

Ordinance Number 2015-20

AN ORDINANCE OF WALTON COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE WALTON COUNTY COMPREHENSIVE PLAN; SETTING FORTH THE AUTHORITY FOR ADOPTION; 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 amendment to the Comprehensive Plan; and

WHEREAS, after due public notice having been provided, the Walton County Planning Commission held a public hearing on April 9, 2015 and the Walton County Board of County Commissioners held a public hearing on April 28, 2015 to consider the transmittal of the proposed amendment to its comprehensive plan, in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, after due public notice having been provided, the Walton County Board of County Commissioners held a public hearing on July 14, 2015 to consider the adoption of the proposed amendment to its comprehensive plan, in accordance with Chapter 163, 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, 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. COMPREHENSIVE PLAN AMENDMENT.

The Board of County Commissioners hereby adopts the following amendment to the Inlet Beach Traditional Neighborhood Plan, the Neighborhood Plan Land Use Map, Appendix B of the Walton County Comprehensive Plan, and the Inlet Beach Traditional Neighborhood Plan Appendix D: Neighborhood Commercial Designations, the applicable portions of which are attached hereto as Exhibit "A," and Exhibit "B," respectively, and incorporated herein by reference as a part hereof, being an amendment to the Walton County Comprehensive Plan.

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

1. The applicants name and address:

Steve Fowler
TLF, Inc.
P.O. Box 10502
Santa Rosa Beach, FL 32459

2. Amendment Number 2015-003: Amending the Walton County Comprehensive Plan Appendix B: Inlet Beach Traditional Neighborhood Plan (IBTNP) Neighborhood Plan Land Use Map designation of 0.50 +/- acres from Neighborhood Commercial to Residential, and updating the Inlet Beach Traditional Neighborhood Plan Appendix D: Neighborhood Commercial Designations by deleting the reference to parcel .0541 as a result of the map amendment.

The property is located along the north side of CR 30-A at the northeast corner of the intersection of Winston Lane and CR 30-A, as described in Official Record Book 2679, Page 1583, Walton County Public Records, on parcel(s) identified as 36-3S-18-16100-000-0541, more particularly described as:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 54, THENCE WEST 150 FEET ALONG THE SOUTH BOUNDARY OF SAID LOT; THENCE NORTH 145 FEET; THENCE EAST 150 FEET; THENCE SOUTH 145 FEET TO THE POINT OF BEGINNING, OF WALTON COUNTY, FLORIDA, BEING A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.

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 Neighborhood Commercial within the Inlet Beach Traditional Neighborhood Plan.
6. Upon the legally effective date of this Ordinance, the property will be designated as Residential within the Inlet Beach Traditional Neighborhood Plan.
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.

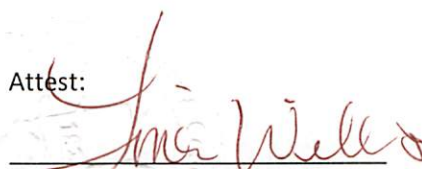
SECTION V. EFFECTIVE DATE.

This ordinance shall take effect as provided by law. Specifically, the ordinance will not be effective until 31 days after all State agencies have approved the amendment or, if a challenge to the ordinance is filed, until such date as the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Duly enacted, upon motion of and by the Board of County Commissioners of Walton County, Florida at a regularly scheduled public hearing on the 14th day of July, 2015.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:



Alex Alford
Clerk of Court

By: 

