

Ordinance 2008-07

Amending the Walton County Comprehensive Plan to Provide for Protection of Flood-Prone Areas; Setting Standards for Development in the Special Flood Hazard Areas; Providing for Mitigation; Providing for Severability; and Providing for an Effective Date.

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

WHEREAS, the Coastal High Hazard Areas (CHHA) of Walton County as defined by § 163.3178(2)(h) Florida Statutes are subject to periodic inundation that results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and welfare, and;

WHEREAS, Walton County finds that the current provisions of its Comprehensive Plan should be updated to account for new data and new definitions of the Coastal High Hazard Area;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners to amend the Walton County Comprehensive Plan as follows:

Section 1: Amendment

Policy C-4.2.6 of the Walton County Comprehensive Plan is hereby amended as follows: (added text underlined, deleted text ~~struck through~~).

Policy C-4.2.6 The creation of new lots (through platting, lot splits, or other method) that lie entirely within the Coastal High Hazard Area is prohibited. The creation of new lots contiguous to or partially within the Coastal High-Hazard Areas shall be prohibited unless the newly created lot contains sufficient buildable area outside of the Coastal High Hazard Area for the intended use.

The extent of the Coastal High Hazard Area on any property proposed for development may be determined by a Florida licensed surveyor ~~or professional engineer based on the technical data developed as part of the Northwest Florida Hurricane Evacuation Study, 1999~~ in accordance with the following criteria:

1. The Coastal High Hazard Area shall be consistent with the definition of the Coastal High Hazard Area contained in §163.3178(2)(h) F.S.;

2. The location of the Coastal High Hazard Area shall be consistent with the Category I Hurricane Surge Heights and area in the Northwest Florida Hurricane Storm Tide Atlas, Jurisdiction of Walton County. dated May 1998 prepared by the U.S. Army Corps of Engineers:

3. At such time as the delineation of the storm surge zones are updated through the Statewide Regional Evacuation Study currently underway, this policy shall be amended to reference the undated delineation of the Category I storm surge zones as approved by the Florida Division of Emergency Management.

Section 2. Severability

Should any word, phrase, sentence, or section of this ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this ordinance, and the remainder of the ordinance shall remain in full force and effect.

Section 3. Effective Date

This ordinance shall take effect as provided by law.

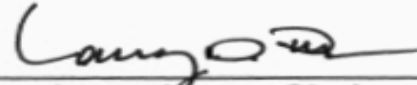
Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 11th day of March, 2008

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:



Martha Ingle
Clerk of Court

By: 

Larry Jones, Chair