater Criteria Manual. For facilities serving a project or project sub-unit area discharging to or located within Regional General Permit and Ecosystem Management areas, an Ecosystem Management Area special treatment zone, the watershed of a coastal dune lake, an OFW, or a Reservoir Protection Zone, the level of treatment shall meet state OFW treatment standards.
- (b) Flood Attenuation: Runoff from development shall be attenuated prior to discharge such that the post-development discharge for the critical duration event does not exceed the pre-development discharge for the same event during a 25-year frequency storm for watersheds with positive discharge or, for watersheds without a positive discharge, the post-development discharge and volume for the critical duration event does not exceed the pre-development discharge and volume for the same event during a 100-year frequency storm except, discharges to tidally influence waters shall not require attenuation. For watersheds without a positive discharge, the volume shall recover at a rate such that one-half of the volume is available in 7 days with the total volume available in 30 days, with a sufficient amount recovered within the time necessary to satisfy applicable water quality treatment requirements.
- (c) Development may utilize any allowable water quality treatment type or flood attenuation facility type consistent with performance standards and regulatory requirements. Ponds should be designed to the greatest extent practical to mimic natural systems. In Low-Impact Residential,

drainage systems should, to the greatest extent practical, consist of swales and surface systems that promote percolation rather than structural systems such as lined systems and pipes.

- (d) Development may utilize any allowable flood attenuation facility type consistent with performance standards and regulatory requirements.
- (e) Maintain natural basin drainage patterns to the greatest extent practicable.
- (f) Existing drainageways and wetlands shall be maintained or enhanced in a natural state to the greatest extent feasible but consistent with Policy BW-1.9.2.
- (g) The location, function and design of all stormwater facilities shall be coordinated with open space and park areas, in order to provide for joint use.
- (h) Where possible, conservation areas with trails should line riparian corridors and storm drainageways connecting to destinations such as schools, parks, neighborhoods, and village centers.
- (i) Stormwater management systems may be designed to discharge pre-treated stormwater into preserved wetlands in such a way as to maintain and/or enhance their current hydrology.

Policy BW-1.7.12: To the extent required by Walton County, all new development within the Bay-Walton Sector Plan shall adhere to the Walton County Flood Plain Ordinance.

ENVIRONMENT

OBJECTIVE BW-1:8: Create Long-Term Conservation Area for the long-term protection of environmentally sensitive areas in the Bay-Walton Sector Plan.

Policy BW-1.8.1: The Bay-Walton Sector Plan contains areas designated as Long-Term Conservation Area on Map 2. These areas have been identified as having high quality wetlands and/or habitat. The Bay-Walton Sector Plan has been analyzed consistent with the methodology used in the issuance of Regional General Permit and Ecosystem Management Agreement within the Bay-Walton Sector Plan.

Policy BW-1.8.2: Permitted land uses in the Long-Term Conservation Area as identified on Map 2 shall consist of conservation, passive recreation, low intensity, timber management and other uses which are environmentally based uses as approved at the time of the establishment of the conservation easement. These preservation areas may contain natural trails or pathways, dock/boat access, picnic areas and pavilions, observation towers, nature center, boardwalks, boat ramps, parks and open space, water supply, wells, easements (drainage, access, sewer or water lines or other public purpose), however, no use shall be permitted which is inconsistent with the preservation area concept. Within preservation areas, timber management, pruning of trees, tree removal, burning or other mechanical process that mimics the impacts of fire, shall be allowed for habitat, view corridor enhancement and management of timber. Except when associated with permitted uses within the preservation area, no clearing, grubbing or other surface removal of natural

ground cover is allowed. No planting of turf grass, exotic vegetation, or application of pesticides, herbicides or fertilizers will be permitted in the preservation area. For the purposes of stormwater management, erosion control and open space enhancement, non-invasive or native grass may be incorporated into the design.

Policy BW-1.8.3: Conservation easements will be placed upon all property designated as Long-Term Conservation Area on Map 2 at the time the DSAP becomes effective pursuant to Section 163.3245, F.S.. These conservation easements shall only permit uses consistent with Policy BW-1.8.2 and shall be recorded in the public records of Walton County. The easement shall be enforceable by an appropriate public entity. Pursuant to Section 163.3245 (3)(b), F.S., the conservation easements shall be effective before or concurrent with the effective date of the applicable DSAP and all lands planned for permanent preservation shall be in permanent preservation before or concurrent with the effective date of the final DSAP.

