

AN ORDINANCE OF WALTON COUNTY, FLORIDA, ADOPTING A FUTURE LAND USE MAP AMENDMENT TO THE WALTON COUNTY COMPREHENSIVE PLAN; SETTING FORTH THE AUTHORITY FOR ADOPTION; AMENDING THE FUTURE LAND USE MAP; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CONFLICTS; 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, Chapter 163, Part II, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Walton County Planning Commission and Board of County Commissioners have held several public workshops, public meetings, and public hearings with due public notice and received public comments concerning the subject map amendment to the Comprehensive Plan; and

WHEREAS, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on September 28, 2010 and October 4, 2010 and transmitted the proposed amendment to the Department of Community Affairs as the State Land Planning Agency and provided a copy to other state and regional agencies as required by Chapter 163, Part II, Florida Statutes; and

WHEREAS, on December 14, 2010, the Department of Community Affairs issued its Objections, Recommendations, and Comments Report to the proposed comprehensive plan amendments for Walton County (DCA 10-1ER); and

WHEREAS, the Walton County Board of County Commissioners held an adoption hearing on March 1, 2011, for the proposed amendment to its comprehensive plan, including the subject amendment, in accordance with the requirements of Section 163.3184, Florida Statutes, with due public notice having been provided; and

WHEREAS, the Walton County Board of County Commissioners considered all oral and written comments received during such public hearings, including the data and analyses provided for this amendment, the recommendations of the Planning Commission, and the Objections, Recommendations, and Comments Report of the Department of Community Affairs; and

WHEREAS, in the exercise of its authority, the Walton County Board of County Commissioners has determined that the adoption of this amendment is in the best interest and welfare of the residents of Walton County; and

WHEREAS, this Ordinance shall be considered a final order as required in Section 10.03.03 of the Walton County Land Development Code;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Walton County, Florida as follows:

SECTION I: PURPOSE AND INTENT

This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, as amended.

SECTION II: FUTURE LAND USE MAP AMENDMENT

The Board of County Commissioners hereby adopts the following amendment to the Future Land Use Map of the Walton County Comprehensive Plan, as amended, attached hereto as Exhibit "A" and incorporated herein by reference as a part hereof, being an amendment to the Future Land Use Map, which is adopted on the basis of the following findings:

FINDINGS OF FACT: The Board of County Commissioners finds as follows:

1. The applicants name and address is:

Jasper I. Dennison, Trustee
211 Missile Hill Road
Santa Rosa Beach, FL 32459
2. Amendment Number 05-02.13: Amend the adopted Future Land Use Map designation on 5.5 +/- acres, identified by parcel number 27-1S-19-23000-042-0000 and 27-1S-19-23000-042-0020, located on Mallet Bayou on the west side of US 331, approximately 300 feet south of Sweet Water Lane:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE AFORESAID SECTION 27, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (120 FOOT RIGHT OF WAY); THENCE N01° 05'52"E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 464.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°05'52"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 60.01 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, PROCEED N89°43'19"W, A DISTANCE OF 529.20 FEET; THENCE S 00° 04'46"E, A DISTANCE OF 427 FEET, MORE OR LESS TO THE WATERS EDGE OF MALLET BAYOU; THENCE MEANDER ALONG THE WATERS EDGE OF SAID MALLET BAYOU SOUTHEASTERLY A DISTANCE OF 533 FEET MORE OR LESS TO THE INTERSECTION WITH THE AFORESAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 331; THENCE DEPARTING SAID WATERS EDGE PROCEED N01 °05'52"E ALONG THE WEST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 331 A DISTANCE OF 414 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 5.50 ACRES MORE OR LESS.

3. The proposed amendment is compatible with existing development in the area of the subject property.
4. The property is currently served with adequate public facilities.
5. The property is currently designated as Rural Village.
6. Upon the legally effective date of this Ordinance, the property will be re-designated as General Commercial.
7. Future development proposed for the subject property will be required to meet all of the standards of the Walton County Comprehensive Plan and Land Development Code.

SECTION III. CONFLICT WITH OTHER ORDINANCES OR CODES

All ordinances or parts of ordinances of the Code of Ordinances of Walton County, Florida, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV. 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 V. 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 special meeting on the 1st day of March, 2011.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

Jan *Martha Ingle*

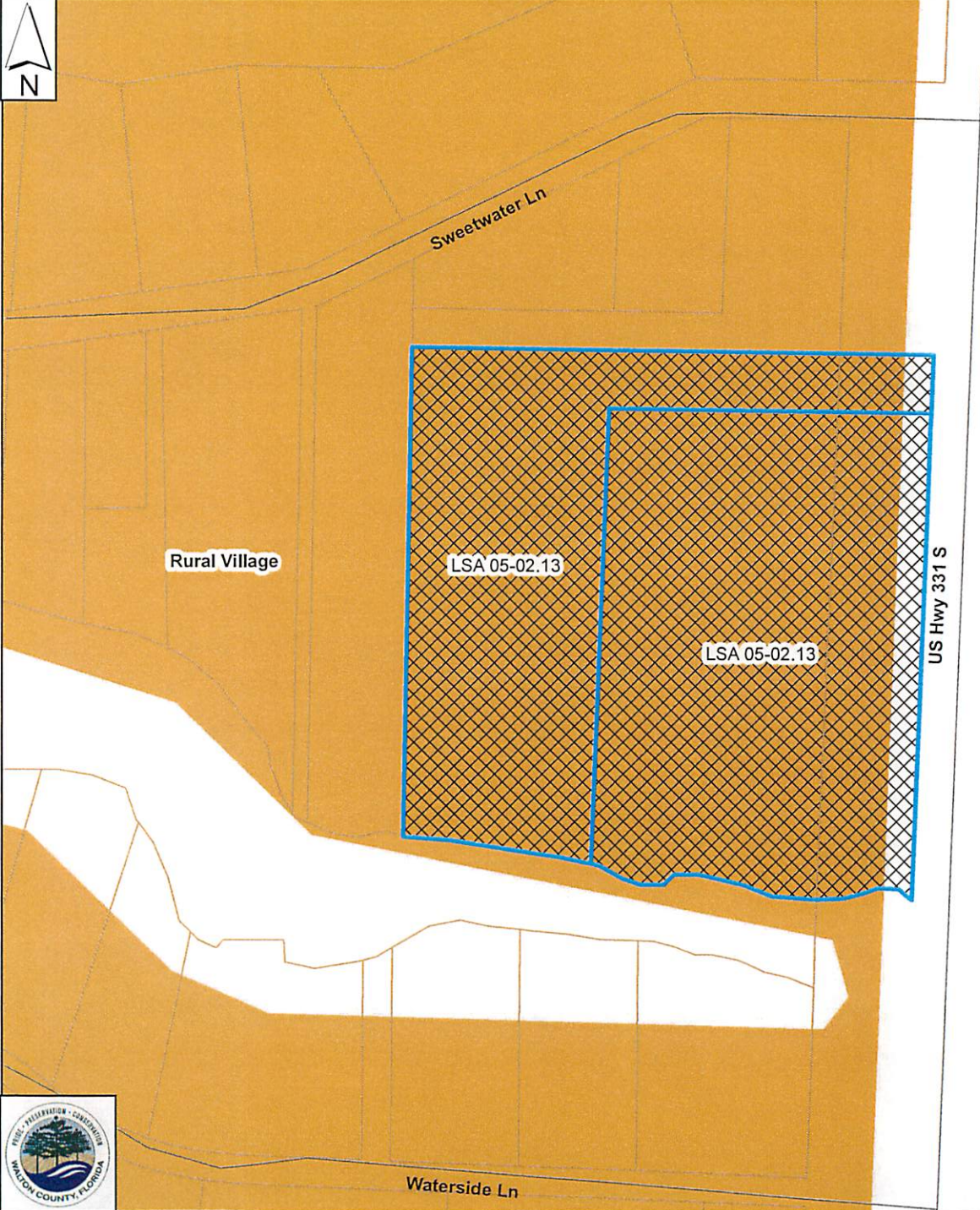
Martha Ingle
Clerk of Court

By:

Scott A. Brannon

Larry Jones, Chair
Scott A. Brannon

The seal is circular with a double-line border. The outer ring contains the text "COUNTY COMMISSIONERS" at the top and "WALTON COUNTY, FLORIDA" at the bottom. In the center of the seal, the word "SEAL" is written in a bold, sans-serif font.

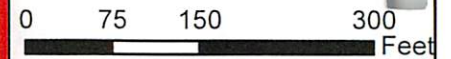
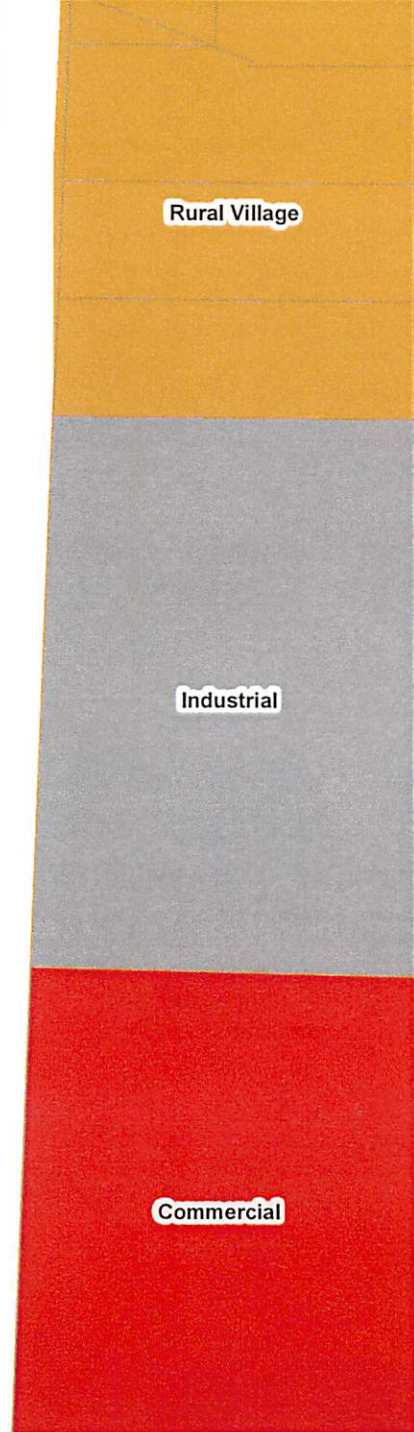


MAP ID LSA 05-02.13

From: Rural Village
To: General Commercial

Acreage = 5.5+/-

Exhibit
A



Walton County Planning and Development Services
This GIS data is not a legal representation of the features depicted; any assumption of the legal status of this data is hereby disclaimed. Features are approximate, and are not necessarily accurate to mapping, surveying, or engineering standards.
2009-2011\2011_Changes\Ord_Maps\LSA05-02.13
3/09/2011 ccs