

Ordinance Number 2017- 27

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 September 14, 2017 and the Walton County Board of County Commissioners held a public hearing on September 25, 2017 to consider the transmission of the proproject to the FL Department of Economic Opportunity. On November 17, 2017 Walton County received a response of no comments. It is now time 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 Black Creek of Northwest, PO Box 534, Freeport, FL 32439

2. Amendment Number 2017-0005: Amend the adopted Future Land Use map designation of 32.64 +/- acres in Walton County, on the parcel identified as 30-1S-18-14000-010-0030 & 30-1S-18-14000-010-0000. The project is located approximately 3.25 miles east of the intersection of CR 3280 and US Hwy 331 on the Northside of CR 3280. Further described as:

**Please see Exhibit B Survey**

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 and Estate Residential.
6. Upon the legally effective date of this Ordinance, the property will be designated as Business Park.
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 19<sup>th</sup> of December, 2017.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

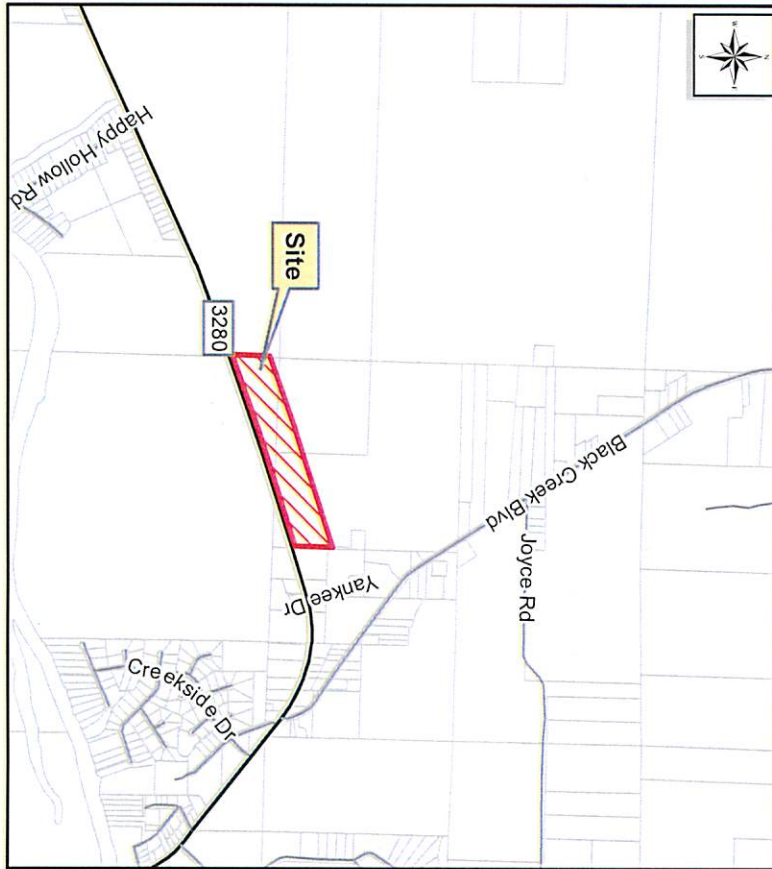
Attest:

*for* *Dori Corde*  
Alex Alford  
Clerk of Court



By: *W.N. "Bill" Chapman*  
W.N. "Bill" Chapman, Chair







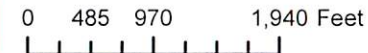
**FUTURE LAND USE**

*Future Land Use*

**From:** Urban Residential;  
Estate Residential

**To:** Business Park

Total Acres: 32.64 +/-



Source Data:

LSA drawn using legal description 08/23/2017

Future Land Use last updated 05/06/2017

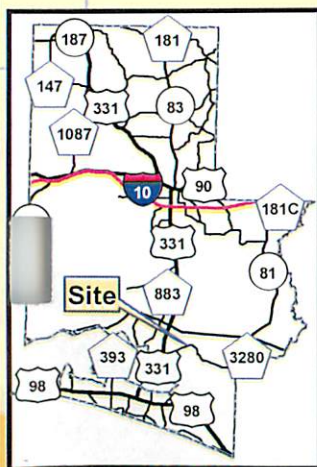
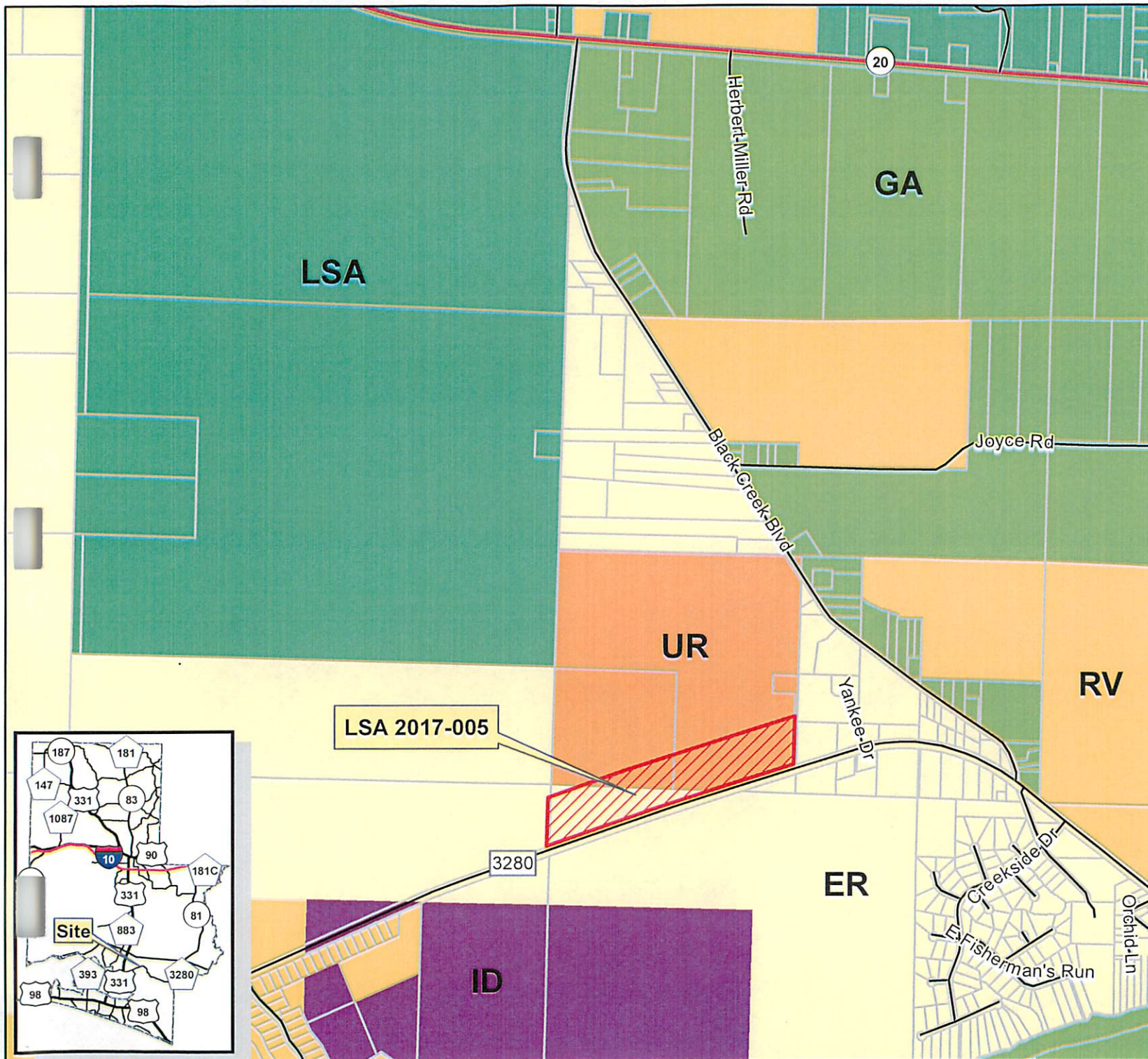
Parcels last updated 05/13/2017

Streets last updated 05/06/2017

For additional source information refer to source documentation.



