

"Conservation" Land Use Goals, Objectives, and Policies	Location of Where Addressed in CP	Deficiencies
<p>GOAL L-1: TO IMPLEMENT THE TOWN AND VILLAGE CONCEPT THAT ACCOMMODATES DIVERSE ECONOMIC DEVELOPMENT, ENVIRONMENTAL INTEGRATION AND AN EFFICIENT GROWTH PATTERN THAT COMBATS SPRAWL AND EMPHASIZES SUSTAINABLE, MIXED USE COMMUNITIES BASED ON NEIGHBORHOOD DESIGN CONCEPTS.</p>	Objective L-1.3	
<p>OBJECTIVE L-1.1: Development within South Walton shall be 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.</p>	Objective L-1.3	
<p>POLICY L-1.1.1: Development within the various land categories shall be governed by the following structure, density and intensity, as appropriate.</p> <p>1. Large-Scale Agriculture: Areas now used and appropriate for continued use primarily in large-scale agricultural activities, including timber production.</p> <p>a. Uses allowed: Agriculture and silviculture activities; farm dwellings, including farmworker housing, and associated accessory structures that are related to and supportive of agriculture and silviculture.</p> <p>b. Density allowed: 1 unit per 200 acres.</p> <p>c. Creation of new Parcels: The subdivision of parcels within the Large-scale Agriculture land use category shall not result in the creation of more than 50 new building lots during any calendar year.</p> <p>d. Special Considerations: Silviculture activities shall be conducted in a manner compatible with the conservation, protection and appropriate use of natural resources by applying best management practices. The following policies apply:</p> <p>1) Silviculture activities shall follow the best management practices outlined in the publications titled "Silviculture Best Management Practices Manual" (Revised May 1990, Florida Department of Agriculture and Consumer Services, Division of Forestry) and "Management Guidelines For Forested Wetlands in Florida," (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) and the requirements of Chapters 373 and 403, F.S.</p> <p>2) Forested wetlands the Primary Streamside Management Zone criteria shall be applied within 75 feet of perennial streams greater than 30 feet in width.</p> <p>3) To maintain the overall ecological integrity of the wetlands community, select cuts, small clear cuts or other irregularly shaped harvesting techniques will be allowed provided:</p> <p>a) Viable populations of the endangered threatened and species of special concern found on-site can be maintained on-site.</p> <p>b) Harvests are planned to provide for varying age and height diversity, supporting a variety of vegetation successional stages within the overall wetland ecosystem.</p> <p>c) The natural hydrology and hydroperiod of wetlands are maintained and state water quality standards are not violated.</p> <p>d) There is no conversion of wetland systems to upland systems.</p> <p>e) There is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to wetlands compatible with the type, form, and function of adjacent wetlands.</p> <p>4) The silviculture policies of this plan will be re-evaluated when the Florida Department of Agriculture and Consumer Services prepare new guidelines and best management practices and this plan will be amended consistent with these new provisions within 180 days of their promulgation.</p> <p>2. 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.</p> <p>a. No density is given to this land use category, except for conservation use limited to public access and necessary support uses and structures (ranger stations, towers, recreational uses, greenways and amenities).</p> <p>b. Management plans shall be prepared and publicly reviewed periodically to ensure compatibility with abutting uses.</p> <p>c. Future State Forest lands shall provide development separation, focus upon ecosystem management and protect threatened and endangered species.</p> <p>d. Conservation and passive recreation uses and necessary support uses and structures.</p> <p>3. State Park and Recreation: Publicly owned lands that fall into categories of State parks, State recreation areas, State preserves 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.</p> <p>a. No density is given to this land use category, except for recreation and conservation uses as identified in the approved State management plans. Such uses include ranger stations, recreation facilities and amenities, recreational trails, greenways and camping facilities.</p> <p>b. Management plans shall be prepared and publicly reviewed periodically to ensure compatibility with abutting uses.</p> <p>c. Future State park and recreation expansion shall focus upon coastal resources and shall be an integral part of the County's tourism-oriented strategy, while providing development separation.</p> <p>4. Parks: Park and recreation facilities owned and operated by the County, or an agency of the County, for the purpose of active and passive use. Beach access is included in this definition. No density is given to this land use classification. Details for this classification are found in the Recreation, Open Space Element.</p> <p>5. Conservation Residential: Private, larger tract ownership intended for very low density use and enhancement of natural resource conservation. This classification responds to a variety of circumstances such as limited development potential due to environmental sensitivity including salt marsh, wetlands and floodplains. Land use is limited to low impact residential usage and activities compatible with natural resource and wildlife conservation.</p> <p>a. Uses Allowed: Residential, passive recreation and limited silviculture activities. Vested subdivisions and individual lots of record are permitted as exceptions to the density provisions. Existing commercial uses may be maintained as a legal non-conforming use, subject to the requirements for such uses as set forth in the Land Development Code.</p> <p>b. Density Allowed: 1 unit per 10 acres, notwithstanding any other density limitations for wetlands. If State lands are disposed into this category, only one (1) unit shall be allowed per parcel, and densities may range as low as 1 unit/50 acres.</p> <p>c. Conservation and Development Criteria:</p> <p>1) For parcels with silviculture activities, property owners are encouraged to participate in the Department of Agriculture's Stewardship program.</p> <p>2) Interim development criteria shall include a maximum of 10% clearance of natural vegetation and retention of 90% of the parcel in open space. Open Space shall include unpaved parking and access, stormwater retention, waterbodies and courses, passive recreation and silviculture.</p> <p>Buildings shall be located on the least sensitive part of the site and shall be subject to the density transfer provisions of L-1.10.4 of this element.</p> <p>3) Septic tank drainfields shall not be permitted within wetlands and within wetlands buffer areas or within 100 feet of the shoreline of the Bay, rivers and creeks within the Residential Conservation district. As an alternative, aerobic systems may be permitted within the buffer areas if a conventional septic tank cannot be sited on the property, where consistent with Chapter 10 D-G, F.A. C.</p> <p>4) Within six (6) months of adoption, the County shall amend the Land Development Code to include a set of performance standards that allows development based on low/zero impacts, utilizing GIS/suitability methodologies. Criteria can include:</p> <p>a) Land management techniques for natural systems.</p> <p>b) Wildlife corridor protection.</p> <p>c) Impervious surface limitations.</p> <p>d) Site clearing.</p> <p>e) Setbacks and screening.</p> <p>5) State-owned lands in this classification have zero density until they are disposed by the State.</p> <p>6. Neighborhood: The Neighborhood classification is fundamental to creating walkable, mixed use, energy efficient communities in South Walton. This classification of low and medium density residential areas is comprised of established neighborhoods and areas designated for new development. Such areas shall conform to neighborhood design principles of having a center, an edge and an optimal size based on a 1/4 mile radius from the center.</p> <p>In either case, as discussed below, plans for new development must show its place within the neighborhood it infills, including identification of the neighborhood's ultimate size, boundary and center.</p> <p>a. Types and Sizes: The neighborhood varies in size but generally ranges up to 160 acres, based on the 1/4 mile radius for achieving walkable communities. The description of applicable types and sizes are provided as follows:</p> <p>1) Established Neighborhoods - South Walton has several established neighborhoods, and they are identified on the map located at the end of this Element. Established neighborhoods receive special consideration since they often reflect specific development and settlement patterns. Established Neighborhoods are given preference, when infill to them is proposed. Infill is a vacant, unplatted parcel surrounded by development on at least three sides.</p> <p>If an Established Neighborhood has an adopted Plan and regulating code, the applicable regulations and requirements apply to the infill parcel. If no Neighborhood Plan exists, the criteria and standards of 6.c apply to the infill parcel.</p> <p>2) Small Neighborhoods are parcels between ten (10) and forty (40) acres, and they may be expansions of existing neighborhoods where growth is consistent and can be interconnected. The small neighborhood also may be an isolated parcel that cannot be connected to an existing neighborhood or cannot grow to the minimum forty (40) acre neighborhood. These parcels are governed by the Neighborhood regulations, subject to limitations in 6.c, Density, Criteria and Use Mix.</p> <p>4) The Village is greater than one hundred sixty (160) acres and is subdivided into more than one (1) neighborhood. One (1) to three (3) neighborhoods, autonomous by identity and boundary, make a Village.</p> <p>5) The Town is an aggregation of four (4) or more neighborhoods. The only Town in South Walton is the SPA I at the intersection of US33 I/98.</p> <p>b. Boundaries of Neighborhoods. Neighborhood boundaries may be road, water bodies or greenbelts. Greenbelts may be State Forest, State Park and Recreation, Conservation Residential lands or golf courses (18-hole par three or championship courses).</p>	<p>Policy L-1.4.1</p> <p>Policy L-1.4.8 (A)</p> <p>Policy L-1.4.8 (B)</p> <p>Policy L-1.14.4</p> <p>Policy L-1.3.1</p>	<p>Comp Plan Density: 1 Du per 40 ac. Comp Plan does not contain "Creation of new Parcels" clause. Comp Plan does mention the "Management Guidelines For Forested Wetlands in Florida" in special considerations (1). Comp Plan does not have Special Considerations (2), (3), or (4).</p> <p>Comp Plan splits this land use category into 3 subcategories, 2 of which allow densities greater than 1 du per 10 ac. Also, the Conservation and Development Criteria is dispersed between the 3 subcategories, and does not apply to each individually. The higher densities also allow for more than 10% clearance of natural vegetation. Comp Plan also does not state "alternative, aerobic systems may be permitted within the buffer areas if a conventional septic tank cannot be sited on the property." (5) is not in Comp Plan. Comp Plan does not require LDC be amended to include performance standards.</p>

