

Ordinance Number 2011- 74

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, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

**WHEREAS**, Chapter 163, 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 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 having been provided, the Walton County Planning Commission held a public hearing on August 11, 2011, and thereafter, the Board of County Commissioners held a public hearing on September 13, 2011 to consider the adoption of the proposed amendment to its comprehensive plan, in accordance with Section 163.3184, Florida Statutes; 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

**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.

2011-74

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, which is attached hereto as Exhibit "A", and incorporated herein by reference as a part hereof, being an amendment to the Future Land Use Map:

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

1. The applicants name and address:  
John Minger  
1350 John Simms Pkwy  
Niceville, FL 32578
2. Amendment Number 2011-14: Amend the adopted Future Land Use Map designation of 7.91 +/- acres in Walton County north of the Choctawhatchee Bay on parcel(s) identified as 23-2N-19-18000-021-0010. The property is located in the northeast corner of US 331 and West Indian Creek Ranch Road, in the Woodlawn area of Walton County, Florida, more particularly described as:

A parcel of land lying east of US 331 in S ½ of S ½ of the SE ¼ of section 23, Township 2N, Range 19W. Walton County Florida described as follows: commence at the southeast corner of said section; thence proceed N 89 38'53" W, a distance of 1330.39' along the south line of said section to the point of beginning; thence continue along the said line N 89 38'54" a distance of 689.13' to the R/W line of US 331 and a point on a curve concave to the NW and having a Radius of 3965.45'; thence proceed along the arc of said curve with a central angle of 47 3' 44" an arc distance of 320.28', (chord bearing N 3 40'21" E, chord distance 320.28') to a point; thence departing the said r/w line of US 331 proceed S 89 54'11" E, A distance of 670.21' to a point; thence proceed S 0 17'06" W, a distance of 324.47' back to the point of beginning of the parcel herein described, containing 7.91 Acres, more or less.

3. The proposed amendment is compatible with future 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 Estate Residential.
6. Upon the legally effective date of this Ordinance, the property will be designated as General Commercial.
7. Any future development under this amendment 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.

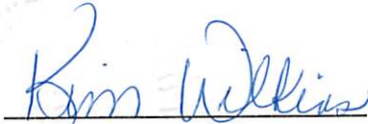
### SECTION V. EFFECTIVE DATE


This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regularly scheduled public hearing on the 13th day of September, 2011.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
for Martha Ingle  
Clerk of Court

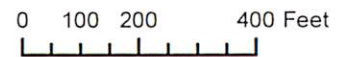
By:   
Larry Jones, Chair



**Exhibit A**

Total Acres: 7.91

From: Estate Residential  
To: General Commercial



Walton County Planning and Development Services  
Project # 2011-0702, SSA Amendment # SSA 2011-14  
The information provided in this document is for planning and presentation purposes only. It does not constitute an "Amendment" to the Future Land Use Map until approved by the Walton County Board of County Commissioners in the method prescribed by state statute. Errors or omissions should be reported to the Walton County Planning and Development Services Division 450-247-1355.

Walton County Planning and Development Services  
Project # 2011-0702, SSA  
This data is provided with the understanding that the conclusions or from such information are solely the responsibility of the user. GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed. Errors or omissions should be reported to the Walton County Planning and Development Services Division 450-247-1355.