Walton County GIS Department  
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.  
<al>. Date: 20170828; Project: 2017-149



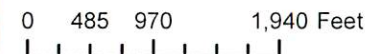
**AERIAL**

*Future Land Use*

**From:** Urban Residential;  
Estate Residential

**To:** Business Park

Total Acres: 32.64 +/-



Source Data:

LSA drawn using legal description 08/23/2017

FDOT Aerial 2016

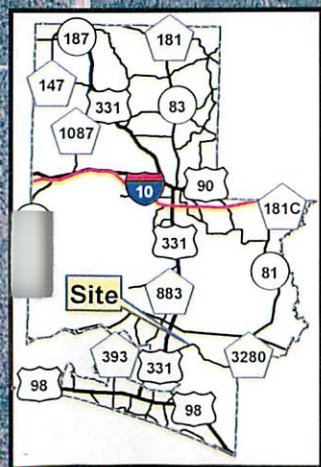
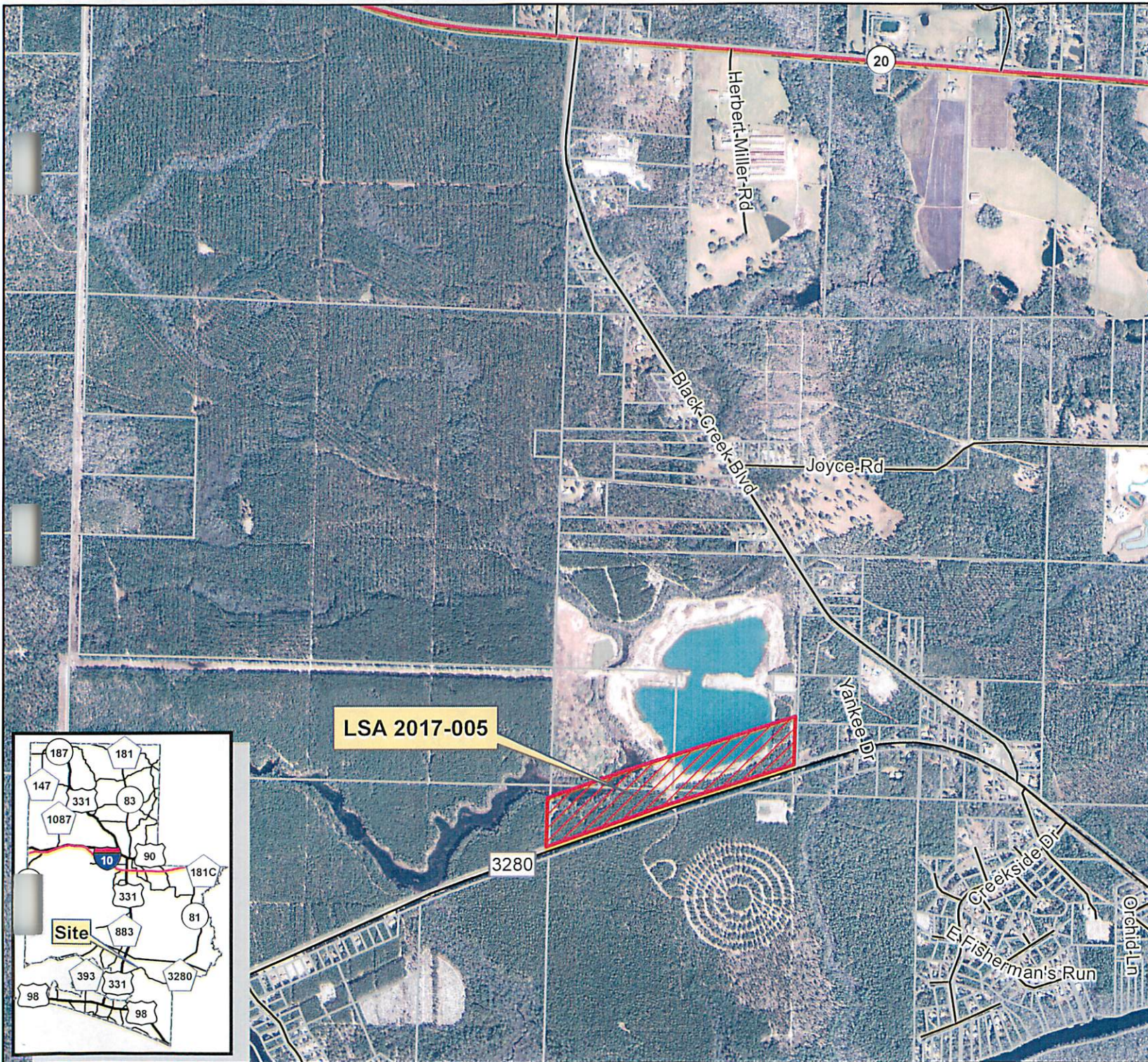
Parcels last updated 05/13/2017

