

Ordinance Number 2016-25

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 October 13, 2016 and the Walton County Board of County Commissioners held a public hearing on October 25, 2016 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, 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, which is attached hereto as Exhibit "B", 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:  
  
Southland Utilities Services, Inc  
99 S 18 Street  
DeFuniak Springs, FL 32435
  
2. Amendment Number 2016-06: Amend the adopted Future Land Use map designation of 8.40 +/- acres in Walton County, on parcel(s) identified as parcel numbers 19-3N-19-19768-00V-0690; 0700; 0750; 0760; 0770; 0780; 0781; 0790. The property is located South of Oakwood Lakes Blvd and West of US Hwy 331 N, more particularly identified as:

**Legal Description: (As Surveyed)**

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, BEING COMPRISED OF LOTS 70, 71, 75, 76, 77, 78 AND 79, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF LOT 76, BLOCK V, OAKWOOD LAKES ESTATES, UNIT NO. 7 OAKWOOD HILLS, (PLAT BOOK 5, PAGES 9-9F), PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE SOUTH 04°17'15" WEST, A DISTANCE OF 651.27 FEET; THENCE NORTH 85°42'45" WEST, A DISTANCE OF 320.30 FEET; THENCE NORTH 04°17'15" EAST, A DISTANCE OF 0.80 FEET; THENCE NORTH 85°42'45" WEST, A DISTANCE OF 320.00 FEET; THENCE NORTH 04°17'15" EAST, A DISTANCE OF 70.51 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 144.83 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°59'13", AN ARC DISTANCE OF 111.19 FEET (CHORD BEARING=NORTH 17°42'41" WEST, CHORD LENGTH=108.48 FEET); THENCE NORTH 50°17'53" EAST, A DISTANCE OF 237.42 FEET; THENCE NORTH 01°45'50" EAST, A DISTANCE OF 291.72 FEET; THENCE SOUTH 88°14'10" EAST, A DISTANCE OF 523.47 FEET, TO THE POINT OF BEGINNING.

THE PARCEL DESCRIBED HEREIN CONTAINS 8.40 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 Urban Residential.
  
6. Upon the legally effective date of this Ordinance, the property will be designated as Industrial.
  
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 25<sup>th</sup> of October 2016.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

Kim Wilkins  
Alex Alford  
Clerk of Court



By: Sara Comander  
Sara Comander, Chair



Southland Utility Services SSA  
16-00600006

Small Scale Amendment

Urban Residential to  
Industrial

FUTURE LAND USE

Total Acres: 8.40 +/-



Parcels



Southland Utility SSA



This data is not a legal representation  
of the features depicted, and 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.

Walton County Planning and Development Services  
16-00600006 FLUM  
gs-20160920