c. Density, Mix and Criteria. Each development has a distribution of uses appropriate to its location, such as the natural environment, and in the case of existing neighborhoods, the actual combination of uses and density. Two (2) units per acre is the density if sewer is not available. Maximum density on septic tanks may be increased to four (4) units per acre in areas with soils rated as having "slight" limitations, if dry lines (water and sewer) are installed and the extension of water and sewer to the site is in the Capital Improvements Plan of the appropriate utility provider. All development at greater than one (1) dwelling unit per five (5) acres shall be required to connect to water and sewer, if development is within one (1) mile of C30-A. Neighborhood residential densities have a base of four (4) units per acre and may reach ten (10) units per acre, with bonuses as provided in Policy L-1.1.2 of this element. Regardless of use, mix or size, neighborhoods share several characteristics that enable them to be compact, and transit and pedestrian friendly. Streets terminate at other streets in an interconnecting network. On-street parking is encouraged on all local streets to distribute parking and to buffer pedestrian sidewalks. Perimeters average no more than 1600 feet. Block lengths exceeding 500 feet provide a pedestrian path crossing; blocks with lots of 50' width or less have alleys. Land use categories face across streets; dissimilar land uses abut at rear lot lines. Lots and buildings front and have entries on streets or squares. Any development proposal shall have a specific Neighborhood Plan as identified in 6.d.2) of this section.

1) Infill parcels in Established Neighborhoods (with no Adopted Plan) are subject to the following:

- Infill tracts are less than ten (10) acres in size and are vacant, unplatted parcels.
- New development must show its place within the neighborhood it infills, including the neighborhood's ultimate size, boundary and center.
- Uses shall be confined to residential and public uses. The average density and setbacks shall conform to the abutting area being infilled. Civic uses are not required but may be approved by the County with a detailed plan and a demonstration of need.
- Commercial uses are prohibited, except as an extension of an existing commercial use, subject to a detailed plan, including buffers, interconnections, abutting uses, scale and character.
- Workplace is prohibited.

2) Small Neighborhoods are subject to the following:

- Parcels range from ten (10) to forty (40) acres.
- Residential densities and unit types can be mixed subject to the bonus provisions of Policy L.1.1.2 of this Element.
- Civic uses are required and public uses are allowable.
- Commercial uses are allowable; limited to neighborhood-serving retail and services; FAR shall not exceed 1.0; the area may not exceed ten (10) percent of the project acreage; residential units may occur over the commercial and are encouraged.
- 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.

3) Focused centrally, the Traditional Neighborhood, Village or Town mixes various distributions of the following uses:

- Public Use:
 - Includes streets, squares, parks, playgrounds, 18-hole par three or championship golf courses (as greenbelts only) and the like.
 - Requires a minimum of 5% of the neighborhood area or three (3) acres (whichever is greater).

3. Each neighborhood contains at least one (1) square, not less than one (1) acre in size, close to the center.

- Civic Use: Optional in the Traditional Neighborhood but required in the Village and Town.
 - Community uses such as meeting halls, libraries, post offices, schools, childcare centers, clubhouses, religious buildings, recreational facilities, higher education, museums, cultural societies, visual and performance arts buildings, municipal buildings, and the like.
 - Requires a minimum of 2% and a maximum of 15% of the neighborhood area.
 - Civic uses are within or adjacent to squares and parks or on a lot terminating a street vista.
 - Off-street parking is to the side or rear of the building and may be shared with other adjacent uses. Shared parking shall be permitted as defined in the Land Development Code.
 - The maximum FAR is 1.0 for civic uses.
- Workplace: Allowed in the Traditional Neighborhood, Village and Town.
 - Buildings for uses such as offices, artisanal, light industry and office/warehousing (no outdoor storage). Such uses shall create no off-site impacts with regard to noise, particulate matter, vibration, odor, fumes, glare and fire hazard.
 - Allows a minimum of 1% and a maximum of 25% of the Neighborhood area, subject to a detailed Neighborhood plan.
 - Off-street parking is to the side or rear of the buildings.
- Commercial Center: Allowed in the Traditional Neighborhood, Village or Town. Buildings primarily for business uses, such as retail, services, entertainment, restaurant, club, office, medical, artisanal, limited lodging, and residential use.
 - At least 25% of the building area is designated for residential use, unless the site is less than two (2) acres.
 - Requires a minimum of 2%, or one (1) acre, and a maximum of 15% of the neighborhood area, based on a forty (40) acre increment minimum.
 - Requires front streets with parallel parking and sidewalks a minimum of 15' wide.
 - Off-street parking is to the side or rear of the buildings and may be shared with other uses as defined in the Land Development code.
- Limited lodging is a bed and breakfast with no more than eight (8) rooms and serves only one (1) meal per day.
- Heights may not exceed four (4) stories.
- Entertainment and recreational uses such as sports clubs, fitness centers, dance schools, small theaters, small taverns and similar uses, but with no outdoor broadcasting or music.

