

Ordinance Number 2017-04

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 December 8, 2016 and the Walton County Board of County Commissioners held a public hearing on January 10, 2017 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 "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:

George Douglas Palmer, 90 Madie Lane, Santa Rosa Beach , FL 32459

2. Amendment Number 2016-012: Amend the adopted Future Land Use map designation of 0.257 +/- acres in Walton County, as recorded in Deed Book 3009, Page 4870, Walton County Public Records, on parcel(s) identified as 28-2S-20-33220-000-029A. The property is located from US Highway 98 , north to Mussett Bayou Road to Madie Lane and subject parcel is approximately 950 feet on the right., more particularly described as:

For a point of commencement, begin at a nail and disc at the intersection of Mussett Bayou Road and West Hodge Road marked "LB 3724", said point being the accepted Northwest corner of Northeast Quarter of Section 28, Township 2 South, Range 20 West, Walton County, Florida; thence South 00 degrees 00 minutes 00 seconds West along the West line of said Northeast Quarter a distance of 1320.30 feet to a point marked by a nail and disk (LB 3724) at the accepted Southwest corner of Government Lot 29; thence South 89 degrees 35 minutes 11 seconds East a distance of 998.63 feet to a point marked by an Iron pin and the Point of Beginning of the lands herein described; thence continue South 89 degrees 35 minutes 11 seconds East a distance of 80.00 feet to a point marked by an Iron pin; thence North 00 degrees 01 minutes 50 seconds East a distance of 140.00 feet to a point marked by an Iron pin of the Southerly margin of Carol Lane, a 50 foot wide private road; thence North 89 degrees 35 minutes 11 seconds West along the Southerly margin of said Carol Lane, a distance of 80.00 feet to a point marked by an Iron pin; thence South 00 degrees 00 minutes 00 seconds West a distance of 140.00 feet to the Point of Beginning.

Said lot or parcel of land lying in and being a part of Government Lot 29 In Section 28, Township 2 South, Range 20 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 Conservation Residential.
6. Upon the legally effective date of this Ordinance, the property will be designated as Low Density Residential.
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 10th of January 2016'7

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:


Alex Alford
Clerk of Court



By:


Cecilia Jones, Chair