Policy BW-1.8.4: The Bay-Walton Sector Plan's Long-Term Conservation Area (as identified on Map 2) is intended to include a variety of wildlife habitat and vegetation types including: grasslands, wooded uplands, marsh, pasture and agriculture. Restoration of impacted vegetation and/or enhanced vegetation within the Long-Term Conservation Area is encouraged.

Policy BW-1.8.5: The framework that guides the design and appropriate uses within the Bay-Walton Sector Plan is based upon the principles that the highest concentration of environmentally sensitive lands within are located in the Long-Term Conservation Area and that contiguous expansive acreage functions better than isolated segments or narrow corridors.

- a) The general extent and configuration of the overall Long-Term Conservation Area is as identified in Map 2.
- b) Specific restoration and enhancement programs for the Long-Term Conservation Area are encouraged and will be phased, where used, with that information being included with each development application.
- c) Uses within the Long-Term Conservation Area shall be as determined by Policy BW-1.8.2.

OBJECTIVE BW-1.9: Protect the environmental resources within the Bay-Walton Sector Plan consistent with the Regional General Permit and Ecosystem Management Agreement approvals received for the Bay-Walton Sector Plan as described in the supporting policies below.

Policy BW-1.9.1: The Bay-Walton Sector Plan will protect the environmental resources within the Bay-Walton Sector Plan boundary consistent with the Regional General Permit and Ecosystem Management Agreements that have been issued.

Policy BW-1.9.2: Those areas in Bay-Walton Sector Plan that are outside the boundary of the Regional General Permit and Ecosystem Management Agreement have not undergone environmental permitting at this time. Any urban development that occurs in this area must be consistent with the environmental protections standards of the Coastal Zone,

Conservation Element of the Walton County Comprehensive Plan unless a regional permit review is received for any portion of this area. The Developer will have the option to seek a regional environmental permit review for this area, and if such a review occurs, the environmental protection standards that apply to this area would be added to Bay-Walton Sector Plan Element through the EAR process.

OBJECTIVE BW-1.10: Promote the development and use of lands in a manner that is sensitive to the protection of the natural resources within the Bay-Walton Sector Plan consistent with the approved Regional General Permit and Ecosystem Management Agreement. The Regional General Permit and Ecosystem Management Agreement requirements protect the resources in the Bay-Walton Sector Plan.

Policy BW-1.10.1: The sector planning process will identify at the time of each DSAP, how proposed development is consistent with the already issued Regional General Permit and Ecosystem Management Agreements identified in Policy BW-1.9.1 in order to avoid and minimize potential impacts to natural resources. Each DSAP will demonstrate consistency with the Regional General Permit and Ecosystem Management Agreement and evaluate any impacts on natural resources which include, but are not limited to:

- (1) Choctawhatchee Bay watershed and its tributaries;
- (2) Water management, and water quality;
- (3) Wetland protection, preservation and mitigation;
- (4) Greenways, wildlife habitat and wildlife corridors and;
- (5) Historic and archaeological sites; and other resources.
- (6) Seagrass beds, shellfish beds of commercial or recreational value and migratory or seasonal animal locations.
- (7) Regionally Significant Natural Resources including known natural biotic communities, and known populations of protected species of flora and fauna.

Policy BW-1.10.2: Listed species and critical habitats shall be evaluated on a site development basis. For developments on property known to support listed species of plants or animals, the developer shall be required to notify the appropriate federal, state and regional agencies.

Policy BW-1.10.3: Development at the density consistent with the land use category will be allowed in floodplains as long as it complies with all applicable state and local regulations.

OBJECTIVE BW-1.11: Ensure the protection of the water quality of Choctawhatchee Bay watershed and its tributaries.

Performance Measure: The extent to which the water quality of Choctawhatchee Bay watershed is preserved and/or enhanced.