Streets last updated 05/06/2017

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<al>, Date: 20170828; Project: 2017-149



LSA 2017-005

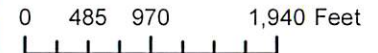
### FLOOD ZONE

*Future Land Use*

From: Urban Residential;  
Estate Residential

To: Business Park

Total Acres: 32.64 +/-



Source Data:

LSA drawn using legal description 08/23/2017

FIRM data publication 09/2010

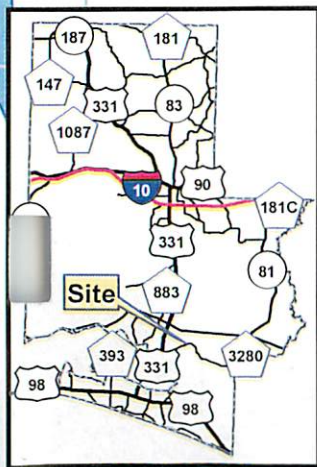
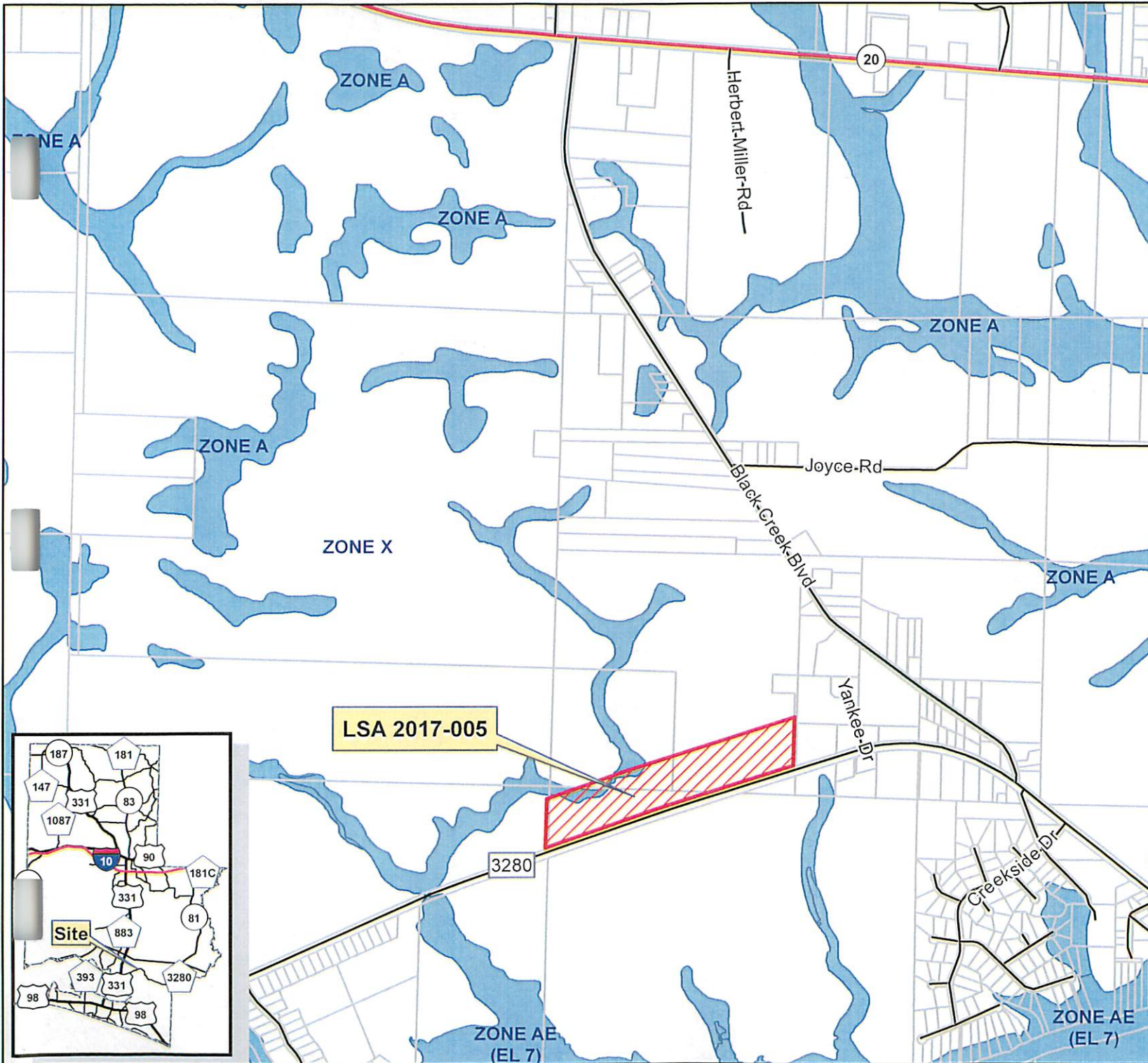
Parcels last updated 05/13/2017

Streets last updated 05/06/2017

For additional source information refer to source documentation.



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<al>. Date: 20170828; Project: 2017-149



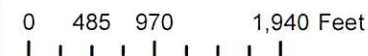
**WETLANDS**

*Future Land Use*

**From:** Urban Residential;  
Estate Residential

**To:** Business Park

Total Acres: 32.64 +/-



Source Data:

LSA drawn using legal description 08/23/2017

Wetlands downloaded from FGDL 11/20/2017

Parcels last updated 05/13/2017


Streets last updated 05/06/2017

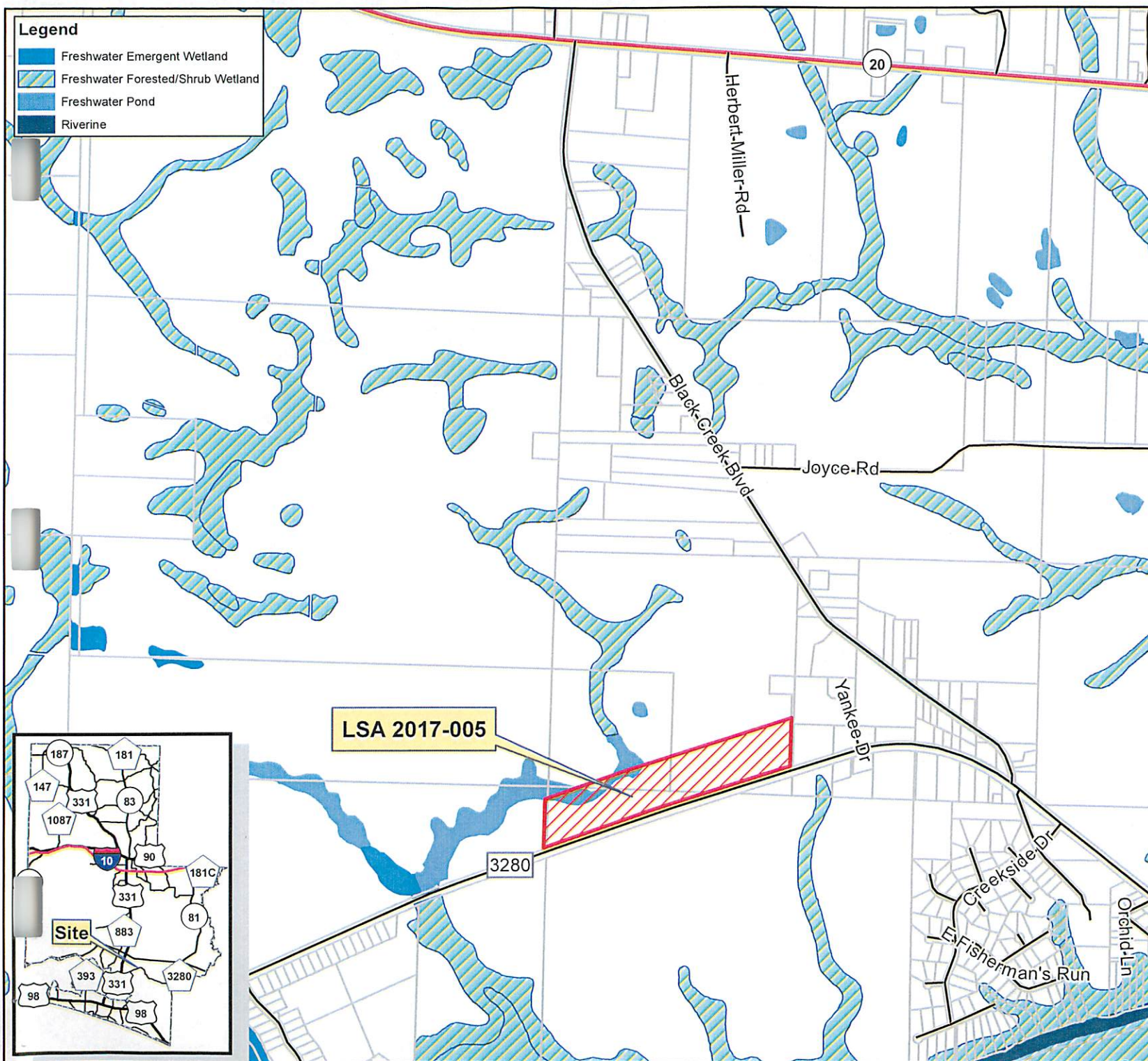
For additional source information refer to source documentation.



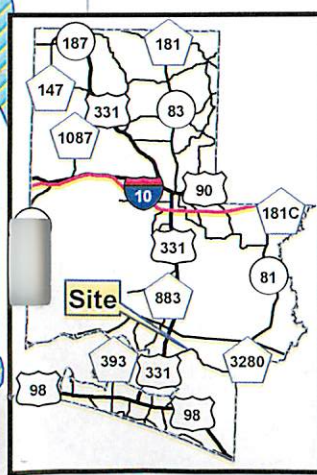
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<al>. Date: 20170828; Project: 2017-149

**Legend**

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine



**LSA 2017-005**



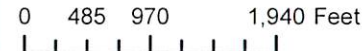
### SOILS

*Future Land Use*

**From:** Urban Residential;  
Estate Residential

**To:** Business Park

Total Acres: 32.64 +/-



**Source Data:**

LSA drawn using legal description 08/23/2017

Soils published by FGDL on 08/10/2012

Parcels last updated 05/13/2017

Streets last updated 05/06/2017

For additional source information refer to source documentation.



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<al>, Date: 20170828; Project: 2017-149

