FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL L-1: PROVIDE FOR A HIGH QUALITY OF LIFE BY PLANNING FOR POPULATION GROWTH, DEVELOPMENT, AND REDEVELOPMENT IN A MANNER THAT MAINTAINS THE UNIQUE CHARACTER AREAS OF WALTON COUNTY AND IS CONSISTENT WITH THE FINANCIALLY SUSTAINABLE PROVISION OF INFRASTRUCTURE, THE PROTECTION OF RESIDENTIAL NEIGHBORHOODS, AND NATURAL RESOURCES.

OBJECTIVE L-1.1: Establish the maximum residential densities and nonresidential intensities for Future Land Use Map Categories which shall be spatially distributed in accordance with Planning Areas in Walton County.

Policy L-1.1.1: Residential densities and non-residential intensities on the Future Land Use Map, which is included herein by reference, shall be determined as follows:

(A) Residential density 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, unless privately owned. Allowable densities for each Future Land Use Map category may be less per the density requirements of the implementing zoning district, development standards of the Land Development Code, or other environmental / stormwater management policies and regulations. Criteria for the density bonus program shall be established in the Land Development Code.

(B) Intensity of non-residential development (FAR) is the relationship between the total land area being developed with nonresidential uses, and the total floor area of the commercial or non-residential use building.

(C) For projects proposed on parcels designated for mixed use development, excluding Traditional Neighborhood Developments, the density and FAR shall be determined on the basis of the specific residential or non-residential 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 nonresidential 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.

(D) Non-residential intensity and impervious surface ratios for parcels shall be established in Chapter 2, Zoning Districts of the Land Development Code. The table below represents the maximum non-residential intensity and impervious surface ratio for each Future Land Use Map category, these may be less per the requirements of the implementing zoning district or other environmental / stormwater management policies and regulations.

(E) Density and intensity may be further reduced by criteria included in the Comprehensive Plan and Land Development Code, including but not limited to: concurrency management and level of service standards, off street parking and internal circulation requirements, landscaping and

buffers; on-site and off-site improvements; environmental and floodplain requirements, and design amenities required to achieve land use compatibility. Natural constraints such as the shape and natural features of a site may also present obstacles to achieving maximum density and/or intensity.

Policy L-1.1.2: The densities, intensities, and impervious surface ratios are summarized in the following table. The table provides a general overview of the various Future Land Use Map 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 table and the text of any Policy, the language of the Policy shall control.

Future Land Use Map Category	Maximum Gross Density Dwelling Units (DU) per Acre	Maximum Allowable Non Residential Intensity (FAR and Percent)	Maximum Allowable Non Residential Impervious Surface (ISR and Percent)
Policy L-1.2.1 Large Scale Agriculture (LSA)	1 du per 40 acres	0.25 (25%)	0.30 (30%)
Policy L-1.1.2 General Agriculture (GA)	1 du per 10 acres	0.25 (25%)	0.30 (30%)
Policy L-1.2.3 Estate Residential (ER)	1 du per 5 acres	0.25 (25%)	0.30 (30%)
Policy L-1.2.4 Rural Residential (RR)*	2 du per acre*	0.50 (50%)	0.60 (60%)
Policy L-1.3.1 Conservation Residential (CR)			
1:10 Subcategory (CR 1/10)	1 du per 10 acres	N/A	As established in Chapter 2 of the Land Development Code
1:2.5 Subcategory (CR 1/2.5)	1 du per 2.5 acres	N/A	As established in Chapter 2 of the Land Development Code
2:1 Subcategory (CR 2/1)	2 du per 1 acre	N/A	As established in Chapter 2 of the Land Development Code
Policy L-1.4.1 Residential (R)	8 du per acre*	0.50 (50%)	0.60 (60%)
Policy L-1.5.1 Commercial (COM)	17 du per acre*	1.00* (100%)	0.85* (85%)
Policy L-1.6.1 Mixed Use (MU)	30 du per acre*	2.00* (200%)	0.85* (85%)
Policy L-1.7.1 Industrial and Extractive Uses (IE)			
Extractive Use Subcategory (IE-E)	1 du per Development**	N/A	0.10 (10%)
Industrial Use Subcategory (IE-I)	1 du per Development**	0.70* (70%)	0.85* (85%)
Policy L-1.8.1 Conservation (C)	N/A	N/A	N/A
Policy L-1.9.1 Parks and Recreation (PR)	1**	0.50 (50%)	0.50 (50%)
Policy L-1.10.1 Public Facilities and Institutional (PI)			
Public Facilities Subcategory(PI-F)	N/A	0.60 (60%)	0.75 (75%)
Institutional Subcategory (PI-I)	N/A	2.00 (200%)	0.85 (85%)

*Allowable density, intensity and ISR varies by implementing zoning district.

**Dwelling unit for security purposes only.

Policy L-1.1.3: Walton County shall be divided into four Planning Areas for the purpose of designating Future Land Use Map Categories. These Planning Areas shall be identified on the Future Land Use Map as:

- North Walton County
- North Central Walton County
- South Central Walton County
- South Walton County

Policy L-1.1.4: The Future Land Use designations shall apply within the Planning Areas in accordance with the following table:

Future Land Use Map Categories by Planning Area

Future Land Use Map Category	North Walton County	North Central Walton County	South Central Walton County	South Walton County
Large Scale Agriculture	■	■	■	■
General Agriculture	■	■	■	■
Estate Residential	■	■	■	
Rural Residential	■	■	■	
Conservation Residential				
1:10 Subcategory	■	■		■
1:2.5 Subcategory	■	■		■
2:1 Subcategory	■	■		■
Residential	■	■	■	■
Commercial	■	■	■	■
Mixed Use		■	■	■
Industrial and Extractive Uses				
Extractive Use Subcategory	■	■	■	
Industrial Use Subcategory	■	■	■	■
Conservation	■	■	■	■
Parks and Recreation	■	■	■	■
Public Facilities and Institutional				
Public Facilities Subcategory	■	■	■	■
Institutional Subcategory	■	■	■	■
Sector Plans/ Special Planning Areas	■	■	■	■

OBJECTIVE L-1.2: D

To 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 and eco-business and agribusiness and tourism related uses.

Policy L-1.2.1: Large Scale Agriculture (LSA). Areas designated Large Scale Agriculture (LSA) on the Future Land Use Map shall allow residential uses at a maximum density of one (1) dwelling unit per forty (40) acres , maximum nonresidential intensity of 0.25 FAR (25%) and maximum non-residential ISR of 0.30 (30%). 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 2.5 acres. For parcels of land configured and recorded on or before January 1, 2021, one single family detached residential use shall be allowed per existing recorded parcel regardless of size or the maximum density of one (1) dwelling unit per forty (40) acres.

This designation is intended for areas currently used and appropriate for large-scale agriculture and functionally related uses and silviculture activities.

Policy L-1.2.2: General Agriculture (GA). Areas designated General Agriculture (GA) on the Future Land Use Map shall allow a maximum residential density of one (1) dwelling unit per 10 acres, maximum nonresidential intensity of 0.25 FAR (25%) and maximum non-residential ISR of 0.30 (30%). 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. For parcels of land configured and recorded on or before January 1, 2021, one single family detached residential use shall be allowed per existing recorded parcel regardless of size or the maximum density of one (1) dwelling unit per ten (10) acres.

This designation is intended to support rural development characterized by smaller-scale agricultural activities, including timber production and limited supporting commercial activities, and functionally related uses. Low density residential subdivision development is allowed subject to specific open space/clustering requirements.

Policy L-1.2.3: Estate Residential (ER). Areas designated Estate Residential (ER) on the Future Land Use Map shall allow a maximum residential density of one (1) dwelling unit per five (5) acres, maximum non-residential intensity of 0.25 FAR (25%) and maximum non-residential ISR of 0.30 (30%). This designation is intended to support a mix of uses which are appropriate to development in proximity to incorporated municipalities and other urbanized areas. The Estate Residential (ER) category allows limited nonresidential uses unrelated to agricultural uses and traditional types of subdivisions with less substantial open space requirements then the General Agriculture (GA) category.

Policy L-1.2.4: Rural Residential (RR). This designation is intended to support a mix of uses while preventing the further subdivision into smaller lots that would further degrade water quality from septic tanks, increase densities in floodplains or change the character of existing residential areas. This designation shall also be 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. Areas designated as Rural Residential (RR) on the Future Land Use Map shall have the densities and intensities established for each Zoning District described below:

(A) Rural Low Density Residential (RLD) Zoning District: the maximum allowable density for residential development is one (1) unit per one (1) acre when connected to central potable water service. The maximum allowable density is one (1) unit per five (5) acres where central potable water service is not available. Nonresidential intensity shall not exceed a maximum FAR or 0.25 (25%) and a maximum ISR of 0.30 (30%).

(B) Rural Residential (RR) Zoning District: The maximum allowable density for residential development is one (1) unit per two and one-half (2.5) acres. Nonresidential intensity shall not exceed a maximum FAR of 0.25 (25%) and a maximum ISR of 0.30 (30%).

(C) Rural Village (RV) Zoning District: The maximum allowable density for residential development is two (2) units per one (1) acre. Nonresidential intensity shall not exceed a maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).