Policy BW-1.11.1: DSAPs within the Bay-Walton Sector Plan shall identify and provide for protection of existing ecological systems within the area. Each DSAP will also provide for reasonable connections between these features. Wetlands are to be protected consistent with the Regional General Permit and Ecosystem Management Agreement

summarized in Policy BW-1.9.2. Where no Regional General Permit and Ecosystem Management Agreements have been approved, no building or structure shall be located closer than thirty (30) feet from any U.S. Army Corps of Engineers wetland jurisdictional line, except to allow for those uses allowable within Policy 6.7.4(6). Isolated wetlands that are not to be impacted shall be protected with a buffer of uplands not less than thirty (30) feet landward of the wetland delineation line to be determined using the U.S. Army Corps of Engineers wetland determination manual and procedures.

OBJECTIVE BW-1.12: To conserve and protect valuable ecosystems and to reduce the potential threat to life and property resulting from coastal storms. To provide natural buffers along the Bay, including all wetland ecotones habitat and significant uplands and buffers.

Policy BW-1.12.1: Until such time as these preservation lands have been acquired and/or conservation easements have been established, nothing shall prevent ongoing silviculture operations or the application of development rights consistent with the uses permitted in Policy BW-1.8.2.

Policy BW-1.12.2: Each DSAP shall identify and protect archeological, cultural and historic sites as identified and/or deemed significant by the Florida Department of State, Division of Historical Resources.

Policy BW-1.12.3: Avoid seagrass communities and other aquatic habitats when locating transportation structures that impact these resources. Mitigation between the developer and the County shall occur if these resources are impacted.

RECREATION AND OPEN SPACE

OBJECTIVE BW-1.13: To provide public parks, greenways, trails, public access points to water, and other recreational opportunities for a growing population that demands an increasingly wide variety of recreational facilities and services.

Policy BW-1.13.1: The Bay-Walton Sector Plan will meet the Level of Service requirements for parks, recreation, and open space.

Policy BW-1.13.2: Development within the Bay-Walton Sector Plan area shall be required to dedicate land for public use which may be in the form of passive and active parks, open space, recreation areas, town squares, greenways, trails and other forms of public use facilities in close proximity to centers, communities and neighborhoods.

Policy BW-1.13.3: A central public space shall be provided within each planned center (Town Center and Village Center) with connections to surrounding communities and neighborhoods. This may be in the form of a park, central square, or other civic use. Neighborhoods may also be served internally with smaller green space areas such as tot lots, greenways or greens.

Policy BW-1.13.4: Work with the Florida Trail Association, or similar agency, to connect the

Florida National Scenic Trail from Pine Log State Forest to the existing eastern trail.

Policy BW-1.13.5: Public access points shall be reserved in appropriate publicly owned locations in the area around West Bay and along the Gulf Intracoastal Waterway.

Policy BW-1.13.6: The number and approximate location of public and private water access points represented on the Sector Plan map shall be determined within each DSAP.

COMMUNITY FACILITIES

OBJECTIVE BW-1.14: Plan for community facilities in the Bay-Walton Sector Plan to ensure the projected population has adequate public services.

Policy BW-1.14.1: Each DSAP shall identify the land necessary for fire, law enforcement, and emergency medical services.

Policy BW-1.14.2: Coordinate land use and education facilities within the DSAP by identifying the need for and location of schools and education facilities.

Policy BW-1.14.3: Locate schools to provide safe pedestrian access, shortened walking distances and opportunities for sharing other community resources such as parks and recreational facilities, libraries and other services.

Policy BW-1.14.4: Schools, places of worship, public gathering facilities, medical offices and small businesses should be sited and designed as neighborhood entities as often as possible. Efforts should be taken to avoid having such buildings designed so that vehicular access serves as virtually the only admittance to such facilities.

Policy BW-1.14.5: Provide accessible school sites proximate to and servicing the neighborhoods and communities within the Bay-Walton Sector Plan and coordinate school siting with the school district.

Policy BW-1.14.6: Coordinate with Walton County to plan for locations for public buildings and facilities such as post offices, police and fire stations, libraries and churches.

Policy BW-1.14.7: Civic use facilities include both public and quasi-public uses such as community centers, meeting halls, recreation centers, clubhouses, schools, libraries, religious institutions, museums and galleries, performing arts auditoriums and facilities, municipal and government buildings, parks and plazas, daycare and postal services.

HOUSING

OBJECTIVE BW-1.15: Promote affordable housing for low and moderate income households through public and private measures, while promoting the policies and laws of the State relative to affordable housing.

