

Ordinance Number 2019- 13

AN ORDINANCE RELATING TO WALTON COUNTY, FLORIDA; AMENDING Ordinance 2018-28 AS AMENDED; AMENDING THE ZONING DISTRICT AS DEPICTED IN THE ATTACHED MAPS; APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE ATTACHED MAPS; AMENDING ORDINANCE 1990-15 AS AMENDED; AMENDING THE FUTURE LAND USE MAPS OF THE WALTON COUNTY COMPREHENSIVE PLAN; CHANGING THE LAND USE CLASSIFICATIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CONFLICTS PROVIDING FOR CODIFICATION; 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 March 14, 2019 and the Walton County Board of County Commissioners held a public hearing on April 23, 2019 to consider the adoption of the proposed amendment to its comprehensive plan, in accordance with Section 163.3184, Florida Statutes; and Section 125.66; 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

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 AND OFFICIAL ZONING MAP AMENDMENTS.

The Board of County Commissioners hereby adopts the following amendment to the Comprehensive Plan Future Land Use Map and the Official Zoning Map which will be updated consistent with the action of the Board of County Commissioners as set forth in this Ordinance:

1. Application number **LUM18-000010 Forman LSA** requesting to amend the adopted Future Land Use Map category and Official Zoning Map district designations on an amendment area that is approximately 282.05+/- acres in size.
2. The amendment area is identified as parcel number (s) 26-2S-20-33200-000-0240, 26-2S-20-33200-000-0380, 26-2S-20-33200-000-0350, 26-2S-20-33200-000-0220, 26-2S-20-33200-000-0040, 26-2S-20-33200-000-0030, 26-2S-20-33200-000-0020, 26-2S-20-33200-000-0010, 25-2S-20-33190-000-0640, 26-2S-20-33200-000-0050, 25-2S-20-33190-000-0600, 25-2S-20-33190-000-0390, 25-2S-20-33190-000-0260 and 25-2S-20-33190-000-0280. A boundary survey of the amendment area is attached as Exhibit 1.
3. The amendment area is currently designated Conservation and Conservation Residential 2:1 on the Future Land Use Map adopted within the Walton County Comprehensive Plan.
4. The amendment area is currently designated Conservation and Conservation Residential 2:1 on the Official Zoning Map adopted within the Walton County Land Development Code.
5. Upon the legally effective date of this Ordinance, the Future Land Use Map category for the amendment area will be designated as Low Density Residential and Neighborhood Infill. As shown on Exhibit 2, attached.
6. Upon the legally effective date of this Ordinance, the Official Zoning Map District for the amendment area will be designated as Low Density Residential and Neighborhood Infill. As shown on Exhibit 3, 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.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

Duly enacted, by the Board of County Commissioners of Walton County, Florida at a regularly scheduled public hearing on the 23rd of April, 2019.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