Policy L-1.2.5: Comprehensive Plan amendments seeking to change the Future Land Use Map designation from Large Scale Agriculture (LSA) or General Agriculture (GA) to a Future Land Use Map Category that results in an increase in density or intensity shall provide justification for the need for the proposed amendment that demonstrates how the proposed amendment discourages urban sprawl and does not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

(A) The extent to which the proposed amendment is contiguous to an existing development area, hub or city which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

(B) The extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

(C) The extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;

(D) The extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development such as existing cities or development areas;

(E) The extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community; and

(F) The extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

Policy L-1.2.6: The County shall allow eco-business, agri-tourism and agribusiness operations associated with farms within the Large Scale Agriculture (LSA) and General Agriculture (GA) Future Land Use Map Categories and further defined by the Land Development Code. Eco-business, agri-tourism and agribusiness operations may include:

(A) Vegetable and food processing plants used for cooking, dehydrating, bottling, refining, distilling, and other methods that change a naturally grown product into another consumer use;

(B) Storage, cold storage, warehouse and transportation facilities and buildings that house and transport naturally grown crops and processed products from naturally grown crops;

(C) Winery, fruit and vegetable stands, farmers markets, agricultural product venues and festivals and similar uses;

(D) Animal husbandry, feed operations and similar uses;

(E) Sale of feed, grains, tack, animal care products, farm tools, hardware and farm supplies; does not include the sale of large farm equipment such as tractors and combines;

(F) Bed and breakfast establishments as limited and defined in the Land Development Code;

(G) Farm to table and local food business models are allowed and encouraged including restaurant and retail venues which are used to promote farm to table or locally grown and distributed business models; and

(H) Renewable energy operations, solar farms, wood and debris recycling facilities as related to alternative fuel production operations as defined by the Land Development Code.

Objective L-1.3: To allow for residential subdivision design that has a large component of the land area set aside as undivided, permanent open space, farmland, woodland or wildlife habitat.

Policy L-1.3.1 Conservation Residential (CR): Areas designated Conservation Residential (CR) on the Future Land Use Map shall allow a maximum residential density of one (1) dwelling unit per 10 acres, one (1) dwelling unit per 2.5 acres, or two (2) dwelling units per one (1) acre. The Conservation

Residential (CR) designation is intended for low density residential use and conservation of natural areas and connected open space, environmentally sensitive lands, habitat, or farmland preservation. This land sue 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, ecologically valuable open space or farmland. This designation allows limited to low impact residential usage and activities compatible with natural resource and wildlife conservation.

The Conservation Residential (CR) designation contains three subcategories: Conservation Residential (1/10), Conservation Residential (1/2.5) and Conservation Residential (2/1).

(A) Conservation Residential 1/10 subcategory. This designation shall allow a maximum residential density of one (1) dwelling unit per 10 acres.

(B) Conservation Residential 1/2.5 subcategory. This designation shall allow a maximum residential density of one (1) dwelling unit per 2.5 acres.

(C) Conservation Residential 2/1 subcategory. This designation shall allow a maximum residential density of two (2) dwelling units per one (1) acre.

(D) Special considerations applicable to all Conservation Residential subcategories:

1. Non-residential 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.

2. For parcels with silviculture activities, property owners are encouraged to participate in the Department of Agriculture's Rural Land Stewardship program.

3. 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.

OBJECTIVE L-1.4: The County shall encourage residential development in areas that constitute reasonably compact additions to urbanized areas surrounding municipalities, in areas transitioning from medium rural density toward a more suburban density, and in areas of existing residential subdivisions as infill. These areas shall have available or planned central water and sewer within the next 5 years and do not constitute significant habitat, wetland, or flood hazard areas.

Policy L-1.4.1: Residential (R). Areas designated Residential (R) on the Future Land Use Map shall allow a maximum residential density of eight (8) units per one (1) acre or up to 10 dwelling units per one (1) acre by conditional use in the Urban Residential zoning district, maximum nonresidential intensity of 0.50 FAR (50%) and maximum ISR of 0.60 (60%). The nonresidential intensity (FAR) and impervious surface ratio (ISR) for this category shall be established in Chapter 2 of the Land Development Code.

The following criteria shall be used for designating Zoning Districts within the Residential (R) Future Land Use Map Category:

(A) **Urban Residential (UR) Zoning District.** The Urban Residential (UR) Zoning District shall be established for areas transitioning from medium rural density toward a more suburban density

surrounding existing municipalities where central water and sewer are available or where they are planned to be available within five (5) years, the maximum residential density shall be four (4) dwelling units per one (1) acre or ten (10) dwelling units per acre by conditional use. Commercial uses within these areas shall be limited to neighborhood commercial uses at a maximum intensity of 0.50 FAR (50%) and a maximum impervious surface ration of 0.6 (60%).

(B) **Residential Preservation (RP) Zoning District.** The Residential Preservation (RP) Zoning District shall be established for 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, the maximum residential density shall be one (1) dwelling unit per platted lot unless otherwise specified in a previously approved Development Order. Commercial uses on these parcels shall be limited to neighborhood commercial uses at a nonresidential intensity of 0.50 FAR (50%) and maximum ISR of 0.60 (60%) as indicated on records as of November 7, 1996.

(C) **Low Density Residential 1/0.5 (LDR 1/0.5) Zoning District.** The Low Density Residential (LDR) Zoning District shall be established for areas between lower and higher density land uses served by public water and sewer services. The maximum residential density within the Low Density Residential 1/0.5 Zoning District shall be one (1) dwelling unit per 0.5 acres. Residential development may be clustered to protect significant habitat and wetlands and to avoid other areas of environmental concern. Within these areas no nonresidential intensity is permitted.

(D) **Low Density Residential 4/1 (LDR 4/1):** The maximum residential density within the Low Density Residential 4/1 Zoning District shall be four (4) dwelling units per one (1) acre. Residential development may be clustered to protect significant habitat and wetlands and to avoid other areas of environmental concern. Within these areas no nonresidential intensity is permitted.

(E) **Neighborhood Infill (NI) Zoning District.** The Neighborhood Infill (NI) Zoning District shall be established to allow a range of between two (2) and eight (8) dwelling units per one (1) acre depending on attainment of compatibility criteria within the Land Development Code. This designation is for infill parcels that total ten (10) contiguous aces or less with central water and sewer. Commercial uses on infill parcels shall be limited to neighborhood commercial uses at a maximum nonresidential intensity of 0.50 FAR (50%) and a maximum impervious surface ratio of 0.6 (60%).

Policy L-1.4.2 Neighborhood Planning Program: To facilitate citizen involvement in the planning process, 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, 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-1.5: To provide for a range of commercial uses at various scales and intensities compatible with surrounding uses and areas to serve the needs of neighborhood residential areas, the larger community and travelling public, and in business parks arranged within a contiguous campus setting.

Policy L-1.5.1: Commercial (COM). Areas designated Commercial (COM) on the Future Land Use Map shall have a maximum residential density of 17 dwelling units per acre, nonresidential intensity of 1.00 FAR (100%) and an ISR of 0.85 (85%).

The following criteria shall be used for designating Zoning Districts within the Commercial (COM) Future Land Use Map Category:

(A) **General Commercial (GC) Zoning District.** The General Commercial (GC) Zoning District shall be established to serve the larger community and travelling public, providing a broad range of commercial operations and services compatible with the character and size of the site and the surrounding areas. The maximum density in this area is 17 dwelling units per acre which may be provided in multifamily apartments by Conditional Use approval or only within a vertical mixed use building as a secondary use to a ground floor commercial use. The maximum nonresidential intensity for general commercial areas is 1.00 FAR (100%) and the maximum ISR is 0.85 (85%).

(B) **Neighborhood Commercial (NC) Zoning District.** The Neighborhood Commercial (NC) Zoning District shall be established for non-residential buildings designed in use, scale, character, and intensity compatible with, and to protect, the abutting and surrounding residential areas. The maximum residential density is one (1) dwelling unit per lot of record as of November 7, 1996, or up to four (4) dwellings per one (1) acre for live/work uses. The maximum nonresidential intensity is 0.65 FAR (65%) and the maximum ISR is 0.60 (60%).

(C) **Business Park (BP) Zoning District.** The Business Park (BP) Zoning District shall be established to provide a wide range of uses arranged within a contiguous campus setting connected by an internal network of roads and sidewalks to support internal circulation. Supporting infrastructure, recreation, open space and green space may be included within these parks. There is no residential density in business parks. The maximum nonresidential intensity for in business parks is 1.00 FAR (100%). The maximum ISR is 0.50 (50%).

OBJECTIVE L-1.6: To provide areas for mixed use development throughout Walton County. The Mixed Use category shall accommodate a mix of commercial and residential uses which may be located in the same building, public and civic uses, recreational uses and supportive community facilities ancillary to allowed uses, pursuant to the standards in the Comprehensive Plan and Land Development Code.

Policy L-1.6.1: Mixed Use (MU). Areas designated Mixed Use (MU) on the Future Land Use Map shall have the densities, intensities, and the percentage distribution among the mix of uses, established in Policy L-1.6.2 for each zoning district described below. The maximum nonresidential intensity shall be 2.00 FAR (200%) and an ISR of 0.85 (85%).

Policy L-1.6.2: The following criteria shall be used for designating Zoning Districts within the Mixed Use (MU) Future Land Use Map Category:

(A) **Small Neighborhood (SN) Zoning District.** The Small Neighborhood (SN) Zoning District shall be established in 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. This district allows for a residential density of ten (10) dwelling units per one (1) acre depending on attainment of the design and use mixture requirements of the Land Development Code and a maximum nonresidential intensity of 0.50 FAR (50%) and ISR of 0.60 (60%).

1. Additional criteria for the Small Neighborhood (SN) Zoning District is as follows:

   i. 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.

   ii. Developments within the Small Neighborhood Zoning District are encouraged to prepare a master development plan.

(B) **Traditional Neighborhood Development (TND) Zoning District.** The Traditional Neighborhood (TND) Zoning District shall be established 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. This district is intended to allow for traditional neighborhood design including a mixture of housing types and non-residential uses relating to integrated public space such as town centers and public squares. The intent of the category is to allow compact, human-scale development with varying residential types, lot sizes, and lot dimensions with supporting neighborhood and general commercial uses, civic uses, and public uses. Developments within this zoning shall create and utilize a form based code and utilize the PUD process. This district shall have a maximum of thirty

(30) dwelling units per one (1) acre. The maximum nonresidential intensity shall be 2.00 FAR (200%) and maximum ISR of 0.85 (85%).