Policy BW-1.15.1: Develop mixed-use residential neighborhoods with a variety of housing options to provide for affordable housing in reasonable proximity to places of employment.

Policy BW-1.15.2: Walton County will provide incentives to developers and/or landowners for providing affordable housing and/or land for affordable housing in the Bay-Walton Sector Plan. Such incentives may include streamlined permitting, program bonuses, reduced fees, and other such measures identified by the County. Under no circumstances may the program bonus, however, exceed the base densities found in Bay-Walton Sector Plan Element polices. Program bonuses can be earned by providing affordable housing units, selling land for affordable housing or donating land for affordable housing. The implementing ordinance shall consider all segments of affordable housing (i.e. very low, low, and moderate), as defined by Chapter 420, Florida Statutes. In recognition of the relative importance of each affordable housing segment, the ordinance may consider different levels of incentives on a sliding scale basis, based on the affordable housing segment that is being addressed by a developer and/or landowner.

INTERGOVERNMENTAL COORDINATION

OBJECTIVE BW-1.16: Establish general procedures and policies to facilitate Intergovernmental Coordination in the review and implementation of the Bay-Walton Sector Plan.

Policy BW-1.16.1: Prior to the submittal of each DSAP application, the application will coordinate with Bay County, the City of Panama City Beach, Walton County and state and regional agencies including West Florida Regional Planning Council (WFRPC). Comments received from these agencies will be considered as part of the DSAP application. The applicant must also do the following to ensure intergovernmental coordination:

- a) Meet with Bay County and Walton County prior to submitting the application;
- b) Contact Panama City Beach and the Florida Department of Transportation to answer questions and meet if requested;
- c) Provide a copy of the supporting transportation analysis to the Florida Department of Transportation and all applicable agencies and seek comments on the methodology used prior to submittal. The methodology will include short-term and long-term analysis procedures and identification of the analysis that will document:
 1. The staging or phasing of transportation improvements to support development of the DSAP, including developer contributions to mitigate impacts to state and regionally significant transportation facilities; and
 2. The costs and funding needed for transportation improvements in the 5-year schedule of capital improvements;
- d) Provide a copy of the DSAP application to Bay County, Walton County,

City of Panama City Beach, Florida Department of Transportation, Florida Department of Economic Opportunity, Florida Department of Environmental Protection, the WRPC and any other agency that requests a copy.

Policy BW-1.16.2: To avoid costly litigation, the processes and procedures outlined in Chapter 70, Florida Statutes will guide the resolution of any disputes regarding the Bay-Walton Sector Plan or its impacts.

Policy BW-1.16.3: Coordinate with Bay County and Walton County in the development of the Bay-Walton Sector Plan to attempt to standardize and unify the development requirements and procedures that will apply within the Bay-Walton Sector Plan, especially for those land use categories that are located in both jurisdictions.

Policy BW-1.16.4: Coordinate with Bay County and Walton County and the service providers to ensure that adequate public facilities are available to serve each DSAP. The service areas are clearly identified in the Walton County's service area maps.

Policy BW-1.16.5: Coordinate with Walton County and the Walton County School Board to ensure the location and timing of schools are planned and consistent with the Public School Facilities Element of the Walton County Comprehensive Plan.

Policy BW-1.16.6: During the Evaluation and Appraisal Review, the County shall review the extent to which the Bay-Walton Sector Plan Policies and Objectives have been accomplished.

Policy BW-1.16.7: Prior to the initiation of a new DSAP or a new phase within an approved DSAP, Walton County shall evaluate the adopted DSAP as it relates to any subsequent phase for its impact on applicable local and regional resources, including public utilities, public services and infrastructure and potential impact to adjacent and affected jurisdictions. The County shall also evaluate its consistency with Bay-Walton Sector Plan Element and Section 163.3245, F.S.. This evaluation shall be performed using all applicable regulatory provisions and shall utilize a fiscal analysis addressing the criteria specified in Policy BW-1.7.2. The evaluation shall consider the development that has been permitted to date as well as any environmental surveys and monitoring and modeling required for analyzing additional transportation requirements. This evaluation shall be submitted to the Department of Economic Opportunity (DEO), West Florida Regional Planning Council, Florida Department of Environmental Protection, Northwest Florida Water Management District, Bay County Transportation Organization, Okaloosa-Walton Transportation Organization, the Florida Department of Transportation, local, regional, and state resources, and all adjacent and potentially affected jurisdictions for review and comment prior to approval of the new DSAP or phase of development. No new DSAP or phases shall be approved until the developer commits its fair share for any significant impacts to the applicable local, and regional, and state resources, including public utilities, public services, and infrastructure are mitigated, this includes, where applicable, corridor and right-of-way preservation.