e) Small Apartment Buildings and Townhouses:

- Buildings for residential uses including triplexes, townhouses and small apartment buildings; heights are limited to three (3) stories.
- Buildings for residential use may have limited office and retail use, cafes, limited lodging (see d)5. above) and artisanal uses, subject to the provisions of Policy L-1.9 .6 of this element.
- All building area above the ground floor is designated for residential use.
- Outbuildings of a designated maximum size are permitted, as
- Requires a minimum of 20% and a maximum of 60% of the Neighborhood area.
- Requires front streets with parallel parking and sidewalks a minimum of six (6) feet wide.
- All off-street parking is behind the buildings except for on-street parking.

f) Single Houses:

- Buildings for residential uses, including single family houses, duplexes and other compatible uses, subject to Policy L-1.9.6 of this element
- All building area above the ground floor is designated for residential use.
- Outbuildings of a designated maximum size are permitted, as specified in the Plan.
- No more than 60% of the Neighborhood area shall be single houses.
- Lots face roads with required sidewalks a minimum of 6' wide on at least one side of the road and optional parallel parking.
- All off-street parking is to the side or rear of the building. Where access is through the front, garages or carports are located a minimum of 20' behind the building facade.

d. Special Regulations and Requirements

- Each Neighborhood, existing or proposed, shall have its own plan and regulations and combination of uses, ranging within the criteria listed in Policy L-1. 1.1.6c, 1)-6) above. By 1996, the County shall establish a Neighborhood Planning Program schedule for all Neighborhoods, including the identified Established Neighborhoods. The Neighborhood Plan for existing neighborhoods shall be prepared as part of the County's Neighborhood Planning Program and shall involve residents actively in plan preparation.
 - Each Neighborhood and development proposal shall have a plan and implementing regulations based on a Traditional Neighborhood Development (TND) District or Planned Unit Development (PUD) adopted for South Walton as part of the Land Development Code. The Plan shall have:
 - Minimum and maximum lot sizes.
 - Setbacks, build-to-lines and lot coverage.
 - Use mix for commercial and workplace, by size and location.
 - Street widths and block sizes.
 - Parking requirements.
 - Landscape and architectural controls.

Each development proposal shall also prepare a detailed plan based on the criteria in 6.d.2 below.

- Preference is given to Established Neighborhoods, and they may establish a specific combination and quantity of uses according to their existing conditions, in effect preserving the existing character and ensuring compatible new development. New infill development is restricted to residential uses compatible in density, setback and height. Established Neighborhood plans may range from a minimum document that specifies the percentage distribution of uses to a maximum planning effort as in d.2 above.
 - The County encourages the development of neighborhood associations to act as catalysts for local input into the on-going Neighborhood Planning Program.
 - The County shall prepare and adopt a Traditional Neighborhood Development (TND) Ordinance, by July 1996.
 - The County shall revise its Planned Unit Development (PUD) district to a PUD process and eliminate its minimum size provision.

7. Coastal Center: This land use category is primarily residential, allowing medium densities and support uses. DRIs in this land use classification are subject to the approved Development Orders and build-out dates. Except for large planned developments, most development opportunities are infill. All development is required to be connected to a public water and sewer system.

- Uses in the Coastal Center include:
 - Public uses are squares, parks and playgrounds.
 - Civic uses such as library, post office, churches, and similar facilities.
 - Workplaces shall be limited to offices and artisanal uses.
 - Commercial shall be for retail, entertainment, restaurant, services and limited lodging (bed and breakfast)
 - Residential uses have a density of four (4) units per acre by right and can achieve densities up to 12 units per acre, with bonuses.

The Neighborhood definitions guide the above uses, unless specifically limited.

- Densities shall be the highest when abutting the Mixed Use Center as defined in 8.e.1) below.
- Development projects of 40 acres or more shall be required to be mixed use.
- Commercial and Workplace uses are subject to the following criteria:
 - The commercial uses are confined to the area between old/new US 98 intersection and Mack Bayou Road and may occur in a linear or center form. Mixing uses is not required, but allowed. These uses are subject to the guidelines of the US 98 Scenic Corridor, when they are approved by the County.
 - Areas west of the old/new US 98 intersection shall allow only Workplace and then only as an integrated element of a residential development. US 98 Scenic Corridor guidelines are also applicable here.
 - No direct access onto state and county highways for commercial and workplace uses within mixed use projects. Within mixed use projects, access to these uses must be to a main collector road into a neighborhood, unless access points are at least 660 feet apart. In addition, access must be limited so as to comply with applicable FDOT standards on state highways, and the creation of new lots, parcels and subdivisions must include shared access, limited access, and cross-access easements to ensure that FDOT standards can be met.
 - Entertainment and commercial recreation uses are allowed in the defined commercial corridor, including amusement arcades, dinner theaters, nightclubs, skating rinks, miniature golf (not directly on US 98), indoor theaters and similar uses.
- Each parcel or lot, except single family, with a public street frontage shall provide vehicular connections to abutting lots to limit access impacts on US 98,ers and similar uses.

Policy L-1.3.6

Comp Plan does not specify that DRIs are subject to approved Development Order. Uses permitted in Comp Plan do not limit lodging to bed and breakfast, allows all lodging. Comp Plan allows maximum densities of 8 du/ac. Comp Plan is missing criteria relating to commercial and workplace uses.

8. Mixed Use Center: The intent of the Mixed Use Center is to support the economic development strategy by providing significant places where multiple opportunities may occur for working, shopping, entertainment, lodging and living. **These centers are the most intense activity centers and are intended to create a sense of place and identity. They can have regional or local significance.**

a. Uses in the centers shall include:

- 1) Public Uses
- 2) Civic Uses
- 3) Workplace, except warehousing
- 4) Commercial
- 5) Multi-family Housing

The definitions within the Neighborhood category shall guide the above uses.

b. Locations are as depicted on the Future Land Use Map. A Village mixed use center is anticipated in the SPA I area at US 331 and US 98. Additional locations shall be supported by a market study and service area rationale. A Comprehensive Plan Amendment shall be required.

c. **Shared parking will be allowed within a mixed use center.**

d. A density of twelve (12) units per acre is allowed, and the units must be integrated with compatible non-residential uses to create the mixed use.

e. Two (2) types of Mixed Use Centers are proposed:

- 1) Coastal Center Mixed Use **surrounded totally by Coastal Center land use**, located west of the old/new US 98 intersection.

Development Standards include:

- a) **Maximum height of five (5) stories.**
- b) **The floor area ratio is 1.0.**
- c) The impervious surface ratio is .85.
- d) The scale and uses at the edge shall be compatible with the **abutting Coastal Center uses.**
- e) A detailed site plan is required.
- t) **Each project or lot shall mix at least two (2) uses.**
- g) Lodging means hotels and motels. Inns and bed and breakfasts can also be included.
- h) Entertainment and recreation uses include amusement arcades, fitness centers, sports clubs, nightclubs, indoor movie theaters, dinner clubs, small indoor theaters and restaurants with outdoor entertainment.

i) Each parcel or lot, except for single family, shall provide vehicular connections to abutting lots as a way of limiting traffic congestion.

j) This Mixed Use Center is subject to the US 98 Scenic Corridor guidelines when they are approved by the County.