(C) **Coastal Center (CC) Zoning District.** The Coastal Center (CC) Zoning District shall be established to provide areas that are primarily residential with supporting commercial uses to promote the development of interconnected, walkable medium density mixed use centers, and to prevent strip commercial development along major roadway frontages. This district allows for a maximum residential density of eight (8) dwelling units per one (1) acre, except for the 30 acres of property fronting on the Gulf between Deer Lake and Camp Creek Lake, and property located south of CR 30A, which shall have a maximum residential density of 12 dwelling units per one (1) acre pursuant to the Consent Amended Final Judgment, Topsail and Deer Lake, as stipulated in Court in Case No. 94-923-CA. The maximum nonresidential intensity shall be 1.50 FAR (150%) and the maximum ISR shall be 0.75 (75%).

(D) **Coastal Center Mixed Use (CCMU) Zoning District.** The Coastal Center Mixed Use (CCMU) Zoning District shall be established to provide areas that support economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living. This district allows for a residential density ranging from four (4) to 12 dwelling units per one (1) acre through innovative community design. The maximum nonresidential intensity shall be 0.75 FAR (75%) and ISR of 0.85 (85%).

(E) **Coastal Village One (CV-1) Zoning District.** The Coastal Village One (CV-1) Zoning District shall be established to provide locations 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 (CV-1) Zoning 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. This district allows for a maximum residential density of one (1) dwelling unit per one (1) 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. The maximum non-residential intensity on an individual nonresidential development sites shall not exceed a 0.50 FAR (50%) and ISR of 0.75 (75%).

(F) **Village Mixed Use (VMU) Zoning District.** The Village Mixed Use (VMU) Zoning District shall be established to provide areas for small scale mixed use development designed to serve a series of neighborhoods. This district allows for a residential density up to 12 dwelling units per one (1) acre, 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. This district allows for a maximum nonresidential intensity as follows:

1. On parcels fronting US Highway 98 or US Highway 331 south of the Clyde B. Wells Bridge or within the 30A designated Scenic Corridors, the maximum nonresidential intensity is 2.00 FAR (200%) and the maximum ISR is 0.85 (85%).

2. 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, the maximum nonresidential intensity is 0.50 FAR (50%) and the maximum ISR is 0.75 (75%).

(G) **Town Center Zoning District.** The Town Center One (TC-1) Zoning District shall be established to accommodate the new town at the northwest quadrant of U.S. 98 and U.S. 331, hereby referred to as Town Center One (TC-1). In Town Center One (TC-1), the maximum residential density is four (4) units per acre or up to ten (10) units per acre subject to a density bonus that may only be applied to either floor area ratio or density requirements. The maximum nonresidential intensity is 2.00 FAR (200%) and the maximum ISR is 0.85 (85%).

3. Additional criteria for the Town Center One (TC-1) area is as follows:

   i. This is the only area on the FLUM which is designated as TC-1. The TC-1 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 multimodal transportation strategies within the Transportation Element, 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-3.1, 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.

   ii. General criteria for a detailed plan for the TC-1 land use area include:

      (a) 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.

      (b) A detailed plan that applies the design principles is required. 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:

         1. Public Use (Neighborhood park, square, etc.)
         2. Civic Use (Community Uses)
         3. Workplace
         4. Commercial Center
         5. A Transit or Jitney Stop
         6. Multiple Housing Types

      (c) A Property Owners Association or similar entity to ensure long-term management and continuity is required.

(d) 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.

(e) A complete infrastructure & support system plan that minimizes capital costs and environmental damage.

(f) 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.

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

1. Solar orientation of buildings
2. Water conservation measures
3. Efficient equipment in residential units
4. Recycling plan
5. Community gardens
6. Site development innovations
7. Greenway or open space linkages
8. An "edge" management plan when the site abuts a State Forest or Park

iii. For purposes of clarification, within the TC1 area, projects may proceed in phases that are smaller than the required minimum area, provided that development conforms to the approved overall master development plan.

(G) **Resort Zoning District.** This district allows for resort development in the form of multi-family, bed and breakfasts, and resort hotels as well as commercial development ancillary to the resort or to serve the South Walton visitor under a master plan of development. This district allows for a maximum residential density of 12 dwelling units per one (1) gross acre. The maximum nonresidential intensity shall be 0.75 FAR (75%) and ISR of 0.85 (85%).

OBJECTIVE L-1.7: The County shall direct extractive and industrial uses to appropriate areas which can support intense uses, provide extensive buffers to shield adjacent land uses, and have sufficient infrastructure. These areas typically are not encumbered by environmentally sensitive lands, conservation easements, or habitats that are intended for preservation.

Policy L-1.7.1: Industrial and Extractive Uses (IE). Areas designated Industrial and Extractive Uses (IE) on the Future Land Use Map shall allow a maximum nonresidential intensity of 0.60 FAR (60%) and 0.80 ISR (80%) for industrial uses and no maximum FAR and 0.10 ISR (10%) for extractive uses. Residential density is limited to one (1) dwelling unit per development for the purpose of security. The Industrial and Extractive Uses (IE) designation contains two subcategories: Extractive Use and Industrial Use.

(A) Extractive Use subcategory. Extractive uses are those activities associated with 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. Extractive uses include: land alteration or mining activities on a site for the purpose of removing or extracting minerals or materials for sale; quarries; sand or gravel excavation; and other substantially similar mining uses or activities.

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

2. 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. There is no maximum FAR for Extractive Uses.

3. Special considerations:

   i. Mining that will have an adverse impact on environmentally sensitive areas is prohibited.

   ii. 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.

   iii. Additional development requirements shall be provided in the Chapter 2 Section of the Land Development Code.

(B) Industrial Use subcategory. Industrial uses include a mix of heavy, medium and light industry, storage, distribution, manufacturing, fabricating or milling, warehousing, salvage yards, 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.

1. 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.

2. Intensity allowed: A maximum FAR of 0.50 (50%) and ISR of 0.75 (75%) for light industrial uses and a maximum FAR of 0.70 (70%) and ISR of 0.85 (85%) for heavy industrial uses.

3. Special considerations:

   i. Heavy industrial uses shall be conditional uses reviewed as a major development, regardless of size, and subject to criteria that address compatibility concerns.

ii. 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.

iii. Heavy Industrial uses shall be 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.

iv. These uses shall be subject to criteria that address transitions and buffers to ensure compatibility between uses:

(a) Each industrial development may be required to provide significant buffers from adjacent land uses depending on the land uses proposed;

(b) Development must be located in areas with convenient access to regional roadways or railway lines; and

(c) Heavy industrial uses must comply with adopted standards in the Walton County Land Development Code.

OBJECTIVE L-1.8: To provide for the long-term preservation of 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.

Policy L-1.8.1: Conservation (C). Areas designated Conservation (C) on the Future Land Use Map shall have no residential density and allow no nonresidential uses except for conservation uses necessary to provide public access, and to manage conservation lands, including ranger stations, towers, recreational uses, greenways, educational facilities, camping facilities and amenities. There is no ISR for this designation.

OBJECTIVE L-1.9: To provide for areas for active and passive recreation on land owned, operated, or leased by the County, or an agency of the County, for the purpose of active and passive recreational use including beach access.

Policy L-1.9.1 Parks and Recreation (PR): Areas designated Parks and Recreation (PR) on the Future Land Use Map shall have no residential density with the exception of one (1) dwelling unit for park management or security, a maximum nonresidential intensity of 0.50 FAR (50%) and a maximum ISR of 0.50 (50%).

OBJECTIVE L-1.10: To provide for public and semi-public facilities that may be developed on public or private land and public works projects on publicly owned land.

Policy L-1.10.1: Public Facilities and Institutional (PI). Areas designated Public Facilities and Institutional (PI) on the Future Land Use Map shall have no residential density, a maximum nonresidential intensity of 2.00 FAR (200%) and ISR of 0.85 (85%). The Public Facilities and Institutional designation contains two subcategories: Public Facilities and Institutional. The Public Facilities Future Land Use Map Category is intended for public and semi-public facilities that may be developed on public or private land. The Institutional Future Land Use Map Category is intended for public works projects on publicly owned land.

(A) Public Facilities subcategory - Public facilities on publicly-owned lands have a maximum nonresidential intensity of 0.60 FAR (60%) and ISR of 0.75 (75%).

(B) Institutional subcategory - Institutional areas have a maximum nonresidential intensity of 2.00 FAR (200%) and an ISR of 0.85 (85%).

OBJECTIVE L-1.11: 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-1.11.1: 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-1.11.2: 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-1.11.3: 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, except as provided for in Policies L-1.2.1 and L-1.2.2 pertaining to the Large Scale Agriculture and General Agriculture Future Land Use Map Categories.

(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 the Future Land Use Element.

Policy L-1.11.4: 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 within the Residential Preservation Zoning District (Section 2.02.11). 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-1.11.5: 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-1.11.6: 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.

Policy L-1.11.7: 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 the Future Land Use Element, 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. Stem wall 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.

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

Policy L-1.11.8: 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.

OBJECTIVE L-1.12: 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-1.12.1: 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 concurrency management system provisions.

Policy L-1.12.2: 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.

Policy L-1.12.3: 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 Infrastructure Element and in the Capital Improvement Element of the Walton County Comprehensive Plan.

OBJECTIVE L-1.13: REDUCTION OF NON-CONFORMING USES
Nonconforming land uses shall not be expanded.

Policy L-1.13.1: 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-1.13.2: 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 re-established;

(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-1.14: NATURAL RESOURCE PROTECTION
Site specific development shall be consistent with the Future Land Use Map and shall be coordinated with the availability of facilities and services, and with the protection of natural and historical resources site.

Policy L-1.14.1: On-site provision of wastewater and drainage facilities shall be responsive to natural resource conditions.

Policy L-1.14.2 The County's Land Development Code shall address with standards and regulations the protection of:

(A) Beaches and dunes;

(B) Floodplains;

(C) Wetlands;

(D) Shorelines;

(E) Soil erosion and sedimentation control; and

(F) Coastal dune lakefronts.