Policy BW-1.16.8: Coordinate with established public transportation agencies in the area (local and regional) to ensure that public transportation, including transit, is accommodated and to identify funding sources for public transportation improvements, types of public transportation improvements, improvement locations, and connections to existing services.

Objective BW-1.17: The Bay-Walton Sector Plan planning process shall be continuous and ongoing. To assist with tracking year-by-year implementation the developer shall submit an annual Bay-Walton Sector Plan Monitoring Report to Walton County.

Policy BW-1.17.1: Every 12 months following the effective date of the Sector Plan the developer shall submit a Sector Plan Monitoring Report providing the following information in the form of narratives, tables, graphics, videos, maps and other appropriate documentation as Walton County may require.

- A. A description of any changes in land ownership (excluding lot sales to end users) including the successor in interest, size, location, land use category and the amount of development rights authorized through a DSAP allocated to the purchaser.
- B. A listing of any substantial local, state and federal permits, which were obtained, applied for, or denied, since the last monitoring report, specifying the agency, type of permit, parcel, location(s) and activity for each permit.
- C. A summary of development activity proposed or conducted since the previous report including residential units and gross floor area of non-residential uses, and site improvements. The development activity shall be compared in an ongoing ledger to that allowed by the applicable DSAP.
- D. A summary of development activity anticipated for the upcoming one and five year time periods including anticipated residential units and gross floor area of non-residential uses, and their locations. Since the actual development activity will be based on market conditions which are subject to change, the anticipated development activity is provided for planning purposes.
- E. The status of wetlands and uplands identified for conservation including the location and acreage of those lands set aside for permanent protection through a conservation easement or dedication of title to a conservation entity.
- F. How development patterns are fulfilling the urban design polices applicable to the Bay-Walton Sector Plan.
- G. Public Facilities and Services
 1. Identification of improvements to public facilities and services that have been completed since the previous annual report.
 2. Identification of improvements to public facilities and services necessary to support anticipated development over the upcoming one and five year time periods and the status of current plans to complete the improvements including an analysis of anticipated expenses and revenue sources for:
 - a. Transportation System
 - b. Water Supply
 - c. Wastewater Treatment and Disposal
 - d. Stormwater

- e. Parks and Recreation
 - f. Solid Waste
 - g. Public Schools
 - h. Emergency Services including Sheriff, EMS, Fire
 - i. General Government and other impacted Facilities and Services
- H. An analysis of whether fiscal neutrality is being achieved. The intent of fiscal neutrality is that the costs of additional local government facilities and services that are built or provided for the Bay-Walton Sector Plan shall be funded by properties within the Bay-Walton Sector Plan.

The developer shall provide the annual Bay-Walton Sector Plan Monitoring Report to the Walton County Director of Planning and Development Services. As the master applicant, The St. Joe Company will retain ongoing responsibility for preparation of the annual report. Should lands be sold to other interests, the annual report responsibility will be shared, with The St. Joe Company serving as lead. Failure to timely submit the report may lead to a withholding of development permits. Bay-Walton Sector Plan Monitoring Reports shall be coordinated with Walton County, local, regional and state agencies, and made available to the public via the Bay County and Walton County internet site.

The master applicant shall make a good faith effort to obtain information related to the public facilities and services outlined in Policy BW-1.17.1(G) above from the public agencies that oversee the applicable public facility or service. Failure by the public agencies to provide information in a timely manner shall not be held against the master applicant's requirement to submit the Bay-Walton Sector Plan Monitoring Report.

(Ord. No. 2015-12, § 1, 05-12-15, readopted due to scrivener's error with Ord. No. 2015-26, § 1, 10-13-15; Ord. No. 2015-26, §1, 10-13-15 readopted due to scrivener's error with Ord. No. 2015-31, §1, 12-08-15)

OBJECTIVE L-1.14 CONCURRENCY MANAGEMENT SYSTEM

Through its adopted concurrency management system (CMS), Walton County shall ensure that public facilities and services needed to support development are available concurrent with the impacts of development.