2) Village Mixed Use Center: A center surrounded by and designed to serve a series of Neighborhoods. These are located along C30-A and at Santa Rosa Beach (CR 393/US 98). The scale is larger than the neighborhood commercial center. The uses, however, mirror the allowed Neighborhood uses. Development Standards include:

- a) Maximum height of four (4) stories.
- b) The floor area ratio is 2.0.
- c) The impervious surface ratio is .85.
- d) Limited lodging means an inn of no more than seventy-five (75) rooms and can include full services, such as supporting restaurant use.
- e) Entertainment and recreation uses include sports clubs, health clubs, lounges, restaurants with limited outdoor entertainment, small indoor theaters and similar uses.
- t) The scale and uses at the edge shall be compatible with abutting neighborhood uses.
- g) The center shall be interconnected with abutting uses for car and pedestrian linkage.
- h) A detailed plan is required.

9. Light Industrial Center: Areas containing a combination of uses, such as offices and light industrial uses that limit or create no off-site impacts with regard to noise, particulate matter, vibrations, odor, fumes, glare and fire hazard.

a. Uses Allowed: Office/warehousing, wholesaling, light industry (product assembly), automotive maintenance and repair. Accessory uses allowed within a principal building include: personal services, business services, restaurants and cafes, newsstands and similar support uses. Extractive and any heavy industrial uses are prohibited.

b. Location Standards: There are two (2) light industrial centers shown on the land use map. Additional sites must be located on no less than a major collector and have immediate access to the regional road network, subject to a Plan amendment.

c. Site Standards: The light industrial center shall have a maximum floor area ratio of .50 and an impervious surface ratio of .75. The Land Development Code shall be amended to define specific site standards for coverage, setbacks, **parking and access**. Buffers shall be used to screen these uses from abutting uses that are lower in intensity or density, per Objective L-1.7.3.

10. Institutional Uses: Land used for major public and semi-public uses such as **utilities**, churches, schools, **government buildings**, institutions, libraries, and similar public facilities. The category covers public and private uses. No residential density is assigned to this category. These uses are also permitted in Neighborhoods, the Coastal Center, Mixed Use Centers, Light Industrial centers and Specific Plan Areas.

The floor area ratio is .4 for these uses. The County shall amend its Land Development Code to incorporate specific site standards for the allowed uses.

11. Specific Plan Area (SPA): An area experiencing rapid development pressure, land use transition or anticipation of State land disposition shall be subject to a Specific Plan process.

a. A Specific Plan is a detailed land use plan for a designated area. The SPA shall incorporate a detailed land use plan, objectives and policies to provide for special conditions within the SPA. A Specific Plan shall be adopted as a Comprehensive Plan Amendment. b. A Specific Plan can be initiated by the County or an interested party or parties, upon request to the Board of County Commissioners. At the discretion of the Board of County Commissioners, the Specific Plan can be jointly funded on a stipulated pro-rata share.

c. The preparation and submission of an Application for Development Approval (ADA) can serve as a Specific Plan and can be jointly processed with the Plan Amendment process.

d. Specific Plans shall be prepared within twelve (12) months from the date of property disposition by the State.

e. Two (2) types of Specific Plans are defined:

1) SPA I - This type covers lands anticipated to be planned and developed as Neighborhood, Village or Town. Type I SPAs are located at US 331/98; the Hewitt Bayou area and at three (3) coastal locations along C30-A. The SPA Is correspond to disposition areas B, E, F, G, and I.

a) The underlying density for publicly-owned lands within an SPA shall be zero, until the Specific Plan is approved. The underlying density for privately-owned lands shall be one (1) dwelling unit per five (5) acres, until the Specific Plan is approved, and the densities and conservation and development criteria of Conservation Residential shall apply.

b) The recommended densities for SPA I parcels, upon completion of the Specific Plan, are the same as for Neighborhood, subject to all provisions of that classification and other criteria as set forth in this section.

c) The SPA I at US331/98 shall be the only Town allowed under the Neighborhood classification as referenced in Policy L-1.1.1.6.a of this Element.

d) General criteria for a detailed plan for this SPA type include:

- i) A complete environmental analysis, the results of which become a part of the County's GIS.

ii) A detailed plan that applies the Neighborhood 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 for Neighborhood, the Plan shall, depending upon size, incorporate:

- Public Use (Neighborhood park, square, etc.)

- Civic Use (Community Uses)

- Workplace

- Commercial Center

- A Transit or Jitney Stop

- Multiple Housing Types

iii) A Property Owners Association or similar entity to ensure

long-term management and continuity is required.

iv) 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.

v) A complete infrastructure and support system plan that minimizes capital costs and environmental damage.

vi) An environmental protection and enhancement plan directed toward watershed management of dune lakes wildlife movement an habitat protection and, if applicable a, bum plan coordinated with the Division of Forestry.

vii) A plan for sustainability and energy efficiency, including, but not limited to:

- Solar orientation of buildings

- Water conservation measures

- Efficient equipment in residential units

- Recycling plan

- Community gardens

- Site development innovations

- Greenway or open space linkages

- An "edge" management plan when the site abuts a State Forest or Park

SPA II - This SPA covers lands anticipated to be planned for Conservation Residential, special recreational uses, mitigation and greenway linkages. One (1) SPA II is located west of the US 331/98 SPA I and one (1) is located south of US 98 and east of C30-A, connecting the proposed Topsail Hill State purchase to the State Forest to the east. These SPA IIs correspond to disposition sites H and J.

a) The underlying density for private lands in the SPA II is one (1) unit per ten (10) acres. Development is subject to Conservation Residential criteria. Density on publicly-owned lands shall be zero until a Specific Plan is approved.

b) General criteria for development within this SPA type includes:

- i) A complete environmental analysis, the results of which became a part of the County's GIS.
- ii) A connecting greenways and recreational trails between State- owned properties.
- iii) New lease arrangements with the Division of Forestry and Division of Parks and Recreation based on the final area plan.
- iv) Innovative site planning, housing design and placement to demonstrate "low environmental impact" techniques. Results of these techniques can be incorporated into the required LDC methodology referenced in Policy L-1.1.1.5.c.

Policy L-1.3.7

Policy L-1.3.8

Comp Plan does not address shared parking.

Comp Plan does not limit number of stories

CCMU does not specify that it must be surrounded totally by

Coast Center Land Use

CCMU's max FAR is .75.

CCMU does not require each project or lot to be at least 2 uses.

VMU lodging allows up to 125 rooms

rooms

Policy L-1.4.10

The LDC does not have parking and access standards specifically for Light Industrial uses.

Policy L-1.4.6

Comprehensive Plan does not state utilities or government buildings are permitted, and has a maximum FAR of 2.0.