Policy L-1.14.3: 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-1.14.4: Site plans for new developments shall be evaluated for identification of cultural or archaeological resources based on a professionally acceptable methodology.

Policy L-1.14.5: Significant historical and archaeological sites, including but not limited to, sites on the Florida Master Site File, shall be protected by implementing the following:

(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-1.14.6: 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:

(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.

OBJECTIVE L-1.15: 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-1.15.1: 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. Buffers between adjacent agricultural and nonagricultural land uses shall be established in the Land Development Code.

Policy L-1.15.2: 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. 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) 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.

(B) Through the land development regulations for project review process, the County will implement xeriscape™ requirements.

Policy L-1.15.3: Private development on property located adjacent to a State Park or State Forest shall provide a minimum ten (10) foot buffer along the property boundary that is adjacent to the State Park or State Forest. Any required setbacks for such development shall not include such buffer.

Policy L-1.15.4: Compatibility shall be established between uses within and adjacent to the Mixed Use Future Land Use Map category. 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 context sensitive alternatives to buffering and or separation of uses, such as street alignment and building orientation, screening, pedestrian continuity, building articulation, building bulk, façade design, lighting, signage, merchandising, landscaping, parking and access design, building heights at the edge of the project, and controlled window views and location.

(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-1.15.5: 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-1.15.6: 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-1.16: 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-1.16.1: 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 Twenty (20) foot Scenic Corridor landscape buffer from the right of way is required. Properties designated as Mixed Use (MU) on the Future Land Use Map and within a VMU, SN, or TND Zoning District are not subject to this twenty (20) foot buffer requirement. An owner of a single family lot of record as of November 7, 1996, may request a variance from this requirement, provided such owner: (a) fulfills the criteria for a variance as set forth in the Land Development Code and (b) provides enhanced mitigation as set forth in the Land Development Code.

(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-1.16.2: 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-1.17 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-1.17.1: 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-1.17.2: 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-1.18 SCHOOLS AS AN ALLOWABLE USE
Identify Future Land Use Map 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-18.1: Future schools shall be an allowable use in any land use category except the Industrial, Heavy Industrial, Light Industrial Future Land Use Map Categories, and the Conservation Future Land Use Category, except as otherwise permitted in Policy L-1.8.1.

Policy L-1.18.2: School Locations

(A) Public schools are to be located in agricultural and rural future land use map 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-18.3: 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-1.19: 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-1.19.1: 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 to the official Zoning Map, 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 Future Land Use Map Categories of the development parcels, but may not exceed the total allowable densities and intensities for each of those uses, other regulatory provisions may be varied as specified within the PUD Ordinance.

(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-1.20: WILDFIRE MITIGATION
Walton County shall protect life, property, and the economy by eliminating or minimizing Walton County's vulnerability to wildfire hazards.

Policy L-1.20.1: The Walton County Land Development Code shall contain provisions to allow for the maintenance of private preservation areas that include criteria for reduction of wildfire potential in these areas.

Policy L-1.20.2: Walton County shall, through public outreach programs, inform the public of proactive steps toward mitigation of wildfire damage.

Policy L-1.20.3: Walton County shall advance the directives and policies of local emergency management operational plans and the Walton County Local Mitigation Strategy.

Policy L-1.20.4: 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-1.20.5: 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.

OBJECTIVE L-1.21: To allow for the creation of sector plans or special area plans in order to establish a long-term vision for large land holdings. The maximum residential density, maximum nonresidential intensity, maximum ISR and applicable development standards shall be established within each approved sector plan.

Policy L-1.21.1: The sector plan must be consistent with the requirements of Section 163.3245, F.S. in order to be designated as a sector plan. The sector plan must establish a Long Term Master Plan which includes the location of land uses and environmentally sensitive areas. The plan must identify the location of urban, rural and preservation areas and how public facilities and services are to be generally planned for the area. The plan must also be supported by goals, objectives and policies that direct how the sector plan will develop. Because the sector plan is a long-term plan the land use need requirement does not apply consistent with Section 163.3245, F.S. Sector plans must be implemented through detailed specific areas plans (DSAP) that meet the requirements of Section 163.3245(3)(b), F.S. including providing a detailed public facilities analysis and mitigating for impacts created by the DSAP.

Policy L-1.21.2: Bay-Walton Sector Plan: The Bay-Walton Sector Bay-Walton Sector Plan Long Term Master Plan and its Land Use Districts are hereby established in the Comprehensive Plan.

The Walton County Future Land Use Map designates the Bay-Walton Sector Plan boundary as the Bay-Walton Sector Plan and the Long Term Master Plan (Map 2 – Long Term Master Plan and Map 6 – Long Term Master Plan: Walton County) identifies the locations of the various Land Use Districts. The Bay-Walton Sector Plan is comprised of the unincorporated lands west of the Bay County line, east of Point Washington State Forest, south of State Road 20 and Black Creek Road and north of US 98 except for the WaterSound DRI which extends south of US 98 to C-30A. Table BW-1 in the Bay-Walton Sector Plan establishes the minimum and maximum density and intensity standards for the Bay-Walton Sector Plan and the mixed use requirements.

GOAL BW-1: Section 163.3245, Florida Statutes (F.S) "supports innovative and flexible planning and development strategies" through the sector plan process as a tool to encourage long-term planning for conservation, development and agriculture on a landscape scale and to facilitate protection of regionally significant resources while avoiding duplication of state and regional review. The goals of the County in relation to the Bay-Walton Sector Plan are to: emphasize urban form, protect regionally significant resources and facilities, mitigate impacts to these resources and facilities, ensure intergovernmental coordination, address extra-jurisdictional impacts, limit urban sprawl, protect wildlife and natural systems, advance the efficient use of land and other resources, and create quality communities and jobs. Section 163.3245, F.S.

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

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

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

GENERAL STRATEGY

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

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

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

Policy BW-1.1.1: The Bay-Walton Sector Plan meets the requirements of Section 163.3245, F.S. The Bay-Walton Sector Plan combines the lands already approved under the West Bay Sector Plan with additional lands in western Bay County and eastern Walton County. Only the Walton County lands within the Bay-Walton Sector Plan boundary are required to be consistent with these policies. The Bay-Walton Sector Plan provides a long-term plan for approximately 110,500 acres in Bay and Walton Counties. All of the goals, objectives and policies that apply to the development of the Bay-Walton Sector Plan are contained in the Bay-Walton Sector Plan Element unless specifically referenced in the Bay-Walton Sector Plan Element.

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

Term Master Plan: Walton County Property (Map 6), the Conceptual Primary Roadway Network (Map 3) and the Bay-Walton Sector Plan policies.

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

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

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

(A) Realistic large-scale planning providing a long-term vision for western Bay County and eastern Walton County;

(B) The mix of land uses needed to support residents of diverse ages, incomes, and family sizes including:

1. An age-restricted component that will serve the daily needs of retirees with amenities, recreation, shopping and medical facilities;
2. An economic development component linking the commerce generated from the Northwest Florida Beaches International Airport and the tourism generated from the beaches.
3. A market rate component providing for the land use needs of families living in western Bay and eastern Walton County and working in the jobs generated through the airport, tourism and age-restricted communities.
4. Providing a range of housing types and densities.
5. Providing sufficient land to accommodate the anticipated growth generated by linking the resources in western Bay County and eastern Walton County.
6. Directing urban development into suitable locations.
7. Providing the efficient delivery of public facilities and services and requiring connection to central water and sewer systems.

8. Coordinating with local governments to provide the community facilities needed to serve the Bay-Walton Sector Plan area including schools, fire, EMS, and other governmental facilities.
9. Developing a compact urban area in the following development forms (or Districts) as identified in Map 2 and described in Table BW-1:
    i. Town Center
    ii. Village Center
    iii. Low-Impact Residential

(C) Preservation of significant regional environmental features and functions and providing connections to the environmental features both within the Bay-Walton Sector Plan boundary and directly adjacent to the Bay-Walton Sector Plan boundary including;

1. Preserving significant regional environmental resources in both the West Bay Preservation Area and Long-Term Conservation Area;
2. Providing proper safeguards for the co-existence of urban development, agriculture/timberlands, the West Bay Preservation Area and Long-Term Conservation Area and delineating these areas on the Bay-Walton Sector Plan map;
3. Encouraging golf courses, if built, to be designed to meet a certification program to ensure the use of best management practices, reduce impacts and reduce water usage;
4. Providing well designed communities that are urban, compact, connected pedestrian friendly and integrated with a mixture of land uses;
5. Encouraging design guidelines for the urban area;
6. Recreational facilities and sites to, at a minimum, meet Walton County Level of Service (LOS) standards;
7. Compliance with the design standards for each of the proposed urban forms with a mixture of uses to create self-sufficient, walkable communities; h. Design landscaping to minimize irrigation demands through techniques such as xeric landscaping, use of indigenous plant materials and incorporation of re-use water in landscape plans where and when available.

(D) Providing an enhanced transportation network in western Bay County and eastern Walton County including;

1. Increased transportation internal capture and reduced external traffic;
2. Key linkages to improve the road network between western Bay County and eastern Walton County and connecting the beaches to the airport commerce;
3. An interconnected street system with multi-use paths connecting residential villages with areas for commerce and employment;

4. Support for multi-modal transportation options especially bike, pedestrian and golf carts to minimize use of automobile;
5. Demonstration of fiscal neutrality;
6. Community facility sites for schools, fire, EMS, and other governmental activities;

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

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

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

- Land Use Not Requiring DSAP Approval - Land uses permitted without DSAP approval are the following: agricultural, silvicultural, passive recreation, greenways, trails, hunting leases and linear facilities for potable water, sanitary sewer, electric, communication, and gas utilities that are exempt from the definition of "development" in Section 380.04, Florida Statutes, or subject to a siting act that supersedes local jurisdiction.
- Land Use Requiring DSAP Approval - The permitted uses, density and intensity standards for these Districts are identified in Table BW-1 and are designated on Map 1 and Map 6.
- Approvals within the Bay-Walton Sector Plan – The following land use approvals have been received within the Bay-Walton Sector Plan:
    - West Bay Center Phase 1 PUD, West Bay Business Center Phase 1 PUD, and West Bay Business Center Phase 2 PUD. These PUDs have been approved by Bay County and infrastructure constructed.
    - WaterSound North DRI – The Walton County Commission has approved the WaterSound North DRI.