Policy L-1.14.1 The following public facilities and services are subject to the County's adopted level of service standards for concurrency: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public schools.

Policy L-1.14.2 Sanitary Sewer, Solid Waste, And Drainage. For sanitary sewer, solid waste, and drainage, development shall meet the following minimum standards to satisfy Walton County's concurrency requirements:

1. At the time of the issuance of a certificate of occupancy or its functional equivalent,

the necessary public facilities and services are in place and available to serve the new development; or

2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(a), F.S.]

Policy L-1.14.3 Potable Water. The concurrency requirements for potable water are subject to the following standards and requirements:

1. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies are available to serve a proposed development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. Such analysis shall be based upon consideration of the following criteria:
 - A. The permitted capacity, available (pumping) capacity, water level depth, and condition of all wells, well fields, or other sources of potable water.
 - B. The design capacity of potable water treatment and distribution facilities.
 - C. The existing level of service measured by the average number of gallons per day per unit based on the average flows experienced and the total number of equivalent residential units within the service area.
 - D. The adopted level of service standards for the potable water facilities.
 - E. The existing capacities or deficiencies of the system.
 - F. The capacities reserved for approved but unbuilt development.
 - G. The improvements to be made to facilities in the current fiscal year pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
 - H. The improvements to be made to facilities in the current fiscal year by the County or other service providers and the impact of such improvements on the existing capacities or deficiencies.
2. At the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary potable water facilities are in place and available to serve the new development; or
3. At the time the development order or permit is issued, the necessary potable water facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance

of a certificate of occupancy or its functional equivalent.

4. In addition to the foregoing, the concurrency requirement for potable water requires the applicant for development approval to provide written confirmation from the appropriate provider or the Northwest Florida Water Management District, as applicable, that sufficient water withdrawal capacity to accommodate the proposed development is available.
5. Consistent with the NFWFMD District Water Supply Plan, the County will maintain an inventory of existing public facilities in accordance with its Water Supply Facilities Work Plan, Walton County Planning Department, adopted July 13, 2010, which is incorporated herein by reference. The inventory shall provide capacities for all public facilities and services consistent with the adopted levels of service standards adopted herein, and shall identify any deficiencies.

Policy L-1.14.4 Parks and Recreation. To ensure development demands will not exceed the park and recreation facilities level of service standards, residential developments, other than those involving only a minor replat or lot split, shall dedicate a minimum of five percent (5%) of the gross area of the subdivision for public recreation purposes. Alternatively, the developer may pay cash in an amount equal to five percent (5%) of the gross value of the subdivision, said value to be estimated on a basis of platted land without improvements. For parks and recreation facilities development shall, at a minimum, meet the following standards to satisfy the concurrency requirement:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by Walton County, or funds in the amount of the developer's fair share are committed; and
 - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or
 - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
 - c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual

construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Policy L-1.14.5 Transportation. For transportation facilities (roads designated in the adopted comprehensive plan), development shall, at a minimum, meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections (3)-(6) of this section.

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements; or
3. At the time a development order or permit is issued, the necessary facilities and services are guaranteed by participation in the County's adopted proportionate proportional fair share methodology pursuant to the Traffic Circulation Element Objective T-1.3 and implementing policies, for assessing a fair share cost of the transportation improvements necessary based on project traffic impacts from development; or
4. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
5. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(c), F.S.]
6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements, if the conditions specified in subsection 163.3180(6), F.S., for diminimus impacts are fully met.

Policy L-1.14.6 Public School Facilities. The County in conjunction with the School Board shall ensure through the development review process that development needs shall not exceed the adopted level of service for public schools facilities pursuant to PS-1.5.1.6.

OBJECTIVE L-1.15 SCHOOLS AS AN ALLOWABLE USE

Identify future land use categories that are proximate to residential areas and student populations and in which public, private, and charter schools are an allowable use and promote co-location of public schools with other public facilities such as parks, libraries, and community centers.

Policy L-1.15.1 Future schools shall be an allowable use in any land use category except the Industrial, Heavy Industrial, Light Industrial Future Land Use Categories, and the Conservation Future Land Use Category, except as otherwise permitted in Policy L-1.4.8.(A)2.