The LDC has vague uses allowed (public and civic uses) and has the correct FAR per the Trust Plan

(0.40)

(0.40)

<p>12. Special Resource District CSRD): Land to be acquired and consolidated for public ownership, identified by its conservation and resource potential and its requirement for long-term management. Two (2) of the areas are also subject to Federal COBRA designation. The SRD classification covers both public and private lands.</p> <p>a. A SRD is applied to a designated area as a result of the acquisition and disposition process regarding public and private lands.</p> <p>b. The intent is to provide a transitional strategy prior to acquisition. Densities are provided for private lands within the SRD.</p> <p>c. If State acquisition does not take place, the SRD classification shall be amended to the most appropriate Future Land Use classification based on density.</p> <p>d. Two (2) types of SRDs are defined:</p> <p>1) SRD I-This designation is applied to an area east of Mack Bayou Road and north of US 98; an area south of US 98 and east of the Topsail I-Jill State Park to C30-A; an area south of US 98 and west of CR 83; and an area east of US 331 on the Bay; and the COBRA area at Deer Lake. These SRDs correspond to acquisition sites G, I (3), J and A (partial).</p> <p>a) The underlying density for development is one (1) unit per five (5) acres; density for appraisal purposes is two (2) units per acre.</p> <p>b) The uses and development standards for this SRD type shall be the same as for Conservation Residential.</p> <p>2) SRD II -This designation is applied to an area near Deer Lake, north and south of C30-A, south of the Deer Lake State Preserve. This corresponds to acquisition site A. The uses and densities of the SRD II are the same as Traditional Neighborhood within the Neighborhood Future Land Use classification.</p>		
<p>POLICY L-1.1.2: Density bonuses are used in South Walton to encourage development consistent with the intent of the Plan. Bonuses are applicable to the following Future Land Use classifications - Neighborhood, Coastal Center and Specific Plan Area I and Special Resource District II. The base density for each classification is four (4) units per acre with central water and sewer. Bonuses are not allowable without water and sewer.</p> <p>Based on the following point system, development within Neighborhood, Specific Plan Area I and Special Resource District II can receive up to ten (10) dwelling units per acre; development within Coastal Center can receive up to twelve (12) dwelling units per acre.</p> <p>I. To achieve the higher density, at least 30% of the points must come from one (1) or more elements of the Primary Category; the remaining points may come from the Primary or Secondary Categories. If fifty (50) percent of the points come from the Primary Category, an additional one (1) unit per acre is added, if the top allowable density has not been attained.</p> <p>a. Primary Category</p> <ol style="list-style-type: none"> 1) Habitat Protection and Enhancement 2) Right-of-Way-Dedication (Arterial or Major Collector) 3) Greenway Corridor Dedication 4) Scenic Corridor Enhancement 5) Affordable Housing 6) Pervious Surface Coverage 7) Recycling Station <p>8) Energy Efficiency</p> <p>9) Beach Access/Parking</p> <p>b. Secondary Category</p> <ol style="list-style-type: none"> 1) Civic Use/Open Space Provisions in Excess of Minimums 2) Grid Pattern with Interconnections 3) Alleys 4) Bike Path Connections to an Established Network 5) Vertical Mixed Use 6) Water Conservation 7) Sidewalks on both sides of street 8) On-Street (pervious) Parking 9) Community Garden 10) Community Compost Area <p>2. By 1996, the County shall amend the Land Development Code to incorporate density bonus provisions that include:</p> <p>a. Primary and Secondary Category definitions.</p> <p>b. The total number of points for each category item.</p> <p>c. The number of points required to achieve the density increases on a per unit basis, up to the maximum allowable for each Future Land Use classification.</p> <p>The Density Bonus Categories, Worksheets and Definitions are found in the Appendix of this Element.</p> <p>POLICY L-1.1.3: Residential density, as established in L-1.1.1 and L-1.1.2 is the relationship between the total number of dwelling units on a site and the gross acreage.</p>		
<p>POLICY L-1.1.4: Notwithstanding any of the density values established in L-1.1.1, lands that are designated by FEMA as within the 100-year floodplain shall have a gross density of not more than two (2) dwelling units per acre, or the underlying density, whichever is less.</p>	Policy L-1.5.2	<p>Lands designated by FEMA as within a V or VE flood zone shall have a gross density of 1 du per 20 ac, or 1 du per 40 ac in LSA</p> <p>Gulf front properties within a V or VE flood zone and seaward of the CCCL may develop at 2 dwelling units per acre</p>
<p>POLICY L-1.1.5: Notwithstanding any of the density values established in L-1.1.1, lands that are within wetlands shall have a gross density of not more than one (1) unit per 20 acres unless otherwise specified in these Goals, Objectives and Policies.</p>	LDC 4.01.03.A.2.d.	
<p>POLICY L-1.1.6: Notwithstanding any other provisions of this comprehensive plan, no development higher than four (4) stories, or 50feet, whichever is less, shall be permitted south of a line fanned by SR 30 from the Okaloosa County line to the intersection of SR 30 and CR 30-A and from CR 30-A to the Bay County line.</p>	Policy L-1.2.8	
<p>POLICY L-1.1.7: Developments with a final development order issued on or before the adoption date of this comprehensive plan (December 14, 1990), where development has commenced and is continuing in good faith, 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.</p>	Policy L-1.5.5	
<p>POLICY L-1.1.8: The County shall adopt by December 1, 1992 an ordinance establishing a 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-1.1.7; procedures for an applicant to apply for a determination of vested rights and for the processing of such applications; and a deadline for all interested parties to apply for such a determination.</p>	Policy L-1.5.6	
<p>POLICY L-1.1.9: Single lots of record which were established before December 28, 1992 are entitled to have constructed thereon at least one (1) single-family dwelling unit. "Lot of record" shall mean an individual parcel of property owned before December 28, 1992 by the party seeking to construct a single family dwelling unit thereon, or under contract for deed according to which the purchasing party is seeking to construct a single family dwelling unit thereon, which parcel has been documented by a subdivision plat, deed, agreement, map survey or other drawing recorded in the official public records of Walton County before December 28, 1992; provided however that if the individual parcel owned is contiguous to other parcels owned by the same owner, then such owner shall only be entitled to construct one single family dwelling unit on the individual parcel and all contiguous parcels owned by the same owner. This policy applies as an exception to the density provisions contained in L-1.1.1 only and all development must be consistent with the other provisions of this plan, including concurrency requirements.</p>	Policy L-1.5.7	
<p>POLICY L-1.1.10: Property developed and/or 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 primary residence may be permitted as an exception to the density provisions contained in L-1.1.1 and L-1.1.2, and 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 individual.</p>	Policy L-1.5.8	
<p>POLICY L-1.1.11: All existing and any new potable water wellfields permitted as community water systems, where recharge potential exists, shall have a minimum 400 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 Policy 9.1.1 of the Aquifer Recharge sub-element of the County Comprehensive Plan for additional wellfield protection standards).</p>	Policy L-1.5.9	Comp Plan has a minimum 500 foot zone
<p>POLICY L-1.1.12: 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 wellfield protection measures set out in Policy 9.1.1 in the Aquifer Recharge sub-element of the County Comprehensive Plan will then be applied to the area within the cone of influence.</p>	Policy L-1.5.10	
<p>POLICY L-1.1.13: The County shall require development to provide adequate parking based on professionally accepted standards. The LDRs, adopted by the statutory deadline, shall include standards for parking lot design and access management, including shared driveways, in order to promote safe traffic flow consistent with the access management policies in the Traffic Circulation Element.</p>	Policy L-1.5.11	