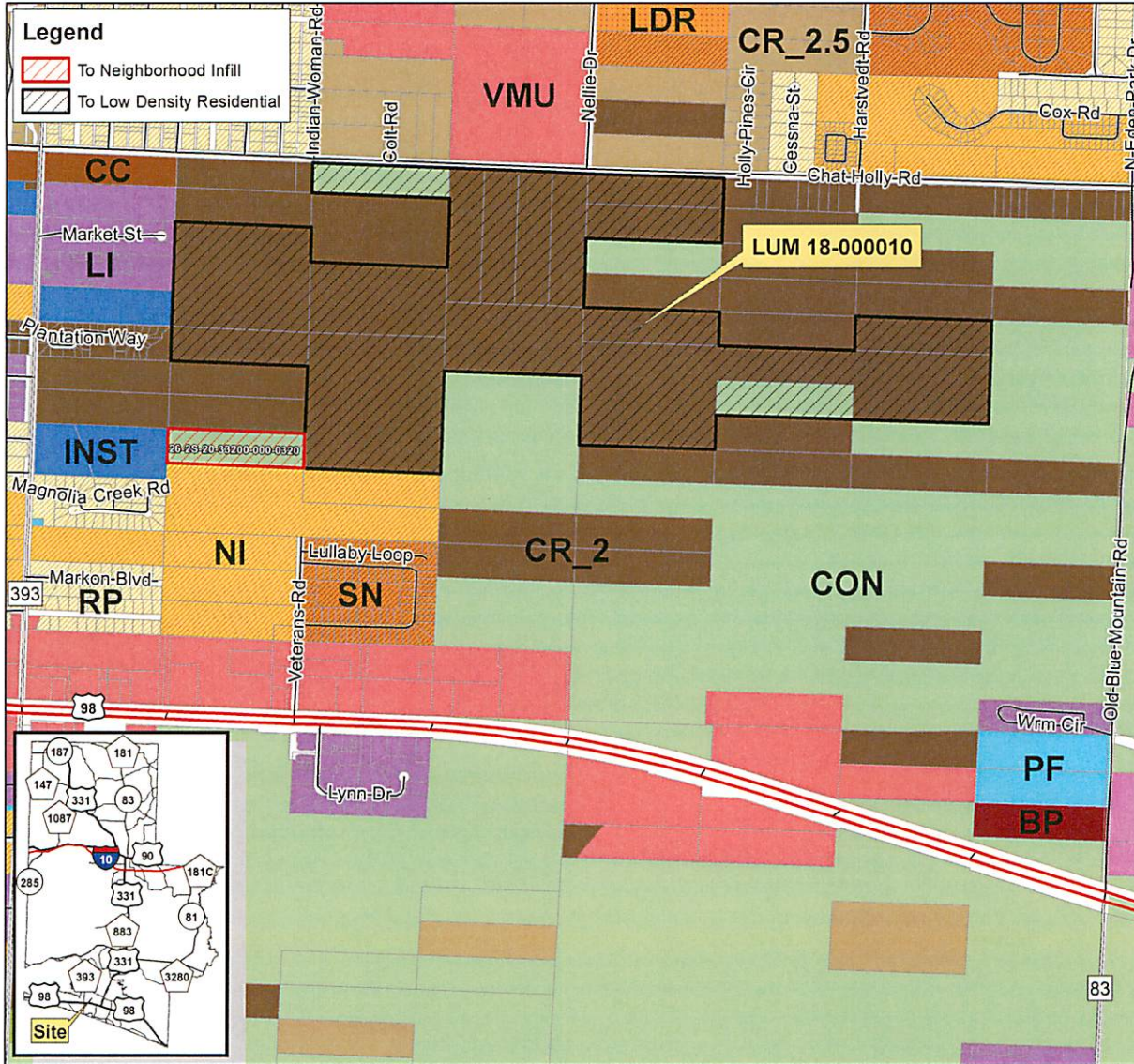
Attest:

Alex Alford
Alex Alford
Clerk of Court
and County Comptroller



By Tony Anderson
Tony Anderson, Chairman
Board of County Commissioners





Legend

- To Neighborhood Infill
- To Low Density Residential

Forman LSA
(Project #: LUM 18-000010)