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

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

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

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

In addition to the uses identified in Table BW-1, each district (except the Long-Term Conservation Area) is permitted civic and recreation centers and similar uses.

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

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

1. The Long-Term Master Plan (Map 2) and Bay-Walton Sector Plan policies that identify the Districts, maximum and minimum densities and intensities, and types of allowable development at build out. The Long Term Master Plan map generally depicts the areas where urban growth shall occur, areas dedicated for agriculture/timberland, and conservation land uses are established.
2. General identification of regionally significant public facilities that will be necessary to support the Long Term Master Plan.
3. General identification of regionally significant natural resources.
4. Principles and guidelines that address the urban form and inter-relationships of anticipated future land uses as identified in the Long-Term Master Plan.
5. The Conceptual Primary Roadway Network (Map 3)

(B) Step 2 – (DSAPs). In order to implement the Long Term Master Plan, Walton County must approve DSAP(s) consistent with Section 163.3245, F.S. Zoning approval will occur in conjunction with DSAP approval. Due to the size of the Bay-Walton Sector Plan, the Long Term Master Plan will be implemented through multiple DSAPs. Each DSAP must meet the requirements in Section 163.3245, F.S. and shall include the following:

1. A boundary map clearly identifying the area to be covered and its relationship to the Long Term Master Plan.
2. Identification and analysis of the proposed urban forms (Regional Employment Center, Business Center, West Bay, Town Center, Village Center, and Low-Impact Residential) and land uses including their proposed location in the DSAP. Each land use shall be specifically identified as to the location, maximum amounts, densities, intensities, and each DSAP shall contain a projected schedule for build out.
3. Identification of regionally and non-regionally significant public facilities and anticipated impacts on the facilities caused by the DSAP.
4. A public facilities analysis, including a 5-year capital improvement schedule, based upon the proposed land use densities and intensities proposed in the DSAP and the adopted Level of Service standards within Bay-Walton Sector Plan Element of the Walton County Comprehensive Plan. Each DSAP must ensure that long term impacts to public facilities within the Bay-Walton Sector Plan and regionally significant facilities within Walton County meet the adopted Level of Service standards for the Bay-Walton Sector Plan using the strategies provided for in Chapter 163 and the Walton County comprehensive plan.
5. A natural resources map for the DSAP boundary and an analysis demonstrating the suitability of the area for the proposed use and identifying the lands within the DSAP designated as the Long Term Conservation Area.
6. A detailed analysis with identification of specific measures to protect the regionally and sub-regionally significant natural resources and jurisdictional wetland areas both within and adjacent to the proposed DSAP. Natural resources located within the DSAP boundary as identified on the required natural resources map will be protected consistent with Bay-Walton Sector Plan Element of the Walton County Comprehensive Plan including Objectives BW-1.8 – BW-1.12 and supporting policies.
7. Principles and guidelines that address the urban form proposed by the DSAP and its inter-relationship with other components/future DSAPs needed to implement the full Long Term Master Plan.
8. An updated transportation analysis that incorporates the best available data and analysis, including traffic data, land use data, updated travel demand models, current committed and planned roadway improvements, and improvement cost estimates. Prior to the preparation of such analyses, the traffic methodology will be coordinated with both Walton County and the FDOT to ensure that each agency's review needs are adequately addressed.

9. The need for an accommodation of various multimodal travel opportunities that accommodates modal choice opportunities within and between DSAPs within the Bay-Walton Sector Plan including bicycle and pedestrian facilities and public transportation services if available, including the need to accommodate beach access and transportation to the beach, if applicable. It is the overarching intent of the Bay-Walton Sector Plan that DSAPs incorporate the best practices in bicycle/pedestrian and transit friendly design, and that future residents of the communities be given options for travel choices.
10. The Districts that are identified on Map 2 identify where urban uses are permitted in order to prevent urban sprawl. The Long Term Master Plan has identified those areas where development will occur and those areas where natural resource preservation, recreation, open space and agricultural/timber activities shall occur. While these boundaries are general in nature, they are based upon environmental data collected in conjunction with the approval of the Regional General Permit and Ecosystem Management Agreement issued for the Bay-Walton Sector Plan or consistent with the methodology used in the Regional General Permit and Ecosystem Management Agreement approvals. The environmental resources shall be specifically identified and established with the creation of each DSAP.
11. The DSAP effective date will coincide with the long-term preservation of lands designated as Long-Term Conservation Area within the boundary of the DSAP.

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

(A) An Infrastructure Analysis which demonstrates that the costs of any additional local government services and infrastructure required for the Bay-Walton Sector Plan are adequately funded.

(B) Map 2 identifies the Long-Term Conservation Area. As required in Policy BW-1.8.3, conservation easements will be placed on all property designated as Long-Term Conservation Area included in the DSAP boundary. Under this phasing plan, all of the Long-Term Conservation Area will be under conservation easements by the final DSAP approval at the latest.

(C) An Exhibit indicating the location of all uses within the DSAP including the Long-Term Conservation Area (where applicable).

(A) That the development is consistent with Bay-Walton Sector Plan Element of the Walton County Comprehensive Plan and Section 163.3245, FS;

(B) That the proposed development meets the adopted level of service standards for the Bay-Walton Sector Plan as identified in Policy BW-1.1.15;

(C) That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed;

(D) That the location and configuration of the proposed Long-Term Conservation Area and Agriculture/Timberland provides connectivity needed for these areas.

(E) That the proposed DSAP is consistent with Policy BW-1.1.8.

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

- Where appropriate general baseline regulations including physical design, development approval processing, as well as baseline design guidelines for the development forms (Town Center, Village Center and Low-Impact Residential).
- The general design guidelines will address street design, landscaping, access and circulation, parking, lot development standards, parks and internal recreational and open space requirements that will meet current county standards, and golf course design and maintenance. Measures will also be included to address water conservation and non-potable water usage and other resource conservation measures.
- Individual DSAPs may address other design requirements.

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

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

Level of Service Standards for the Bay-Walton Sector Plan (These level of service standards only apply within the boundaries of the Bay- Walton Sector Plan as identified on Map 2)	
TRANSPORTATION FACILITIES	**LEVEL OF SERVICE**
Principal Arterial	D
Minor Arterial and others	D

WATER SUPPLY [Refer to Policy BW-1.7.4]		**LEVEL OF SERVICE**
Description	Independent Variable	Annual Average Daily Demand (GPCD)
Gross Demand	per Capita	134
Residential Demand	per Capita	84.5
Non-Residential Demand	per Capita	49.5
SANITARY SEWER [Refer to Policy BW-1.7.9]		**LEVEL OF SERVICE**
Description	Independent Variable	Annual Average Daily Demand (GPCD)*
Gross Demand	Per Capita	67
Residential Demand	Per Capita	42.25
Non-Residential Demand	Per Capita	24.75
SOLID WASTE [Refer to Policy BW-1.7.11]		**LEVEL OF SERVICE**
Description	Independent Variable	Annual Average Daily Demand (PPCD)^
Gross Demand	Per Capita	8.14
Residential Demand	Per Capita	3.74
Non-Residential Demand	Per Capita	4.40
DRAINAGE FACILITIES [Refer to Policy BW-1.7.12]		
Stormwater facilities shall be designed to treat rainfall runoff for water quality and attenuate rainfall runoff for discharge quantity in accordance with the standards below.		
Water Quality		
Runoff from development shall be treated prior to discharge to the level of treatment for the treatment type as required by state law and as contained in the applicable state ERP Applicant's Handbook or EMA Stormwater Criteria Manual. For facilities serving a project or project sub-unit area discharging to or located within RGP/EMA areas, an Ecosystem Management Area special treatment zone, the watershed of a coastal dune lake, an OFW, or a Reservoir Protection Zone, the level of treatment shall meet state OFW treatment standards.		

Water Quantity
Runoff from development shall be attenuated prior to discharge such that the post-development discharge for the critical duration event does not exceed the pre-development discharge for the same event during a 25-year frequency storm for watersheds with positive discharge or, for watersheds without a positive discharge, the post-development discharge and volume for the critical duration event does not exceed the pre-development discharge and volume for the same event during a 100-year frequency storm except, discharges to tidally influence waters shall not require attenuation. For watersheds without a positive discharge, the volume shall recover at a rate such that one-half of the volume is available in 7 days with the total volume available in 30 days, with a sufficient amount recovered within the time necessary to satisfy applicable water quality treatment requirements.
RECREATION FACILITIES
The level of service for Recreation is identified in Capital Improvements Element Policy CI-1.3.4F.

* - GPCD is Gallons Per Capita Per Day

^ - PPCD is Pounds Per Capita Per Day

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

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

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

LAND USE

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

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

Policy BW-1.2.2: Develop a hierarchy of appropriately-sized functional districts into centers, communities and neighborhoods. Centers (such as Town Center and the Village Center) will be planned

as identified on Map 2 and be the focal point for employment, entertainment and commerce with residential integrated into the district. The density and intensity of districts will match the purpose of the district with highest density/intensity planned for the Town Center and neighborhood scale planned for the Village Center.

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

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

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

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

1.2.1

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

Policy BW-1.2.9: Intentionally Omitted.

Policy BW-1.2.10: Intentionally Omitted.

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

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

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

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

(A) Require a compact urban development pattern with a mixture of land uses to reduce automobile trip lengths and vehicle miles traveled;

(B) Connect centers to neighborhoods with multi-use paths to encourage alternatives to the automobile including golf carts, bicycling and walking;

(C) Utilize water conservation strategies to reduce the amount of potable water required to serve the Bay-Walton Sector Plan;

(D) Encourage the latest appliances and building materials which are more energy efficient and require less water usage.