<p>OBJECTIVE L-1.2: Availability of Public Facilities Development orders and permits for future development shall be issued only if the public facilities necessary to meet the level of service standards are available concurrent with the impacts of the development. The land development regulations will ensure that there is suitable land available for needed utility facilities.</p>	Objective L-1.6	
<p>POLICY L-1.2.1: Upon the adoption of the Land Development Code by the statutory deadline, 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.</p>	Policy L-1.6.1	
<p>POLICY L-1.2.2: Local utility services necessary to provide essential utility services to a neighborhood area may be sited in any land use district subject to the location criteria in the Land Development Code. Region-serving public facilities may be sited in appropriate areas, such as the light industrial and institutional land use districts.</p>	Policy L-1.6.2	
<p>OBJECTIVE L-1.3: Historic Resources The County shall protect the historic and archaeological assets of South Walton by identifying such resources, providing regulatory procedures and mechanisms, and incorporating them as a part of the economic development strategy.</p>	Objective L-1.7	Comp Plan states site plans for new development shall be evaluated for identification of historic resources based on a professionally acceptable methodology
<p>POLICY L-1.3.1: By March 1, 1993, submit a grant application to the State Division of Historic Resources for funding of a matching archaeological site survey grant and a matching historic building survey grant to evaluate County sites on the Florida Master Site File, identify new sites, both structural and archaeological, and establish areas of historical site potential.</p>		
<p>POLICY L-1.3.2: In cooperation with the Heritage Societies of Walton County, a survey of historically significant sites and structures shall be completed by 1995.</p>		
<p>POLICY L-1.3.3: Site plans for new development will be evaluated for identification of historic resources based on professionally acceptable methodology. Upon completion of the comprehensive survey, interim measures to protect the historic sites and structures on the Florida Master Site File shall be adopted</p>	Policy L-1.7.1	
<p>POLICY L-1.3.4: Upon the completion of a survey of historic properties, adopt an ordinance to preserve the significant historic sites and structures identified in the survey. The ordinance should ensure that the alteration or rehabilitation of historic properties does not undermine or obscure the historically significant features of the site.</p>		
<p>POLICY L-1.3.5: Significant historical and archaeological sites, including but not limited to, sites on the Florida Master Site File, shall be protected by implementing the following: 1. After the identification and evaluation of the County's historic resources following the grant surveys, the County shall determine which structures or archaeological sites are deemed significant as judged in part by the criteria used during the surveys and adopt by resolution a local historic register and a map of designated sites. 2. 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 and/or on the County Register. 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. 3. 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 twenty-five (25) 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 and to the developer. 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 and mitigation if necessary. The developer shall comply with the recommended course of action or mitigation requested by the Division and notify in writing the County Building Official of the action or mitigation requested.</p>	Policy L-1.7.2	Comp Plan specifies a 50 foot radius around a site of discovery
<p>POLICY L-1.3.6: 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: 1. That the resource be associated with events that have made a significant contribution to the broad patterns of history; or 2. That the resource be associated with the lives of persons significant in our past; or 3. 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 4. That the resource yielded, or may be likely to yield, information important in prehistory or history. 5. 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 of 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, in particular Chapter 4, Standards for Conducting, Reporting, and Reviewing Archaeological and Historic Site Assessment Survey Activities.</p>	Policy L-1.7.3	
<p>POLICY L-1.3.7: The County shall encourage Heritage Societies of Walton County, and other interested participants, to develop a historic component to the tourism attractiveness of South Walton 1. Develop a specific historic action plan. 2. Associate historic and archaeological structures on sites with greenways network. 3. Prepare a "walking tour" or "historic trek" as part of the proposed interpretive network.</p>	Policy L-1.7.4	
<p>OBJECTIVE L-1.4: Reduction of Blight and Non-Conforming Uses The County shall reduce instances of blight by 20 percent by the year 2000. Nonconforming land uses shall not be expanded, and provisions for amortization of billboards shall be included.</p>	Objective L-1.8	Does not include blight, and objective does not include provisions for amortization of billboards
<p>POLICY L-1.4.1: By March 1, 1993, the County will inventory forty (40) percent of the housing stock to identify substandard units that are blighted. For each of the next three (3) years, an additional twenty (20) percent of the County's housing stock will be inventoried to identify substandard units. By March 1, 1993, the County will develop criteria and a numerical scoring system to determine the housing stock in need of conservation, rehabilitation, or demolition. The County will reduce instances of blight through a demolition program that will eliminate the number of vacant, dilapidated structures by twenty (20) percent by 1995 and through the use of County funds and state or federal grants for the rehabilitation and redevelopment of blighted areas.</p>	Policy L-1.8.1	Has the housing stock been inventoried? If so, the Comp Plan seems to be up-to-date, and states: the County will continue its efforts to reduce instances of blight
<p>POLICY L-1.4.2: Non-conforming land uses shall be governed by the following principles: I. A non-conforming use cannot be expanded; 2. A non-conforming use which is discontinued for more than six (6) months may not be re-established; 3. A non-conforming use which suffers damage of 50 percent or more of its fair market value may not be re-established; 4. A non-conforming use which suffers damage of 50 percent or less of its fair market value to its pre-damage footprint and conditions; In this zone, the following shall apply: I. No motor-driven vehicles are permitted to be driven on dunes with the exception of emergency vehicles responding to an emergency. 2. No activities shall be permitted which create erosion of dune or the dune system. Development within the coastal protection zone shall be limited to elevated boardwalks and other approved fences or structures that will enhance and protect the dune system. Natural dune vegetation within the overlay zone shall be disturbed only to the extent necessary to construct these boardwalks and related structures; however, in no case may more than 10 percent of the existing vegetation or dune be disturbed. All boardwalks and any other constructed features will be constructed to allow potential animal movement and to maintain density and vigor of vegetation and to prevent blowouts. FDEP Standards and Regulations shall apply to such construction. 3. The County's land development regulations shall include detailed design standards for all construction within the zone to ensure minimal disruption of the dune system. If these regulations render a property owner unable to build a single-family dwelling unit on an existing lot of record as of the date of plan adoption (December 14, 1990) that lies wholly within the zone, then the owner shall be allowed to construct a single-family residential dwelling unit, providing that the owner complies with all permit requirements of the FDEP and limits the extent of disturbance to the minimum area necessary to accommodate the dwelling unit and access driveway.</p> <p>POLICY L-1.5.2: The County shall not approve any construction seaward of the Coastal Construction Control Line, including construction of coastal or shore protection structures, until an applicant has received all necessary permits for such construction from the Florida Department of Environmental Protection and from any other state or federal agency with permitting authority over such construction. The County shall issue no development order or permit for construction on a new parcel (that is, a parcel created after January 5, 1993) if such new parcel lies entirely seaward of the Coastal Construction Control Line. All such development shall be consistent with policies as defined in Policies C.3.2.2, C.3.2.7, C.3.3.1, C.4.1.3 and C.4.2.1-4.2.6.1 and C.4.3.2 and Policy 19.2.1 of the Walton County Capital Improvement Element of the Comprehensive Plan.</p>	Policy L-1.8.2 Policy C-1.6.1 LDC 4.02.06.A. Policy L-1.6.2	Comp Plan allows a discontinued use to re-establish up to 1 year. Comp Plan uses "replacement cost" instead of "fair market value" LDC does not have detailed design standards outside of what is listed here.
<p>POLICY L-1.5.3: By March 1, 1993, the County shall review the implementation schedule of the Northwest Florida Coast Resource Management Plan and the data and analysis of the Comprehensive Plan, and prepare a revised schedule for any tasks that remain to be completed. The revised schedule shall be incorporated into this plan as an amendment to this policy.</p>		