Policy L-1.15.2 School Locations

- (A) Public schools are to be located in agricultural and rural future land use categories only when no feasible site exists in non-agricultural or non-rural categories, due to prohibitive land costs or location of available sites, and when necessary to service student populations in agricultural and rural areas that are mainly located in agricultural areas.
- (B) If no feasible site exists in non-agricultural categories, then a public school should be located in a portion of the agricultural FLUM category that is as close as possible to urban residential areas. Thereafter, the land use on the site should be changed subsequently to an “Institutional” or other appropriate FLUM category.
- (C) The local comprehensive plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served.

Policy L-1.15.3 When considering the acquisition and establishment of public facilities such parks, libraries, and community centers, the County shall, to the greatest extent possible, select a location and/or design the facility in such a way that co-location of the facility with a public school is either achieved with an existing public school, or that the facility can be retrofitted for co-location with a future public school.

OBJECTIVE L-1.16: COMPATIBILITY WITH EGLIN AIR FORCE BASE

Walton County shall promote the sustainability of the military mission at Eglin Air Force Base and protect life, property, and the economy by ensuring compatibility of land uses with military operations at the base.

Policy L-1.16.1: Property owners or their agent are required to notify potential buyers of real property located within the established Military Influence Planning Areas (MIPA), identified in the Joint Land Use Study (JLUS), June 2009, Figures 13-9 through 13-12, inclusive, of possible low level aircraft and impulse noise associated with the location of the property. The notification will specify whether the subject property is situated within the Low Intensity, Moderate Intensity, or Higher Intensity impact areas, as those areas are defined and delineated in JLUS, Figure 13-2.

Policy L-1.16.2: Within each established Military Influence Planning Areas (MIPA), as identified in JLUS, Figures 13-9 through 13-12, inclusive, Walton County shall require that outdoor lighting for new developments be fully shielded with positive optical control so that all light emitted by a fixture is projected below a horizontal plane extending from the bottom of the light fixture.

Policy L-1.16.3: Walton County shall, in coordination with Eglin Air Force Base, implement an educational program for the distribution of educational handouts and materials as provided by Eglin AFB to developers and builders regarding radio frequency interference.

Policy L-1.16.4: As a condition of development order approval, property owners, or their agents, shall be required to disclose in recorded plats, site plans, covenants and restrictions, or other similarly recorded public documents the location of properties that are situated within Low Level Approach Areas as identified in JLUS Figure 13-9 through 13-11, inclusive, or Cruise Missile Corridors, as identified in JLUS Figure 13-6.

Policy L-1.16.5: Walton County shall discourage community boat slips, additional navigation channels, land cuts, artificial reefs, and marina facilities along those areas of the north edge of Choctawhatchee Bay needed to keep Controlled Firing Areas open and accessible.

Policy L-1.16.6: Walton County shall require that development within the Low Level Approach Areas, as identified in JLUS Figures 13-9 through 13-11, inclusive, or the Eglin AFB boundary buffer, shall be maintained as low density residential. Potentially incompatible development proposed for these areas, such as hospitals, schools, or places of worship, shall be limited. Walton County may also require the clustering of development away from the Cruise Missile Corridors identified in JLUS, Figure 13-6, where feasible.

Policy L-1.16.8: Walton County shall support and promote State and Federal land acquisition in the Florida Greenway Program.

Policy L-1.16.9: To foster closer coordination and communication with Eglin Air Force Base, Walton County's local planning agency shall include an ex-officio, non-voting member as a representative of Eglin's Installation Commander. The designated representative shall be notified of all meetings and will be provided copies of the agenda package, as well as any special planning studies.

Policy L-1.16.10: Development proposed within a Maximum Obstruction Heights for Other Military Training Routes area or critical approach area as identified in JLUS, Figure 13-4, are subject to the height restrictions adopted in FLUE Policy L-1.5.4, and its implementing Land Development Code provisions.

OBJECTIVE L-1.17 PLANNED UNIT DEVELOPMENT OVERLAY

The County shall promote innovative development plans that conserve natural features of the land, promote compact development, encourage interconnectivity within the development and to the surrounding areas, maximize open space, and include unique design features.

