

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.

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.
 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.
 - 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, 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 (NFWFMD) 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 NFWFMD 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 NFWMD 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 multifamily 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	Density Bonuses Available
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	N
L-1.3.2 Residential Preservation (RP)	Residential	1 du per lot	0.50	0.60	N
L-1.3.3 Neighborhood Infill Projects (NI)	Residential; Civic/Public; neighborhood serving commercial	Up to 8 du/acre	0.50	0.60	N
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	Up to 10 du/acre maximum with density bonus
L-1.3.5 Traditional Neighborhood Development (TND)	Public/Civic; Commercial Center; Residential	10 du/acre	0.85	0.85	N
L-1.3.6 Coastal Center (CC)	Residential, Civic/Public, Workplace; Limited commercial	8 du/acre	1.50	0.75	N
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	N
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	N
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	N
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	Up to 10 du/acre maximum with density bonus
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	N
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	N

Common to North and South Walton County

Future Land Use Category	Uses Allowed	Gross Density	FAR	ISR	Density Bonuses/ Conditional
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-family & MH Parks @ 12du/acre; Apartments at 17du/acre conditional use
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 may be authorized for park management
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 unit may be approved for security purposes
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 NFWFMD 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.
- (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.
- (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.

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.

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 NFWMD 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.