<p>OBJECTIVE L-1.6: Natural Resource Protection</p> <p>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. On-site provision of wastewater and drainage facilities shall also be responsive to natural resource conditions.</p>	Objective L-1.9	
<p>POLICY L-1.6.1: By March 1, 1993, the County's land development regulations shall be revised to be consistent with the resource protection standards in the Comprehensive Plan and shall address the protection of</p> <ol style="list-style-type: none"> 1. Beaches and dunes (Future Land Use Element Policies L-1.5.1, L-1.5.2 and Conservation/Coastal Zone Policies C-4.4.1-4.4.8). 2. Flood plains (Future Land Use Element Policies L-1.1 and L-1.2; Drainage Sub- Element Policies 1-4.4.1 and Conservation/Coastal Zone Policies C-3.2.3). 3. Wetlands (Future Land Use Policies L-1.1.1 and L-1.1.2 and Conservation/Coastal Zone Policy C-3.2.3). 4. Shorelines (Policy C-4.1.1 and C-4.1.2). 5. Soil erosion and sedimentation control (Conservation/Coastal Zone Policies C-2.1.1, C.2.1.2, C-3.2.5, C-4.7.1, C-4.7.2 and C-4.7.3.) 6. Coastal dune laketrants (Conservation/Coastal Zone Policy C-3.2.8). 	Policy L-1.9.1	
<p>POLICY L-1.6.2: 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 (50)feet of vegetated area will be left undisturbed along either side of the natural outlet from the lake.</p>	Policy L-1.9.2	
<p>POLICY L-1. 6.3: 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.</p>	Policy L-1.9.3	
<p>POLICY L-1. 6.4: All development must conform to the level of service standards for drainage adopted in this plan (Drainage Policy I-4.1.1). 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 Coastal Resource Management Plan and the Drainage Element of the Comprehensive Plan. The Land Development Code may be amended to identify provisions for conventional drainage may be waived if alternatives can be provided, such as to elevated housing, or the use of low pressure access vehicles and/or open-grate parking slabs, and drainage requirements are not required.</p>	Policy L-1.9.4	
<p>OBJECTIVE L-1. 7: Compatibility of Adjacent Land Uses</p> <p>The compatibility of adjacent land uses will be ensured through the use of natural and man-made buffers.</p>	Objective L-1.10	
<p>POLICY L-1. 7.1: Ensure compatibility of adjacent agricultural and non-agricultural land uses and protection of the health, safety and welfare of the residents of the County by requiring buffers between the two. A buffer must be established between any new subdivision and active agricultural lands adjacent to such subdivision.</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Screen each land use, one from the other; b. Provide protection to the non-residential 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; c. Provide protection to the agricultural land from intrusive activities of residential land uses, such as trespass, pets, vehicles, and noise; and d. 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. 2. 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-1.10.1	
<p>POLICY L-1. 7.2: Buffers will be created between development and environmentally sensitive areas, as specified in the Conservation/Coastal Zone Element Policy C-3.2.1, including wetlands, water bodies such as lakes and streams, dunes, coastal dune lakes, and wildlife habitat areas.</p> <ol style="list-style-type: none"> 1. The purpose of the buffer is to protect natural resources from the activities and impacts of development. The buffer should function to: <ol style="list-style-type: none"> a. Provide protection to the natural resources from intrusive activities and impacts of development such as trespassing, pets, vehicles, noise, lights, and stormwater runoff b 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. 2. Buffers shall include: <ol style="list-style-type: none"> a) Native species plant material, preferably xeriscape in nature, that is wildlife friendly. b) Disallowing the use of noxious vegetation or trees. 3. 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. 4. 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 50 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. 5. Buffers shall emphasize vegetation that will serve as a habitat component for species likely to use the area. 	Policy L-1.10.2	Comp Plan allows 25-foot buffers
<p>POLICY L-1. 7.3: 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, based on standards as defined in the Land Development Code.</p> <ol style="list-style-type: none"> 1. 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. 2. Between residential land uses, the buffer shall be at least 10 feet in width. <ol style="list-style-type: none"> a. Between residential and commercial land uses, the buffer shall be at least 20 feet in width. b. If required, the buffer between a mixed use development and any other land use shall be at least 20 feet in width. c. Between industrial and any other land use, the buffer shall be at least 25 feet in width. 3. 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. 	Policy L-1.10.3	
<p>POLICY L-1.7.4: Compatibility shall be established between uses in a mixed use development and for commercial centers and workplaces within the Neighborhood classification. The intent of mixed use is to promote an integration of land uses, not require a separation.</p> <ol style="list-style-type: none"> 1. 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. 2. Nothing in this policy is intended to prohibit cross access between abutting uses for automotive and pedestrian movement, if approved by the affected parties. 3. If a buffer is required between a mixed use project and an abutting property of lower intensity or density, the standards in L-1.7.3 shall apply. 	Policy L-1.10.4	Comp Plan redirects to the LDC rather than the previous policy
<p>OBJECTIVE L-1.8: Hurricane Evacuation</p> <p>Proposed developments, including proposed amendments to the Future Land Use Map, shall be coordinated with the recommendations of the Tri- State Hurricane Evacuation Study.</p>		
<p>POLICY L-1. 8.1: Proposed plan amendments which would increase densities within hurricane evacuation zones 1-7 as designated in the Tri-State Hurricane Evacuation Study shall be subject to review and transportation impact analysis to determine their impact upon hurricane evacuation times and routes. Developments that will increase hurricane evacuation times shall be required to provide mitigation measures, such as transportation improvements, emergency van pools, and/or on-site emergency shelters. These measures must be designed to ensure no increase in evacuation time as a result of the proposed development.</p>		
<p>POLICY L-1.8.2: The Walton County Emergency Management Department shall be included as a technical advisor in the development review process.</p>		