Policy L-1.17.1 To promote innovative planned development, Walton County shall implement the Planned Unit Development Overlay program as follows:

- (A) The land development regulations shall create a procedure for the adoption by ordinance of planned unit development overlays, upon application by a landowner or agent, to allow the consideration of unique, innovative, or narrowly defined land use proposals that, because of the specificity of the applied regulatory conditions, can be found compatible with the character of the surrounding land uses and the environmental conditions of the subject land.
- (B) Overlay districts may include all of the uses allowed in the underlying Future Land Use Categories of the development parcels, but may not exceed the total allowable densities and intensities for each of those uses.
- (C) The PUD overlay must include unique design features and other regulatory conditions adopted to promote compatibility with adjacent areas including but not limited to:
 - 1. Recreational areas,
 - 2. Mixed use development,
 - 3. Buffering, and
 - 4. Landscaping.
- (D) This overlay district may allow clustering of residential and non-residential densities and intensities to achieve the following:
 - 1. Enhance the internal design of the district and its relationship to surrounding uses,
 - 2. Maximize preservation of natural features,
 - 3. Protection of threatened or endangered species or species of special concern, and
 - 4. Common open space.
 - 5. At no time shall the overall density and intensity exceed the densities and intensities of the combined underlying land uses or allow a use not included in the underlying land uses.
- (E) In addition to the criteria listed above, the County shall adopt land development regulations which require each adopted Planned Unit Development to address the following:
 - 1. an integrated plan of development;
 - 2. the intent of the specific planned unit development;
 - 3. density and intensity;
 - 4. permitted uses;
 - 5. access and interconnectivity by car, foot, bicycle, and transit;
 - 6. trip generation and trip capture;
 - 7. identification and protection of environmental features;
 - 8. open space;
 - 9. buffering of adjacent uses when necessary; and
 - 10. unique design features.
- (F) The Planned Unit Development Overlay may be applied on any specific

property, or a group of contiguous properties. The regulatory conditions pertaining to each development plan shall be adopted by ordinance approving the Planned Unit Development.

OBJECTIVE L-1.18: WILDFIRE MITIGATION

Walton County shall protect life, property, and the economy by eliminating or minimizing Walton County's vulnerability to wildfire hazards.

Policy L-1.18.1: Walton County shall within six (6) months of the adoption of this amendment include regulations in the Land Development Code, in coordination with the Florida Division of Forestry, for review of developments proposed within areas of wildfire hazard and known prescribed burn, using features such as plant community type and development stage, canopy cover, hydrograph, soils, slope, aspect, and elevation, based on the Fire Risk Assessment Model developed by the Florida Division of Forestry.

Policy L-1.18.2: Walton County shall, through public outreach programs, inform the public of proactive steps toward mitigation of wildfire damage.

Policy L-1.18.3: Walton County shall advance the directives and policies of local emergency management operational plans and the Walton County Local Mitigation Strategy.

Policy L-1.18.4: Walton County shall carefully consider requests for land use changes in areas at risk from wildfire and restrict certain land uses as necessary to assure public health, safety, and welfare and the protection of property. Land uses and specific development plans for which adequate wildfire mitigation cannot be provided, or that would preclude or severely limit the use of wildfire mitigation or natural resource management options such as prescribed fire, shall not be authorized in severe wildfire hazard areas.

Policy L-1.18.5: The County shall cooperate with the Division of Forestry to implement a fuels management program that consists of the following:

- (A) Practices such as prescribed burning, mechanical fuel reduction, and thinning, as necessary and appropriate to reduce wildfire hazards consistent with natural resource protection.
- (B) Increased public awareness of the benefits of prescribed burning and the inevitability of resulting smoke.
- (C) Within six (6) months of the adoption of this amendment, the County shall amend the Land Development Code to include regulations for new development through plats, covenants and restrictions, or similar legal documents, to ensure buyers are informed of the wildfire risks and potential nuisances posed by fuel management and that prescribed burning may be used to manage wildfire hazards and that smoke will be present. These

documents shall include the following statement: “In §590.125 F.S. the Florida Legislature recognizes that Certified Prescribed Burning is a property right of the property owner and that a property owner or his agent is neither liable for damage or injury caused by the fire or resulting smoke nor considered to be in violation for burns conducted in accordance with § 590.125(3) F.S. unless gross negligence is proven.”

- (D) Special focus on the wild land-urban interface as an area exposed to wildfire hazard.