

Ordinance Number 2019-03

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 13, 2018 and the Walton County Board of County Commissioners held a public hearing on January 8, 2019 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 which will be updated consistent with the action of the Board of County Commissioners as set forth in this Ordinance:

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

1. The applicants name and address:

David Smith, on behalf of Robert Spears C/O Southeast Land Partners, LLC, 415 State Highway 20 East, Freeport, FL 32439.

2. Amendment Number: LUM18-000013 Amend the adopted Future Land Use map designation of 3.57+/- acres in Walton County, on the parcels identified as 04-2S-19-24000-001-0020, 04-2S-19-24000-001-0060, and 04-2S-19-24000-001-0090. The project is located from the intersection of 331 north and Jolly Bay road head north .25 miles with property being located on the East side. Further described as:

**Please see Exhibit 1 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 Rural Village.
6. Upon the legally effective date of this Ordinance, the property will be designated as Commercial. As shown on Exhibit 2, attached
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 8<sup>th</sup> of January 2019.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

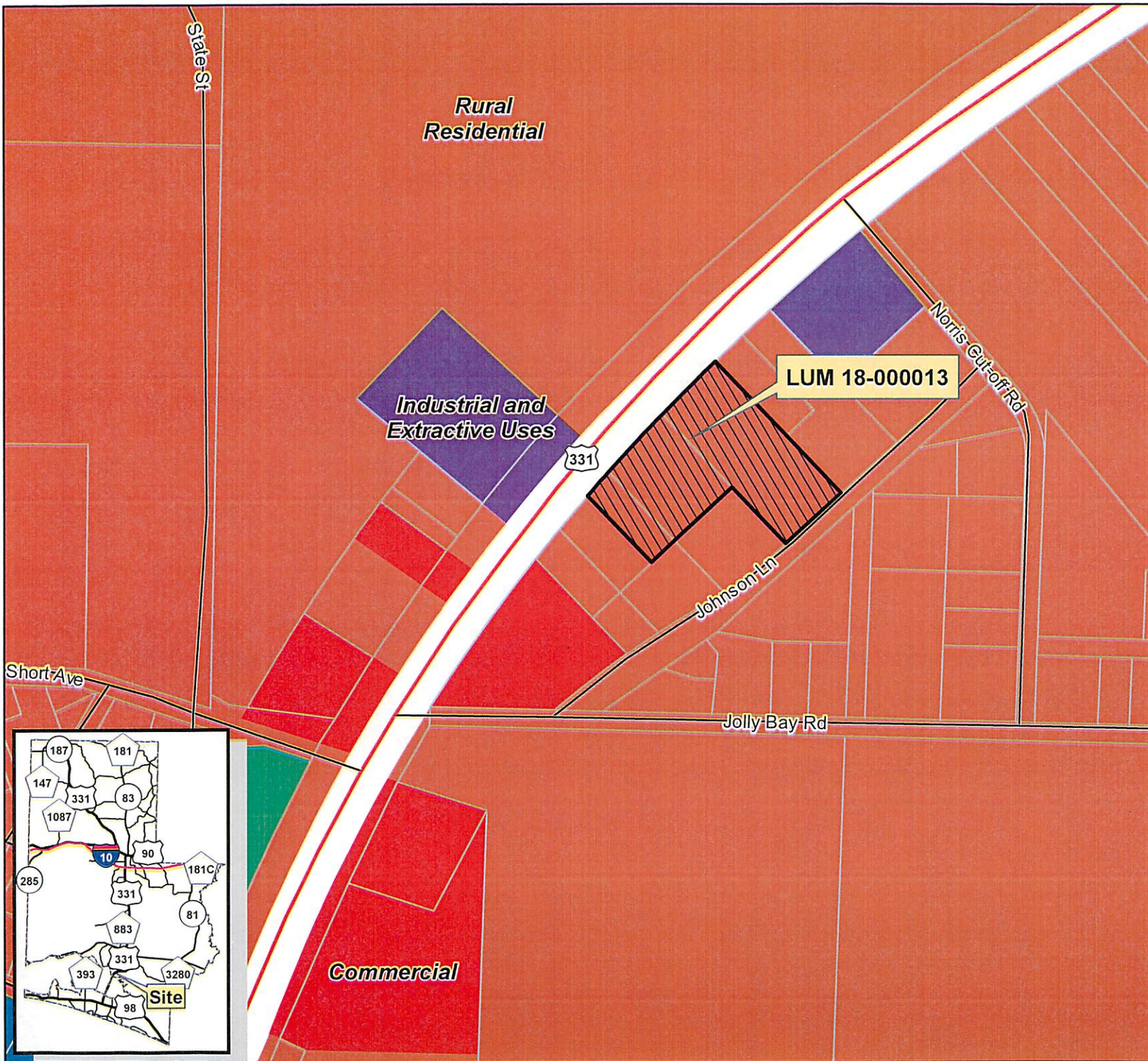
Attest:

*for* Kim Wilk  
Alex Alford  
Clerk of Court



By: Tony Anderson  
Tony Anderson, Chair





**Southeast Land Partners, LLC SSA**  
 (Project #: LUM 18-000013)

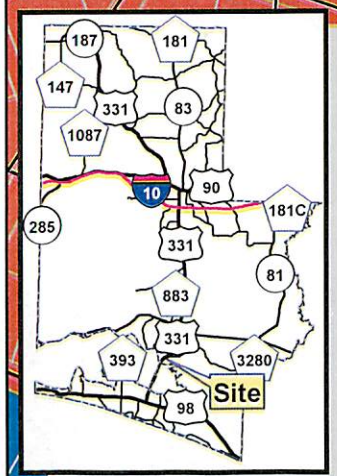
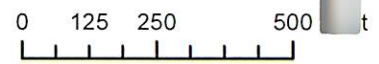
**FUTURE LAND USE**

*Future Land Use*

**From:** Rural Residential

**To:** Commercial

Total Acres: 3.57 +/-



Source Data:  
 SSA drawn using PIN 09/19/2018  
 Future Land Use last updated 12/11/2018  
 Parcels last updated 12/02/2018  
 Streets last updated 12/02/2018  
 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>, 20190115; Project # 2018-190