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

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

LAND USE DISTRICTS IN WALTON

TOWN CENTER	
Purpose:	To provide for a wide-range of large-scale commercial and service-related uses to serve the Bay-Walton Sector Plan and the surrounding area.
Service Area:	Bay-Walton Sector Plan
Designation Criteria:	Town Centers are strategically placed in the Bay-Walton Sector Plan boundary to services in close proximity to housing.
Allowable Uses:	Commercial, hotel/lodging, restaurants, service uses, residential, water-dependent uses including public marinas and port facilities, medical, office, public facilities including religious facilities, civic uses and educational facilities, public utilities, medical clinics, recreational activities, sports facilities, parks, playgrounds, and other similar uses.
Density:	In residential areas, a minimum of 2 dwelling units per acre but no more than 15 dwellings units per acre.
Intensity:	A minimum of 35% Floor Area Ratio (FAR) but no more than 200% FAR. No more than 85% impervious surface area (ISA).

Mixed Use Standards*

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

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

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

LAND USE DISTRICTS IN WALTON (continued)

VILLAGE CENTER	
Purpose:	To provide for mixed-use development pattern composed of neighborhood-scale village centers within close proximity to surrounding neighborhoods with public spaces in the form of parks, town squares and community and recreational facilities incorporated into the design of the plan.
Service Area:	Bay-Walton Sector Plan
Designation Criteria:	Village Center provides the residential housing to serve the Bay-Walton Sector Plan and the neighborhood commercial required for daily living. Village Centers may be located either in the center surrounded by neighborhoods or

	at the edge and connected to adjacent neighborhoods through bike lanes, sidewalks or multi-use paths.
Allowable Uses:	Residential, neighborhood-scale commercial, community parks, recreational facilities, community centers, playgrounds, public utilities and facilities including religious institutions and educational facilities, lodging and often similar uses. Water dependent uses intended primarily for the immediate community.
Density:	A minimum of 2 dwelling units per acre but no more than 15 dwelling units to the acre.
Intensity:	Maximum 85% for commercial/mixed uses. A minimum of 20% Floor Area Ratio (FAR) but not more than 100% FAR for single use development. Maximum 200% FAR for mixed use.
Development Restrictions:	Development must be at a scale that serves the surrounding neighborhoods without drawing from a regional market. Human and vehicular connectivity must be incorporated into each center

Mixed Use Standards*

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

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

DSAP Review:

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

A compact central core or mixed use center shall be identified for each Village Center. The central core or mixed use center shall consist of residential, neighborhood scale commercial, recreational, and community uses that meet the daily functional needs of the residents. Around the central core or mixed use center will be a series of residential neighborhoods. The surrounding neighborhoods will be compact, clustered and surrounded by distinct edges that may consist of open space, conservation areas, or wildlife corridors. The actual layout of streets and lots will vary based on the scale of each neighborhood and specific site conditions. While the primary recreation facility will be in the central core or mixed use center of each Village Center, other outdoor places and parks will be distributed throughout the neighborhoods for

the convenient use of nearby residents. These parks and outdoor places could be used for gathering and events, passive recreation and other community uses, as well as organizing neighborhoods. At the time of DSAP review, each Village Center shall identify the appropriate hierarchy of residential density with the central core or mixed use center consisting of the highest density and transitioning to lower densities away from the central core or mixed use center. It is also at the time of DSAP review, that the approach to coordinate the timing of the commercial and residential development of each Village Center will be identified to make sure there is sufficient commercial development to serve the residential uses.

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

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

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

Village Centers
Conceptual Planning Framework

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES
LAND USE DISTRICTS IN WALTON (continued)

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

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

AGRICULTURE/TIMBERLAND	
Purpose:	To provide areas for the continuation of traditional agriculture and timber uses and activities.
Service Area:	Bay-Walton Sector Plan
Designation Criteria:	Areas used primarily for agricultural activities such as farms, ranches, feed lots, crop services, sod farms, public utilities, and other similar uses, and adjacent undeveloped or vacant lands that could be used for agriculture or silviculture activities.
Allowable Uses:	Agriculture and related uses, logging, timber production activities, recreation, conservation, preservation, public/institutional, very low density residential, borrow pits, communications towers, public utilities, and other similar uses.
Density:	No more than one dwelling unit per 20 acres.
Intensity:	No more than 10% impervious area. No more than 4% Floor Area Ratio.
Development Restrictions:	Agricultural activities must be conducted in strict compliance with state promulgated "best management practices."

TABLE BW-1 BAY-WALTON SECTOR PLAN LAND USE CATEGORIES
LAND USE DISTRICTS IN WALTON (continued)

LONG-TERM CONSERVATION AREA	
Purpose:	To provide areas for the protection, restoration and enhancement within the Bay-Walton Sector Plan. Conservation and preservation purposes and mitigation efforts will take place in these areas.
Service Area:	Bay-Walton Sector Plan
Designation Criteria:	Conservation and preservation areas as identified for the long-term protection of environmental resources such as wildlife and their habitat and high quality wetlands and other natural resources.
Allowable Uses:	Managed mitigation areas, natural resource management, green ways and trails, hunting and fishing activities, passive recreational activities and associated structures and facilities, essential public utilities excluding wastewater treatment plants and power plants, and other similar uses. Essential public utility easements may be located in these areas.
Density:	NOT APPLICABLE
Intensity:	NO INTENSITY STANDARD BUT LIMITED TO PERMITTED USES WHICH ARE FOR PRESERVATION OR PASSIVE RECREATION USES.
Development Restrictions:	No development other than recreational related uses shall be allowed that will significantly degrade the environmental quality of the area.

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

RECREATION/OPEN SPACE	
Purpose:	To provide areas for active and passive recreation to serve the needs of the Bay· Walton Sector Plan and the larger community.
Service Area:	Bay-Walton Sector Plan
Designation Criteria:	Areas identified as suitable for active or passive recreation uses.
Allowable Uses:	Greenways and trails, hunting and fishing activities, passive recreational activities, and active recreational activities such as ball fields, golf courses and playgrounds and associated structures and facilities. Essential public utilities are also permitted excluding wastewater treatment plants and power plants, and other similar large-scale uses.
Density:	NOT APPLICABLE
Intensity:	No more than 30% impervious surface area.
Development Restrictions:	Maximum building height of 50 feet. No development other than recreational related uses shall be allowed.

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

OBJECTIVE BW-1.3: RESERVED

URBAN DESIGN

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

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

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

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

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

Policy BW-1.4.5: The Bay-Walton Sector Plan shall meet the height requirements for South County as specified in Future Land Use Element Policy L-1.11.2 and the Scenic Corridor requirements for US 98 as specified in Future Land Use Element Objective L-1.16 and Objective L-1.17 and supporting policies.

TRANSPORTATION

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

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

(A) All roadways within the DSAP shall be evaluated based on levels of service standards for the Bay-Walton Sector Plan.

(B) Development within the DSAP must be designed to accommodate transit vehicles and linkage with the regional transit system, and linkage with pedestrian/bicycle facilities. Coordination will occur with the appropriate public transportation agencies (local and regional). Commercial, office

and industrial development shall make provision for transit stops to ensure convenient access for shoppers, visitors, and employees.

(C) Minimize additional road crossings and encroachment across/into the Long-Term Conservation Area.

(D) The following guidelines and standards shall be considered in the design of the circulation system within the DSAP:

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

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

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

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

Policy BW-1.5.4: Reserved

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

- The transportation network shall be designed to minimize dead-end streets.
- Any site surrounded by potentially developable land shall be planned with regularly spaced street easements and/or vehicular interconnections in place, allowing connections into future development. Each DSAP shall determine compatibility of uses based on the context and characteristics of each DSAP, and generally environmental features, and other physical characteristics.
- Access management standards developed by the Florida Department of Transportation shall be followed for state-maintained facilities and implemented throughout the network.

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

(A) The necessary facilities and services are in place at the time a development permit is issued; or

(B) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

(C) The necessary facilities are under construction at the time a permit is issued; or

(D) The necessary facilities are scheduled to be in place or are under actual construction not more than 5 years after the issuance of a development permit as provided in the 5-year schedule of capital improvements or the first 5 years of the Florida Department of Transportation's 5-year work program; or

(E) At the time of DSAP approval, rezoning or other land use development permit approval, a binding agreement to pay for or construct a proportionate share of required improvements beyond any then-existing deficiency to satisfy concurrency requirements will be executed. The proportionate share contribution and its calculation must be consistent with Section 163.3180(5)(h), F.S..

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

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

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

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

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

Policy BW-1.5.12: Coordinated Transportation Review. Transportation systems in the region will be affected by development within the Bay-Walton Sector Plan and the transportation network within the Bay-Walton Sector Plan area will be impacted by future development within the region. To understand and plan for how development will impact the overall transportation system, reviews of future traffic procedures, analyses, and impacts shall be coordinated. The following mechanisms shall be considered for the coordination of future traffic procedures, analyses, and impacts:

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

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

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

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

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

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

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

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

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

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

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

Provide for a variety of transportation modes as follows:

- Provide a comprehensive and integrated network of facilities that are safe and convenient for people of all ages and abilities traveling by foot, bicycle, automobile, public transportation, and commercial vehicle.
- At a minimum, the transportation network shall consider the standards identified in the Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (the Florida Greenbook), the Manual on Uniform Traffic Control Devices (MUTCD) and the Plans Preparations Manual (PPM) but are not required to follow these.
- Consider the guidelines in the Florida Bicycle Facilities Planning and Design Handbook, the Florida Pedestrian Planning and Design Handbook, the AASHTO Guide for Planning, Design, and

Operation of Pedestrian Facilities, and the AASHTO Guide for the Development of Bicycle Facilities.

- Coordinate public transportation efforts with existing providers to determine the feasibility of a regional system. Discussions with Bay Town Trolley, Walton County, and Okaloosa County Transit shall occur to identify routes that can be extended to provide service to the Bay-Walton Sector Plan area, the location of existing and future stops, and potential service overlaps to provide for regional transit opportunities.