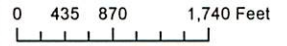
FUTURE LAND USE

Future Land Use

From: Conservation;
Conservation Residential 2:1

To: Low Density Residential;
Neighborhood Infill

Total Acres: 282.05 +/-

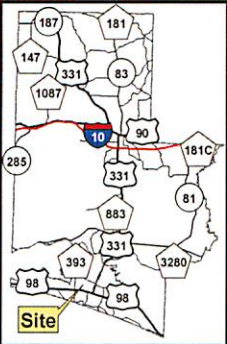


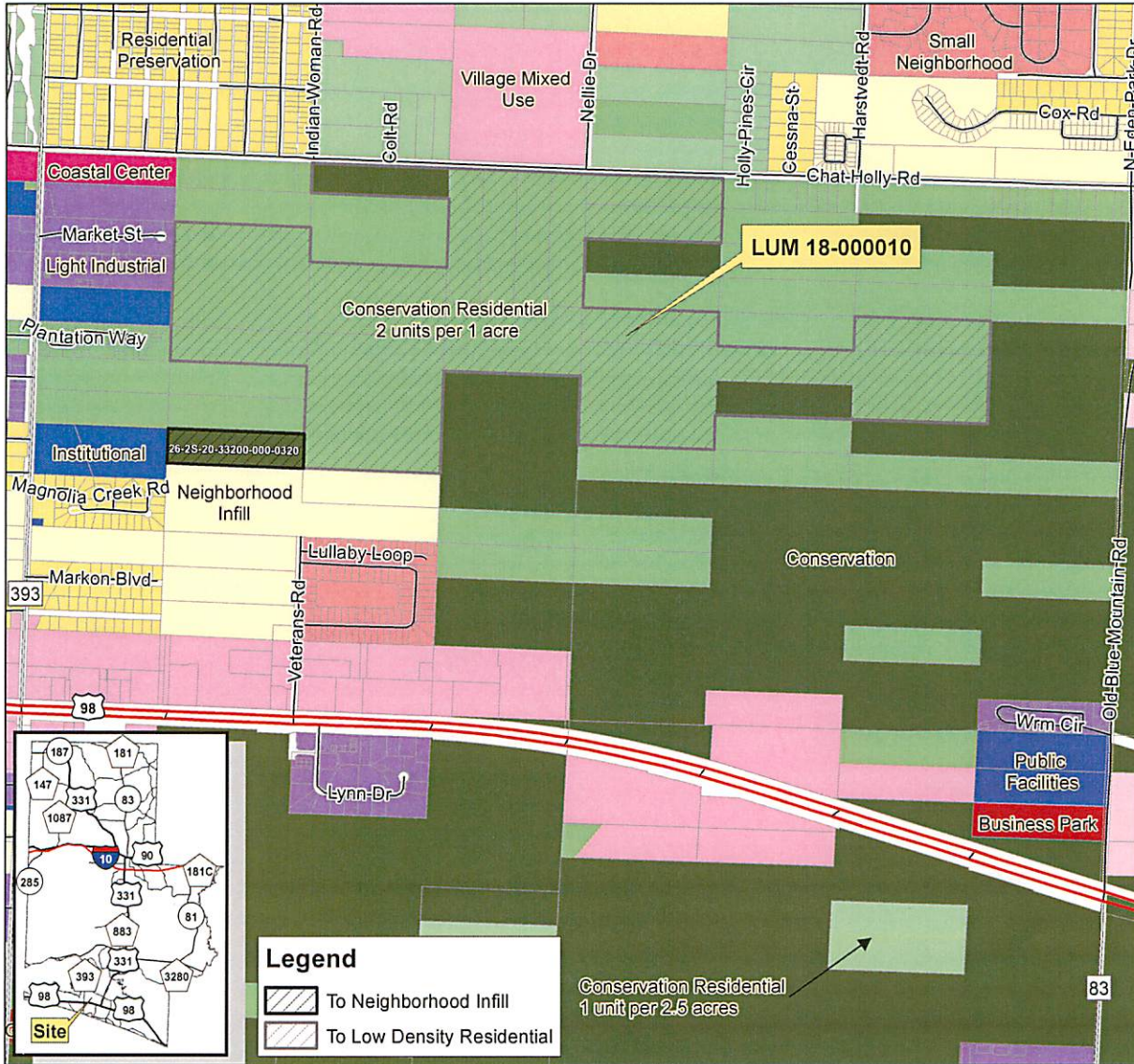
Source Data:
SSA drawn using PIN 08/07/2018
FLU 2011 to 2018 last updated 12/03/2018
Parcels last updated 12/02/2018
Streets last updated 12/02/2018
For additional source information refer to source documentation.



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.

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Forman LSA
(Project #: LUM 18-000010)

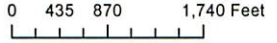
ZONING

Zoning

From: Conservation;
Conservation Residential 2:1

To: Low Density Residential;
Neighborhood Infill

Total Acres: 282.05 +/-



Source Data:
SSA drawn using PIN 08/07/2018
Zoning implemented 12/11/2018
Parcels last updated 12/02/2018
Streets last updated 12/02/2018
For additional source information refer to source documentation.



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© 20190212; Project # 2018-159



Walton County Board of County Commissioners

Text File

76 N. 6th Street
DeFuniak Springs, FL 32433
www.co.walton.fl.us

File Number: 19-0536

Agenda Date: 4/23/2019

Version: 1

Status: Agenda Ready

In Control: Board of County Commissioners

File Type: Legislative Item

Forman LSA - Request to approve by ordinance. Project number LUM18-000010 is being reviewed by Bob Baronti. This is a large scale amendment application submitted by Jenkins Engineering, Inc., on behalf of Charles Forman, requesting approval to amend the Comprehensive Plan Future land Use Map from Conservation, Conservation Residential 2:1 to Low Density Residential and Neighborhood Infill (26-2S-20-33200-000-0320) on 282.05+/- acres and change the Zoning District to Low Density Residential 2:1 and Neighborhood Infill (26-2S-20-33200-000-0320). The project is located from US 331/ US 98 intersection drive west on US 98 approximately 2.5 miles, turn North on Veterans Road and proceed to the North end of the roadway, and is identified by parcel number(s) 26-2S-20-33200-000-0240, 26-2S-20-33200-000-0380, 26-2S-20-33200-000-0350, 26-2S-20-33200-000-0220, 26-2S-20-33200-000-0040, 26-2S-20-33200-000-0030, 26-2S-20-33200-000-0020, 26-2S-20-33200-000-0010, 25-2S-20-33190-000-0640, 26-2S-20-33200-000-0050, 25-2S-20-33190-000-0600, 25-2S-20-33190-000-0390, 25-2S-20-33190-000-0260 and 25-2S-20-33190-000-0280. **(Continued from the 04/09/2019 BCC meeting.)**

Department: Planning and Development

Submitted by: Bob Baronti

Purpose/Summary Explanation or History: This proposed LSA was approved by the Technical Review Committee at their September 5, 2018. The Planning Commission recommended approval at their March 14, 2019 meeting. It is now time for the BCC to hear this LSA.

If required, has the material been reviewed by legal as to form? Yes.

List documents for execution: Ordinance

List documents requested to be shown during meeting: