

**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, 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:

HSH Properties, LLLP  
c/o Ronald Swatty  
7486 Douglas Blvd.  
Douglasville, GA 30135

2. Amendment Number 05-02.45: Amend the adopted Future Land Use Map designation on 58.032 +/- acres, identified by parcel number 19-1S-18-14000-011-0000, located on the north side of SR 20 adjacent to the intersection of Black Creek Blvd and SR 20:

ALL THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 18 WEST, NORTH OF FLORIDA HIGHWAY NO. 20 (FORMERLY FLORIDA HIGHWAY NO. 10), LYING AND BEING IN WALTON COUNTY, FLORIDA/LESS AND EXCEPT, FIVE PARCELS OF LAND WHICH WERE SOLD OFF THE LARGER TRACT BY WILLIAM LUTHER MORRIS DURING HIS LIFETIME, WHICH FIVE PARCELS WERE CONVEYED TO H. E. SIMMONS (DEED BOOK 196, PAGE

434)/ HULEN A. SIMMONS AND WIFE, JEWEL SIMMONS (DEED BOOK 197, PAGE 117) / EDNA CLEMMONS SIMMONS, FAYE CLEMMONS BURKET, AND JOE ANN CLEMMONS DAVIS (DEED BOOK 197, PAGE 75), JAMES M. SIMMONS AND WIFE, EDNA SIMMONS (DEED BOOK 197, PAGE 77) AND EMORY JOHNSON AND WIFE, JEWEL JOHNSON (DEED BOOK 108, PAGE 336), WHICH FIVE LOTS ARE DESCRIBED, IN THE AGGREGATE, AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 18 WEST, THENCE NORTH 0 DEGREES 22' WEST 396. 0 FEET TO THE INTERSECTION OF THE NORTH SIDE OF STATE ROAD 20 RIGHT OF WAY, THENCE SOUTH 86 DEGREES 32' EAST ALONG THE NORTH SIDE OF STATE ROAD 20 RIGHT OF WAY 325 FEET TO THE POINT OF BEGINNING (THE SOUTHWEST CORNER OF THE A.G. SIMMONS LOT), THENCE CONTINUING SOUTH 86 DEGREES 32' EAST ALONG THE NORTH SIDE OF STATE ROAD 20 RIGHT OF WAY 500 FEET TO A POINT (THE SOUTHWEST CORNER OF THE EMORY JOHNSON AND JEWEL JOHNSON LOT), THENCE NORTH 300 FEET ALONG THE EAST LINE OF THE EMORY AND JEWEL JOHNSON LOT TO A POINT, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID STATE ROAD 20 A DISTANCE OF 500 FEET TO THE NORTHWEST CORNER OF THE A.G. SIMMONS LOT, AND THENCE RUNNING SOUTH ALONG THE WEST LINE OF THE A.G. SIMMONS LOT 300 FEET TO THE POINT OF BEGINNING.

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 Large Scale Agriculture.
6. Upon the legally effective date of this Ordinance, the property will be re-designated as Rural Village.
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.

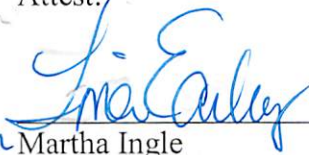
### **SECTION V. EFFECTIVE DATE**

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:

*for*   
Martha Ingle  
Clerk of Court

By:   
Larry Jones, Chair  
*Scott A. Brann*





MAP ID LSA 05-02.45

From: Large Scale Agriculture  
To: Rural Village

Acreage = 58.032+/-

Exhibit  
A



Walton County Planning and Development Services  
This data is not a legal representation of  
the data. It is for informational purposes only.  
The status of this data is hereby declared to be  
approximate, and are not necessarily accurate  
to mapping, surveying, or engineering standards.  
2009-2011\2011\_Changes\Ord\_Maps\LSA05-02.45  
3/09/2011 ccs