PUBLIC FACILITIES

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

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

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

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

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

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

(A) The gross level of service standard is the statewide uniform gross demand rate as published by the USGS in the latest Scientific Investigations Report, Water Withdrawals, Use, and Trends in Florida. The USGS 2010 statewide uniform gross demand rate is 134 gallons per capita per day (GPCD) gross annual average daily demand (AADD) of which the residential AADD is 84.5 GPCD and the non-residential AADD is 49.5 GPCD.

(B) Population shall be based on the residential dwelling units and the latest occupancy from the University of Florida Bureau of Economic and Business Research except, age restricted units shall be based on an occupancy of 1.9 persons per unit.

(C) Supply analysis shall be based on the maximum day demand computed based on the annual average daily demand and a peaking factor consistent with the latest supplier analysis.

(D) Distribution analysis shall be based on the peak hourly demand or maximum day demand plus fire flow demand, whichever is greater. Peak hourly demand shall be computed based on the annual average daily demand and a peaking factor consistent with the population of the distribution system and typically between 2 and 4 times the annual average daily demand, but not less than the overall system peaking factor as determined by the supplier.

(E) For development sub-units with a specific plan of non-residential development, water demand may be computed using the non-residential development demographic and standard engineering demand rates with such rates to be approved by the supplier.

(F) To reduce the demand on potable water supply, water demand shall be segregated into potable and non-potable demand. Not more than 50 percent of the gross annual average demand shall be allocated for non-potable demand without a site specific analysis demonstrating that a greater percentage is appropriate. Specific non-potable demands, such as for a golf course, that exceed the adopted level of service standard shall be in addition to the demand computed based on the level of service standard.

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

(A) Not more than 50 percent of the gross annual average demand shall be allocated for non-potable demand unless supported by a site specific analysis that demonstrates the need for a greater percentage based on specific uses.

(B) Potable use includes all building supply systems and systems that provide water for consumption.

(C) Non-potable uses include outdoor uses such as irrigation and dedicated separate systems that may safely use non-potable water.

(D) Specific non-potable demands, such as for a golf course, that exceed the adopted level of service standard shall be in addition to the demand computed based on the level of service standard.

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

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

(A) At a minimum, landscaping and irrigation shall be consistent with the Florida Department of Environmental Protection Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries.

(B) At a minimum, water fixtures shall be of the water conserving type consistent with the Florida Building Code.

(C) Additional management practices may include, but are not limited to, xeriscaping, water budgeting on a parcel basis, and separate grey water building systems.

(D) Irrigation must be provided by non-potable sources consistent with Policy BW-1.7.6

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

(A) The gross level of service standard for wastewater demand shall be equivalent to the potable water demand computed in accordance with the adopted water demand level of service standards for the Bay Walton Section Plan.

(B) Capacity analysis shall be based on the annual average daily demand or the maximum month daily demand consistent with the permitted capacity of the receiving system. Maximum month daily demand shall be computed based on the annual average daily demand and a peaking factor consistent with the latest provider analysis.

(C) Distribution analysis shall be based on the peak hourly demand. Peak hourly demand shall be computed based on the annual average daily demand and a peaking factor consistent with the population of the distribution system as computed using the Harmon formula or Figure 1 from the Recommended Standards for Wastewater Facilities, GLUMRB.

(D) For development sub-units with a specific plan of non-residential development, wastewater demand may be computed using the non-residential development demographic and standard engineering demand rates with such rates to be approved by the provider.

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

(A) Wastewater Treatment Facilities shall utilize Advance Wastewater Treatment (AWT) processes prior to discharge.

(B) Package treatment plants may be utilized on an interim basis until regional facilities are available. The package treatment plant and collection system discharging thereto shall be located, designed and sized for conversion to a regional lift station site and connection with the regional system.

(C) Effluent disposal areas shall be located on soils with sufficient capacity and suitability for percolation, nutrient uptake, and final treatment prior to discharge to waters of the state. No direct discharge of treated effluent to the Bay or its tributaries will be allowed.

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

(A) The adopted gross level of service standard is 8.14 pounds per capita per day (PPCD) on an annual average daily basis of which the residential AADD is 3.74 PPCD and the non-residential AADD is 4.40 GPCD.

(B) Population shall be based on the residential dwelling units and the latest occupancy from the University of Florida Bureau of Economic and Business Research except, age restricted units shall be based on an occupancy of 1.9 persons per unit.

(C) Supply analysis shall be based on the cumulative annual demand.

(D) For development sub-units with a specific plan of non-residential development, demand may be computed using the non-residential development demographic and standard engineering demand rates with such rates to be approved by the supplier.

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

(A) Water Quality: Runoff from development shall be treated prior to discharge to the level of treatment for the treatment type as required by state law and as contained in the applicable state ERP Applicant's Handbook or EMA Stormwater Criteria Manual. For facilities serving a project or project sub-unit area discharging to or located within Regional General Permit and Ecosystem Management areas, an Ecosystem Management Area special treatment zone, the watershed of a coastal dune lake, an OFW, or a Reservoir Protection Zone, the level of treatment shall meet state OFW treatment standards.

(B) Flood Attenuation: Runoff from development shall be attenuated prior to discharge such that the post-development discharge for the critical duration event does not exceed the pre-development discharge for the same event during a 25-year frequency storm for watersheds with positive discharge or, for watersheds without a positive discharge, the post-development discharge and volume for the critical duration event does not exceed the pre-development discharge and volume for the same event during a 100-year frequency storm except, discharges to tidally influence waters shall not require attenuation. For watersheds without a positive discharge, the volume shall recover at a rate such that one-half of the volume is available in 7 days with the total volume available in 30 days, with a sufficient amount recovered within the time necessary to satisfy applicable water quality treatment requirements.

(C) Development may utilize any allowable water quality treatment type or flood attenuation facility type consistent with performance standards and regulatory requirements. Ponds should be designed to the greatest extent practical to mimic natural systems. In Low-Impact Residential, drainage systems should, to the greatest extent practical, consist of swales and surface systems that promote percolation rather than structural systems such as lined systems and pipes.

(D) Development may utilize any allowable flood attenuation facility type consistent with performance standards and regulatory requirements.

(E) Maintain natural basin drainage patterns to the greatest extent practicable.

(F) Existing drainageways and wetlands shall be maintained or enhanced in a natural state to the greatest extent feasible but consistent with Policy BW-1.9.2.

(G) The location, function and design of all stormwater facilities shall be coordinated with open space and park areas, in order to provide for joint use.

(H) Where possible, conservation areas with trails should line riparian corridors and storm drainageways connecting to destinations such as schools, parks, neighborhoods, and village centers.

(l) Stormwater management systems may be designed to discharge pre-treated stormwater into preserved wetlands in such a way as to maintain and/or enhance their current hydrology.

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

ENVIRONMENT

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

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

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

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

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

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

(A) The general extent and configuration of the overall Long-Term Conservation Area is as identified in Map 2.

(B) Specific restoration and enhancement programs for the Long-Term Conservation Area are encouraged and will be phased, where used, with that information being included with each development application.

(C) Uses within the Long-Term Conservation Area shall be as determined by Policy BW-1.8.2.

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

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

Policy BW-1.9.2: Those areas in Bay-Walton Sector Plan that are outside the boundary of the Regional General Permit and Ecosystem Management Agreement have not undergone environmental permitting at this time. Any urban development that occurs in this area must be consistent with the environmental protections standards of the Coastal Zone, Conservation Element of the Walton County Comprehensive Plan unless a regional permit review is received for any portion of this area. The Developer will have the option to seek a regional environmental permit review for this area, and if such a review occurs, the environmental protection standards that apply to this area would be added to Bay-Walton Sector Plan Element through the EAR process.

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

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

(A) Choctawhatchee Bay watershed and its tributaries;

(B) Water management, and water quality;

(C) Wetland protection, preservation and mitigation;

(D) Greenways, wildlife habitat and wildlife corridors and;

(E) Historic and archaeological sites; and other resources.

(F) Seagrass beds, shellfish beds of commercial or recreational value and migratory or seasonal animal locations.

(G) Regionally Significant Natural Resources including known natural biotic communities, and known populations of protected species of flora and fauna.

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

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

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

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

Policy BW-1.11.1: DSAPs within the Bay-Walton Sector Plan shall identify and provide for protection of existing ecological systems within the area. Each DSAP will also provide for reasonable connections between these features. Wetlands are to be protected consistent with the Regional General Permit and Ecosystem Management Agreement summarized in Policy BW-1.9.2. Where no Regional General Permit and Ecosystem Management Agreements have been approved, no building or structure shall be located closer than thirty (30) feet from any U.S. Army Corps of Engineers wetland jurisdictional line, except to allow for those uses allowable within Policy 6.7.4(6). Isolated wetlands that are not to be impacted shall be protected with a buffer of uplands not less than thirty (30) feet landward of the wetland delineation line to be determined using the U.S. Army Corps of Engineers wetland determination manual and procedures.

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

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

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

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

RECREATION AND OPEN SPACE

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

Policy BW-1.13.1: Development within the Bay-Walton Sector Plan area shall be required to dedicate land for public use which may be in the form of passive and active parks, open space, recreation areas, town squares, greenways, trails and other forms of public use facilities in close proximity to centers, communities and neighborhoods.

Policy BW-1.13.2: A central public space shall be provided within each planned center (Town Center and Village Center) with connections to surrounding communities and neighborhoods. This may be in the form of a park, central square, or other civic use. Neighborhoods may also be served internally with smaller green space areas such as tot lots, greenways or greens.

Policy BW-1.13.3: Work with the Florida Trail Association, or similar agency, to connect the Florida National Scenic Trail from Pine Log State Forest to the existing eastern trail.

Policy BW-1.13.4: Public access points shall be reserved in appropriate publicly owned locations in the area around West Bay and along the Gulf Intracoastal Waterway.

Policy BW-1.13.5: The number and approximate location of public and private water access points represented on the Sector Plan map shall be determined within each DSAP.

COMMUNITY FACILITIES

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

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

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

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

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

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

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

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

HOUSING

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

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

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

INTERGOVERNMENTAL COORDINATION

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

Policy BW-1.16.1: Prior to the submittal of each DSAP application, the application will coordinate with Bay County, the City of Panama City Beach, Walton County and state and regional agencies including West Florida Regional Planning Council (WFRPC). Comments received from these agencies will be

considered as part of the DSAP application. The applicant must also do the following to ensure intergovernmental coordination:

(A) Meet with Bay County and Walton County prior to submitting the application;

(B) Contact Panama City Beach and the Florida Department of Transportation to answer questions and meet if requested;

(C) Provide a copy of the supporting transportation analysis to the Florida Department of Transportation and all applicable agencies and seek comments on the methodology used prior to submittal. The methodology will include short-term and long-term analysis procedures and identification of the analysis that will document:

1. The staging or phasing of transportation improvements to support development of the DSAP, including developer contributions to mitigate impacts to state and regionally significant transportation facilities; and

2. The costs and funding needed for transportation improvements in the 5-year schedule of capital improvements;

(D) Provide a copy of the DSAP application to Bay County, Walton County, City of Panama City Beach, Florida Department of Transportation, Florida Department of Economic Opportunity, Florida Department of Environmental Protection, the WRPC and any other agency that requests a copy.

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

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

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

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

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

Policy BW-1.16.7: Prior to the initiation of a new DSAP or a new phase within an approved DSAP, Walton County shall evaluate the adopted DSAP as it relates to any subsequent phase for its impact on applicable local and regional resources, including public utilities, public services and infrastructure and potential impact to adjacent and affected jurisdictions. The County shall also evaluate its consistency with Bay-Walton Sector Plan Element and Section 163.3245, F.S. This evaluation shall be performed

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

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

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

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

(A) A description of any changes in land ownership (excluding lot sales to end users) including the successor in interest, size, location, land use category and the amount of development rights authorized through a DSAP allocated to the purchaser.

(B) A listing of any substantial local, state and federal permits, which were obtained, applied for, or denied, since the last monitoring report, specifying the agency, type of permit, parcel, location(s) and activity for each permit.

(C) A summary of development activity proposed or conducted since the previous report including residential units and gross floor area of non-residential uses, and site improvements. The development activity shall be compared in an ongoing ledger to that allowed by the applicable DSAP.

(D) A summary of development activity anticipated for the upcoming one and five year time periods including anticipated residential units and gross floor area of non-residential uses, and their locations. Since the actual development activity will be based on market conditions which are subject to change, the anticipated development activity is provided for planning purposes.

(E) The status of wetlands and uplands identified for conservation including the location and acreage of those lands set aside for permanent protection through a conservation easement or dedication of title to a conservation entity.

(F) How development patterns are fulfilling the urban design polices applicable to the Bay-Walton Sector Plan.

(G) Public Facilities and Services

1. Identification of improvements to public facilities and services that have been completed since the previous annual report.
2. Identification of improvements to public facilities and services necessary to support anticipated development over the upcoming one and five year time periods and the status of current plans to complete the improvements including an analysis of anticipated expenses and revenue sources for:
   i. Transportation System
   ii. Water Supply
   iii. Wastewater Treatment and Disposal
   iv. Stormwater
   v. Parks and Recreation
   vi. Solid Waste
   vii. Public Schools
   viii. Emergency Services including Sheriff, EMS, Fire
   ix. General Government and other impacted Facilities and Services

(H) An analysis of whether fiscal neutrality is being achieved. The intent of fiscal neutrality is that the costs of additional local government facilities and services that are built or provided for the Bay-Walton Sector Plan shall be funded by properties within the Bay-Walton Sector Plan.

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

The master applicant shall make a good faith effort to obtain information related to the public facilities and services outlined in Policy BW-1.17.1(G) above from the public agencies that oversee the applicable public facility or service. Failure by the public agencies to provide

information in a timely manner shall not be held against the master applicant's requirement to submit the Bay-Walton Sector Plan Monitoring Report.

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

OBJECTIVE L-1.22: To direct future growth into a delineated special planning areas in order to facilitate the development of quality mixed-use communities and to prevent the historically inefficient use and piecemeal development. The maximum residential density, maximum nonresidential intensity, maximum ISR and applicable development standards shall be established within each approved Special Planning Area.

Policy L-1.22.1 Black Creek Special Planning Area (BC/SPA): The Black Creek Special Planning Area (SPA) is established to direct future growth in North Walton County into a delineated special 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 SPA 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.

Given the acreage included within the Black Creek SPA, it is likely that the included properties will have multiple owners. If the lands within the Black Creek SPA are developed through a series of smaller development projects, each project within the Black Creek SPA must have its own detailed plan of development that will be designed to achieve the overall economic, environmental, and aesthetic objectives of the Black Creek SPA in its entirety. Building heights within the Black Creek SPA shall not exceed four stories, or 50 feet whichever is less.

Policy L-1.22.2: Black Creek Special Planning Area (BC SPA). Subject to the criteria below, areas designated Black Creek Special Planning Area on the Future Land Use Map shall have a maximum residential density of eight (8) dwelling units per acre or up to ten (10) dwelling units per acre with a density bonus, maximum nonresidential intensity of 0.50 FAR (50%) and maximum ISR of 0.75 (75%).

The following criteria shall be used for designating Zoning Districts within the Black Creek Special Planning Area (BC SPA) Future Land Use Map Category.

(A) **BC Low Density Residential:** The BC Low Density Residential zoning district shall be established to direct low density residential development to lands adjacent to, or presently included within, the designated Black Creek SPA 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 Black Creek SPA 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 Black Creek SPA, to support the long-term sustainability of the Black Creek SPA, and to better preserve and protect

conservation, rural, and agricultural lands surrounding the Black Creek SPA from piecemeal development, and the adverse impacts thereof.

1. Residential 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.

2. Nonresidential 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 Black Creek SPA. Intensity of development shall not exceed the maximum FAR of 0.30 (30%), and the maximum ISR of 0.40 (40%).

(B) **BC Mixed Use Residential:** This zoning district allows higher density residential development and neighborhood- serving commercial uses on thirty (30) or more contiguous acres within the designated Black Creek SPA 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.

1. Residential 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;

2. Nonresidential 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 Black Creek SPA. Intensity of development shall not exceed the maximum FAR of 0.50 (50%), and the maximum ISR of 0.60 (60%).

   i. 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 Black Creek SPA. 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%);

   ii. 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%);

iii. 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.

(C) **BC Rural Town Center:** The Black Creek SPA 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 Zoning Map as the BC Rural Town Center (BCRTC). The Black Creek SPA shall include a minimum of five percent (5%) and a maximum of ten percent (10%) of the gross acreage designated as BCRTC. The county may allow the designation of more than one BCRTC in the Black Creek SPA if such design would be financially feasible and facilitate a more efficient and effective delivery of services and land uses for the Black Creek SPA. However, if more than one area is designated BCRTC, the acreages for all parcels so designated shall not exceed in total the BCRTC percentages stated above.

Each RTC shall serve as the employment center(s) for the Black Creek SPA and provide for the highest density and intensity of development within the Black Creek SPA. 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 BCRTC 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 BCRTC.

1. Residential 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 BCRTC. Density bonuses for affordable and workforce housing to a maximum of ten (10) units per acre is authorized within the BCRTC. 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 BCRTC area;

2. Nonresidential Intensity allowed: Non-residential uses within this category shall be limited to:

   i. 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 BCRTC;

   ii. Public Uses, including squares, parks, golf courses, pools, playgrounds, equestrian centers, public water- dependent uses, and such other amenities, which shall comprise no less than five percent (5%) of the RTC;

iii. 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 BCRTC;

3. Special Considerations: To ensure that the BCRTC 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:

   i. The specific uses proposed, lot sizes and location, and lot coverage;

   ii. 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;

   iii. Proposed road and pedestrian interconnections to the abutting neighborhoods and the BCRTC;

   iv. Proposed parking standards and criteria;

   v. Abutting uses, including scale and character;

   vi. Existing soils, topography and drainage;

   vii. Existing vegetation and wildlife;

   viii. Proposed landscape, buffering, and setback standards;

   ix. Proposed architectural standards and controls;

   x. 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.;

   xi. Required connection to public water and sewer;

Goal L-2: Establish the US 331 corridor as an economic development corridor while promoting livable mixed use development and maintaining roadway capacity and speed to the greatest extent possible.

Objective L-2.1: The US Highway 331 Corridor shall foster a well-balanced mix of residential types and densities, offering a wide range of housing opportunities and shall attract and retain a robust and diverse business environment by incentivizing quality connected, mixed use design that preserves pubic space and development that provides for employment of Walton County residents.

Policy L-2.1.1: The US 331 Corridor Plan is hereby incorporated herein by reference including all recommendation, vision, goals and objectives.

Policy L-2.1.2: Develop an incentive based approach to facilitation of targeted economic development within the U.S. 331 Economic Development Plan study area.

Policy L-2.1.3: Pursue the prioritization of infrastructure within the U.S. 331 Economic Development Corridor Study area as a targeted economic development catalyst.

Policy L-2.1.4: Eglin Air Force base is a major economic generator and coordination with base officials shall be required to ensure no adverse impacts to the installation's mission.

Policy L-2.1.5: Establish Aesthetic Corridor Regulations within the Land Development Code for US 331 from Owls Head (southern boundary) to the northern landing of the Choctawhatchee Bay Bridge.

Policy L-2.1.6: Establish corridor management standards within the Walton County Land Development Code for the U.S. 331 corridor from the DeFuniak Springs City Limit to the Choctawhatchee Bay including but not limited to lot controlled lot splits, service road requirements, access management, inter-connection and cross access requirements.