<p>POLICY L-1.9: Mixed-Use Areas/Land Development Procedures</p> <p>The concentration of development into mixed use areas and the preservation of the working landscape surrounding these areas is encouraged through the use of innovative land development procedures.</p>	Objective L-1.17	
<p>POLICY L-1.9.1: The land development regulations shall include one or more of the following techniques to ensure adequate open space and well-designed development: clustering of development (as described in Land Use Policies L-1.1.1 and L-1.1.2); open space requirements (as described in Land Use Policies L-1.1.1 and L-1.1.2); calculation of density and intensity for the gross site (as described in Land Use Policies L-1.1.1 and L-1.1.2); landscaped buffer requirements (as described in Land Use L-1.7.1-4), view preservation (as described in Land Use L-1.9.3), and preservation of coastal vegetation and dune lakes (as described in Conservation/Coastal Zone Policies C-2.3.1 and C-3.2.1).</p>	Policy L-1.17.1	
<p>POLICY L-1.9.2: The County may nominate scenic corridors that also become eligible for State and federal designation as well, as cited in the Transportation Element, T-1.8.1.</p>	Objective L-1.11	
<p>POLICY L-1.9.3: The County establishes and approves Route 30-A as a Scenic Corridor in order to preserve visual access from the roadway to the Gulf of Mexico. The designation establishes the following, which shall be incorporated into the Land Development Code:</p> <ol style="list-style-type: none"> 1. A 20' Scenic Corridor setback from the right-of-way, is required, and the natural vegetation shall be maintained in the Scenic Corridor. The Mixed Use Centers depicted on the Future Land Use Map are not subject to the additional 20' setback. 2. Walls are prohibited along the entire roadway. 3. Building placement standards and height limitations are to ensure that views will not be blocked. 4. More stringent sign and landscape requirements shall apply, including a prohibition against billboards. 5. Neighborhood centers located on C30-A are exempt from the 20' setback, contingent upon an in-lieu payment to the County, based on current appraised value. 6. The County shall establish a C30-A trust fund for the in-lieu payments, to be used for studies, design enhancements and improvements. 	Policy L-1.11.1	Comp Plan does not state neighborhood centers located on C30-A are exempt from the 20' setback, and does not establish a 30-A trust fund
<p>POLICY L-1.9.5: In mixed use areas, business or commercial uses shall be prohibited on interior subdivision streets, unless said uses are a part of an approved Neighborhood Plan or an approved development plan within the applicable Neighborhood classification as specified in Policy L-1.1.6 of this Plan.</p>	Policy L-1.10.5	
<p>POLICY L-1.9.6: Within any residential area a home occupation shall be allowed in a bonafide 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 (25) percent 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.</p>	Policy L-1.10.6	
<p>OBJECTIVE L-1.10: Protection of Wetlands</p> <p>Walton County shall protect and conserve wetlands. Alteration shall not result in an overall net loss of wetlands within the County. The measure of achievement for this policy shall be the amount of remaining wetland acres and the amount of restored and created wetlands of the same ecological type, productivity and function as compared to the number of acres existing as of the date of plan adoption.</p>	Objective C-1.1	Comp Plan does not state that alternation shall not result in an overall net loss
<p>POLICY L-1.10.1: "Wetlands" has the meaning contained in Rule 17-40.210(26), F.A.C.</p>		
<p>POLICY L-1.10.2: The County shall maintain a wetlands inventory overlay in the Geographic Information System (GIS), including those areas determined to be jurisdictional by appropriate regulatory agencies having authority to designate areas as wetlands and which exercise jurisdiction over the wetlands so designated (e.g., the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers). The wetlands GIS Layer shall be amended as necessary to include or exclude any areas added or removed or determined to be jurisdictional or non-jurisdictional by the above agencies.</p>	Policy C-1.2.6	Comp Plan's inventory is for all environmentally sensitive areas, and doesn't have specifics about GIS data
<p>POLICY L-1.10.3: The specific boundaries of wetlands shall be determined through site-specific field inspections conducted by an applicant for a development order or development permit and shall be subject to review and approval by the County before the issuance of a development order or development permit. It shall be the responsibility of an applicant to submit documentation, exhibits, studies, etc., for the purpose of establishing the boundaries of wetland areas.</p>	Policy C-1.1.7	
<p>POLICY L-1.10.4: Development within a wetland shall be conform to the following criteria:</p> <ol style="list-style-type: none"> 1. All permits from an agency with jurisdiction shall be approved prior to the issuance of a final development order. 2. All new development or redevelopment shall be designed to avoid, to the maximum extent possible, impacts on wetlands. Where impacts cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement. Wetland impact, where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for: <ol style="list-style-type: none"> a. Pile supported access to the site. b. Internal traffic circulation, where other alternatives do not exist, or for purposes of public safety. c. Utility transmission and collection lines. d. Pre-treated stormwater management. e. Preventing all beneficial use of the property from being precluded. If a site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop at a gross density of one (1) residential dwelling unit per twenty (20) acres. No parcel shall be created after December 14, 1990 which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits future development on the parcel. 3. Commercial and industrial development shall not be located within wetlands. 4. Development shall locate on the non-wetland portions of a development site and residential densities shall be transferred on-site from wetland areas to contiguous non-wetland areas within the same development subject to the following: <ol style="list-style-type: none"> a. Residential densities shall be transferred on-site from the wetland areas to non-wetland areas based on the wetland density of one (1) dwelling unit per ten (10) acres, or b. Residential densities shall be transferred on-site from the wetland areas at a density of one (1) dwelling unit per acre or at the underlying land use density if the underlying density is less than one (1) dwelling unit per acre. This provision shall apply only when no disturbance of the wetland will occur through the proposed development or redevelopment. For the purposes of this on-site density transfer provision, platting of lots partially within a wetland shall not be construed as having disturbed the wetland so long as that portion of the lot within the wetland does not include any fill, construction, improvement, or other development, and a restriction is placed upon the plat to prohibit such future actions within the wetland; and c. All such on-site density transfers shall: <ol style="list-style-type: none"> 1) Be to contiguous property under the same ownership or control; 2) Only be permitted within a subdivision platted and developed in accordance with the County's Land Development Code. 3) Not result in lot sizes, or areas per dwelling unit, that are less than 65 percent of that required by the County's land development code. The minimum lot or area size shall not include the wetland area; and 4) Be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners. 	Policy C-1.1.3 LDC 4.01.03.A LDC 4.01.03.C.	LDC 4.01.01.C. does not have density requirements for transferring density, and states lot sizes shall not be less than 5,000 sq ft - rather than less than 65% of LDC requirements.
<p>OBJECTIVE L-1.11: Signs</p> <p>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.</p>	Objective L-1.12	Comp Plan is titled "Scenic Corridor Signs", not just signs in general like the Trust Plan
<p>POLICY L-1.11.1: The Land Development Regulation shall establish guidelines for signs which address the following:</p> <ol style="list-style-type: none"> a. General Provisions b. Exempt Signs c. Prohibited Signs d. General Regulations e. Permissible Temporary Signs f. Permanent Outdoor Advertising Signs g. Measurement Determinations h. Design, Construction, and Location Standards <p>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.</p>	Policy L-1.12.1	
<p>POLICY L-1.11.2: For Scenic Corridors, the sign guidelines shall be amended to prohibit billboards, including an amortization period, and shall have more restrictive sign requirements based on the intent of the Scenic Corridor.</p> <p>A specific set of sign guidelines shall be prepared for each designated Scenic Corridor.</p>	Policy L-1.12.2	