

Ordinance Number 2017- 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 12, 2017 and the Walton County Board of County Commissioners held a public hearing on November 7, 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:

The Walton County Board of County Commissioners on behalf of Cole, Inc. 3925 W. Co. Hwy 30A, Santa Rosa Beach, FL 32459

2. Amendment Number 2017-007: Amend the adopted Future Land Use map designation of 1.02 +/- acres in Walton County, on the parcel identified as 32-2S-20-33255-000-0140. The property is located: The project is located on County road 30A in Heron's Crossing
Further described as:

LOT 14: COM AT THE SW/C OF LOT36 IN SEC 36-2S-20 ACCORDING TO THE MAP OF S.R.P. IN PB 2-4AS A POB THENCE E ALONG S BDY LINE OF SAID LOT 36 A DISTANCE OF 408FT THENCE N PARALLEL TO THE W LINE OF LOT 36 A DIST OF 165FT THENCE W PARALLEL TO THE LINE OF LOT 36 A DISTANCE OF 408FT TO THE W LINE OF SAID LOT 36 THENCE S 165FT TO THE POB *SUBJECT TO AN EASEMENT FOR RDS & PUBLIC UTILITIES OVER THE N 25FT OF THE ABOVE DESC LANDS & LESS: THAT PORTION OF LAND DESC AS LOTS 12 & 13 LOT 15: FROM THE NW/C OF LOT 36 IN SEC 32-2S-20 ACCORDING TO THE MAP OF S.R.P. IN PB 2-4AS A PT OF REFERENCE THENCE S ALONG W BDY OF SAID LOT 36 A DISTANCE OF 330FT MOL TO THE SW/C OF LOT 36 THENCE E ALONG S BDY OF LOT 36 A DIST OF 408 FT TO POB CONT E ALONG AFORE- SAID S LINE 136FT THENCE N 160FT THENCE W 136FT THENCE S 160FT TO THE POB *SUBJECT TO EASEMENT FOR RD OVER THE N 25 FT THEREOF. OR 368-729 &-730 OR 2642-716 OR 3036-4855.

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 Residential Preservation.
6. Upon the legally effective date of this Ordinance, the property will be designated as Neighborhood Infill.
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 7th of November 2017.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

Alex Alford
Alex Alford
Clerk of Court



By: Cecilia Jones
Cecilia Jones, Chair