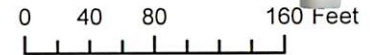
Bill Imfeld, Chair



LSA 2015-003
ADOPTED
INLET BEACH TOWN
NEIGHBORHOOD PLAN

Inlet Beach TNP
 From: Neighborhood Commercial
 To: Residential

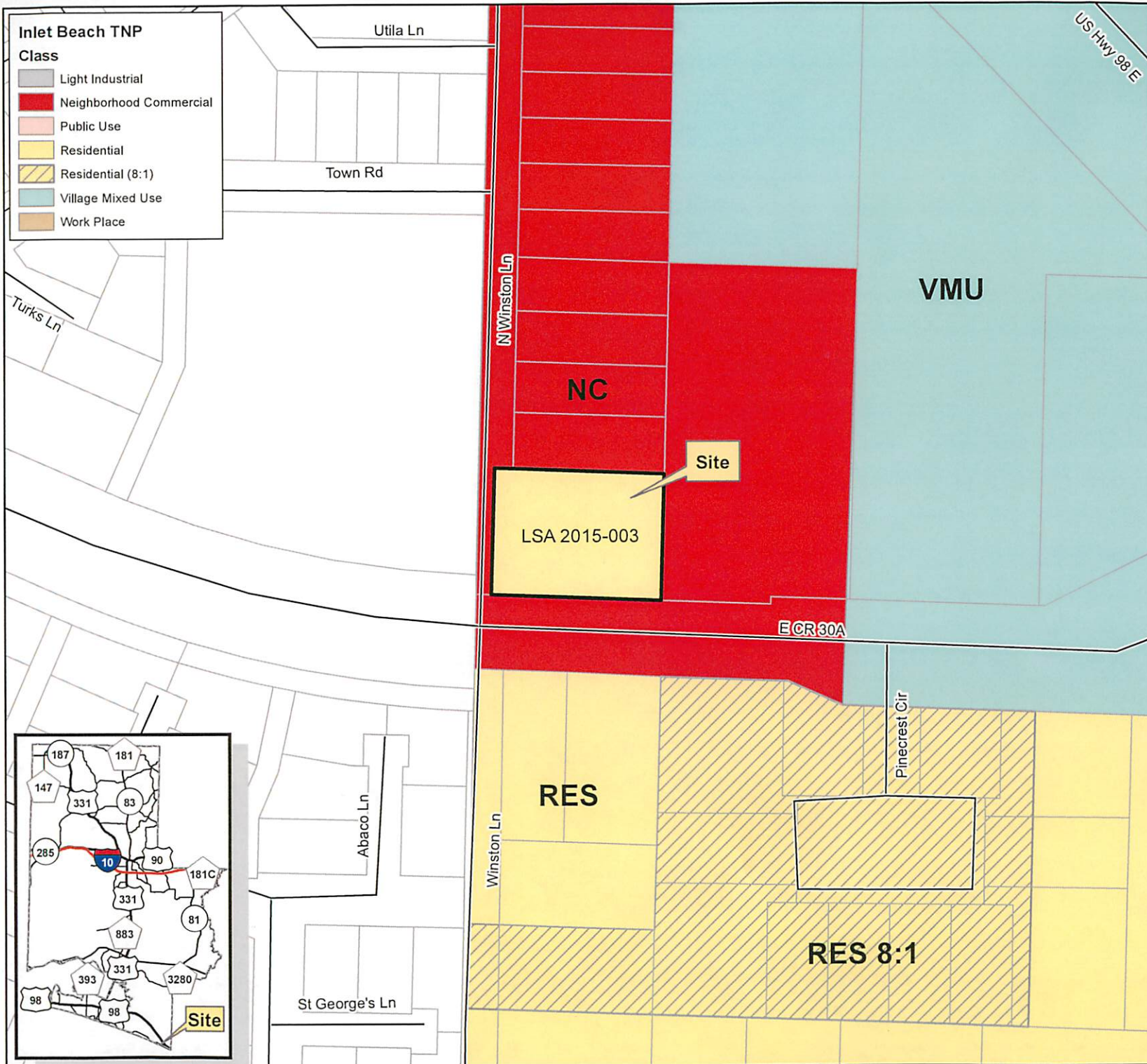
Total Acres: 0.50 +/-



Source Data:
 SSA drawn by PIN provided by planner.
 Inlet Beach TNP last updated 03/21/2013
 Parcels last updated 02/07/2015
 Streets last updated 02/07/2015
 For additional source information refer to source documentation.

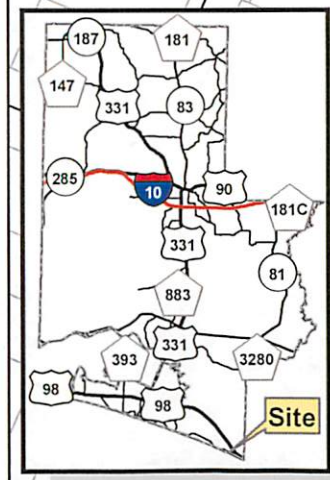


Walton County Planning and Development Services
 This GIS data is not a legal representation of the features depicted; any assumption of the legal status of this data is hereby disclaimed. Features are approximate, and are not necessarily accurate to mapping, surveying, or engineering standards.
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Inlet Beach TNP
Class

- Light Industrial
- Neighborhood Commercial
- Public Use
- Residential
- Residential (8:1)
- Village Mixed Use
- Work Place



Winston Townhomes Large Scale Amendment Ordinance Exhibit B

Appendix D: Neighborhood Commercial Designations

Neighborhood Commercial: The Neighborhood Commercial of Inlet Beach is made up of properties along the northern section of Hwy 30A and those properties located along the US 98 corridor, which transits Inlet Beach from east to west. Buildings shall be of neighborhood scale or character and shall be primarily for business uses, such as retail, services, entertainment, office, medical, artisanal, limited lodging, restaurants without drive up facilities, sports clubs, fitness centers, dance schools, small theaters, and taverns. There shall be no outdoor broadcasting of music. As described in the TND requirements, both sides of US 98 display similar land uses on facing streets. The established land use pattern shall be the land use for properties bordering US 98. Refer to Appendix F. The types of businesses operated are listed in the following section:

- **Services and Retail Operations:** Barbara Ann's, Beach Art and Frame Shop, Duppers, Echols Auto Shop, The Express Lane, Michael D's Studio, and The Fruit Stand
- **Restaurants:** The Spicy Noodle and The Terrace Restaurant
- **Limited Lodging:** The Inlet Inn

The following properties shall be Neighborhood Commercial: .0062, .0611, .0730, .0720, .0721, .0950, .0960, .0970, .0980, .1130, .1120, .1490, .1500, .1510, .1520, .1530, .1690, .1680, .1670, .1660, .1651, .1652, .1650, .1641, .1640, .1610, .0530, .0540, ~~.0541~~, .0550, .0740, .0741, .0920, .0931, .0930, .0940, .1160, .1150, .1140, .1450, .1460, .1470, .1480, .1720, .1710, .1700, .2033, .2032, .2040, .2050, .2060, .2070, .2080, .2090, .2100, .2101, .1630, .1620.

The following properties are designated as Village Mixed Use Center on Walton County's Future Land Use Map and shall continue to be designated as such in the Inlet Beach Neighborhood Plan: .0310, .0300, .0330, .0540, .0500, .0490, .0600, .0610, .0320, .0520, .0510, .0570, .0580, .0590, .0771, .0774, .0773, .0760, .0750.