

Ordinance Number 2019-20

**AN ORDINANCE RELATING TO WALTON COUNTY, FLORIDA; 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 August 8, 2019 and the Walton County Board of County Commissioners held a public hearing on September 10, 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**, On April 9, 2019, in resolution of an administrative challenge to Comprehensive Plan amendment 18-05ER adopted by the Board of County Commissioners on December 11, 2018, the County entered into a compliance agreement in resolution of DOAH Case No:19-0172GM.

**WHEREAS**, after due public notice having been provided, the Walton County Board of County Commissioners held a public hearing on April 9, 2018 to consider the adoption of proposed amendment to its comprehensive plan, in accordance with Section 163,3184, Florida Statutes;

**WHEREAS**, these proposed amendments were adopted during the timeframe between December 11, 2019 and April 9, 2019 using the nomenclature of the Future Land Use Map and Element in effect prior to the December 11, 2018 revisions.

**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 AMENDMENTS.**

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

1. Application number LUM18-000009 Miramar Amalfi Regional Beach Access requesting to amend the adopted Future Land Use Map district designation on an amendment area that is approximately 2.1+/- acres in size. The amendment area is identified as parcel number (s) 33-2S-21-42170-018-0010 and 33-2S-21-42195-000-00A0. A boundary survey of the amendment area is included in Ordinance No 2019-02. The amendment area is currently designated Mixed Use on the Future Land Use Map adopted within the Walton County Comprehensive Plan. Upon the legally effective date of this Ordinance, the Future Land Use Map designation for the amendment area will be Parks and Recreation As shown on Exhibit 1, attached. 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.
2. Application number LUM18-000014 Christ the King Episcopal Church Education Building #2 SSA requesting to amend the adopted Future Land Use Map category on an amendment area that is approximately 9.95+/- acres in size. The amendment area is identified as parcel number (s) 26-2S-20-33200-000-0570. A boundary survey of the amendment area is included in Ordinance 2019-10. The amendment area is currently designated Conservation Residential on the Future Land Use Map adopted within the Walton County Comprehensive Plan. Upon the legally effective date of this Ordinance, the Future Land Use Map category for the amendment area will be designated as Public Facilities and Institutional. As shown on Exhibit 2, attached. 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.
3. Application number LUM18-000010 Forman LSA requesting to amend the adopted Future Land Use Map category designations on an amendment area that is approximately 282.05+/- acres in size. 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 included in Ordinance No 2019-13. The amendment area is currently

designated Conservation and Conservation Residential on the Future Land Use Map adopted within the Walton County Comprehensive Plan. Upon the legally effective date of this Ordinance, the Future Land Use Map category for the amendment area will be designated as Residential as shown on Exhibit 3, attached. 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.

4. Application number LUM18-000013 Southeast Land Partners, LLC SSA requesting to amend the adopted Future Land Use Map category designation on an amendment area that is approximately 3.57+/- acres in size. The amendment area is identified as parcel number (s) 04-2S-19-24000-001-0020, 04-2S-19-24000-001-0060, and 04-2S-19-24000-001-0090. A boundary survey of the amendment area is included in Ordinance No. 2019-12. The amendment area is currently designated Rural Residential on the Future Land Use Map adopted within the Walton County Comprehensive Plan. Upon the legally effective date of this Ordinance, the Future Land Use Map category for the amendment area will be designated as Commercial. As shown on Exhibit 4, attached. 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.



Exhibit 1  
**Miramar Amalfi Regional  
 Beach Access SSA**  
 (Project #: LUM 18-000009)

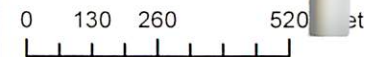
**FUTURE LAND USE**

*From:* Mixed Use

*To:* Parks and Recreation

**Total Acres: 2.10 +/-**

Prev Ord 2019-02



Source Data:

SSA drawn using PIN 09/18/2018

FLU 2018 last updated 12/11/2018

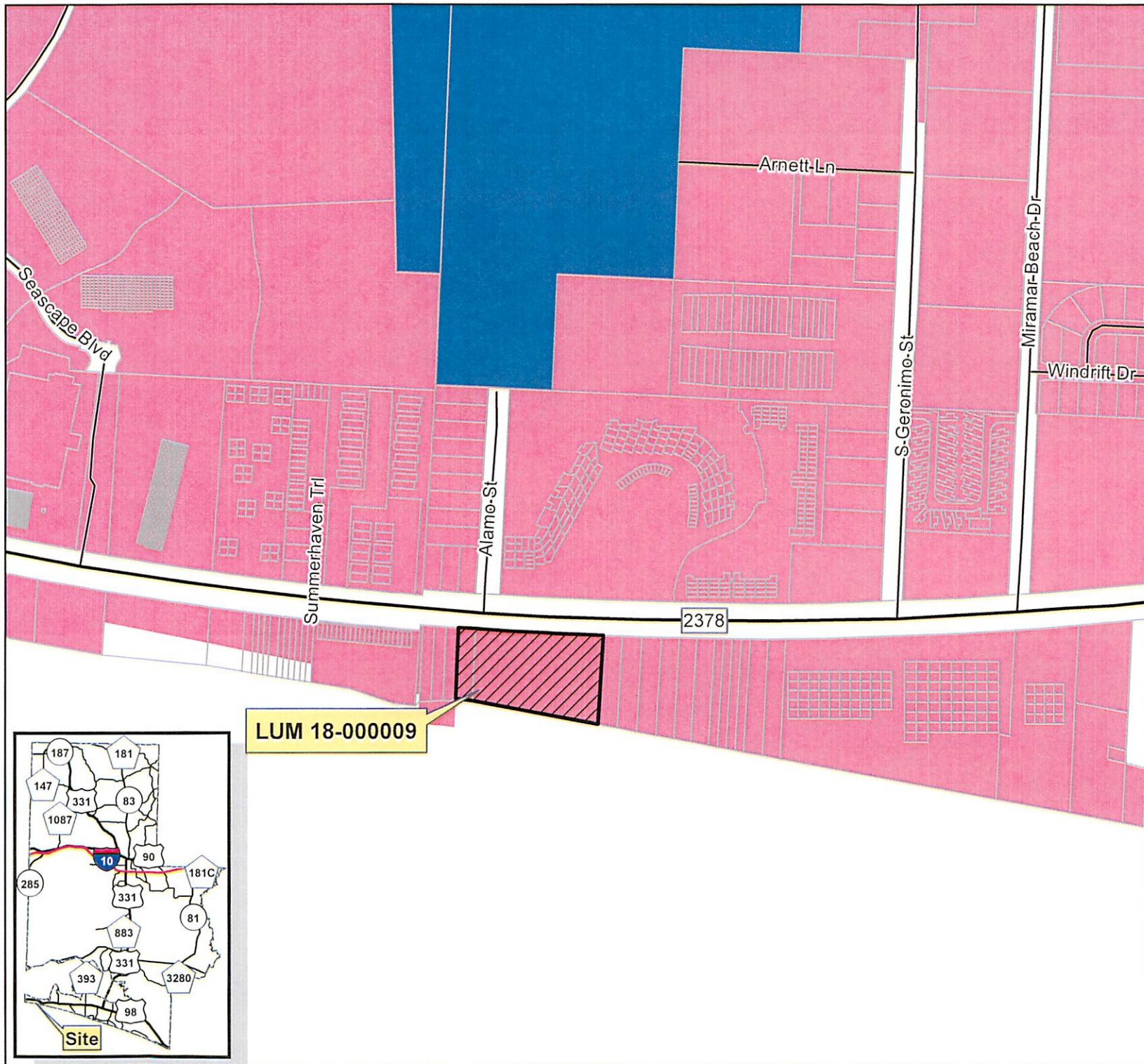
Parcels last updated 12/02/2018

Streets last updated 12/02/2018

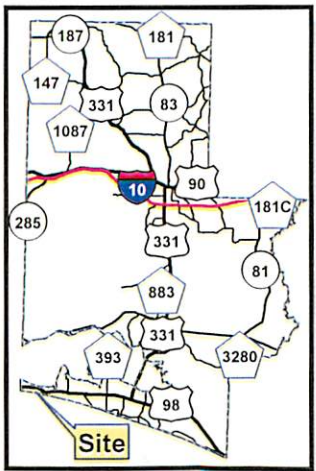
For additional source information refer to source documentation.



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>, 20190716, Project # 2019-118



**LUM 18-000009**





**Forman LSA**  
(Project #: LUM 18-000010)

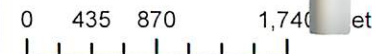
**FUTURE LAND USE**

*Future Land Use*

**From:** Conservation;  
Conservation Residential  
**To:** Residential

**Total Acres: 282.05 +/-**

Prev Ord No 2019-13



Source Data:

SSA drawn using PIN 08/07/2018

FLU 2018 last updated 12/11/2018

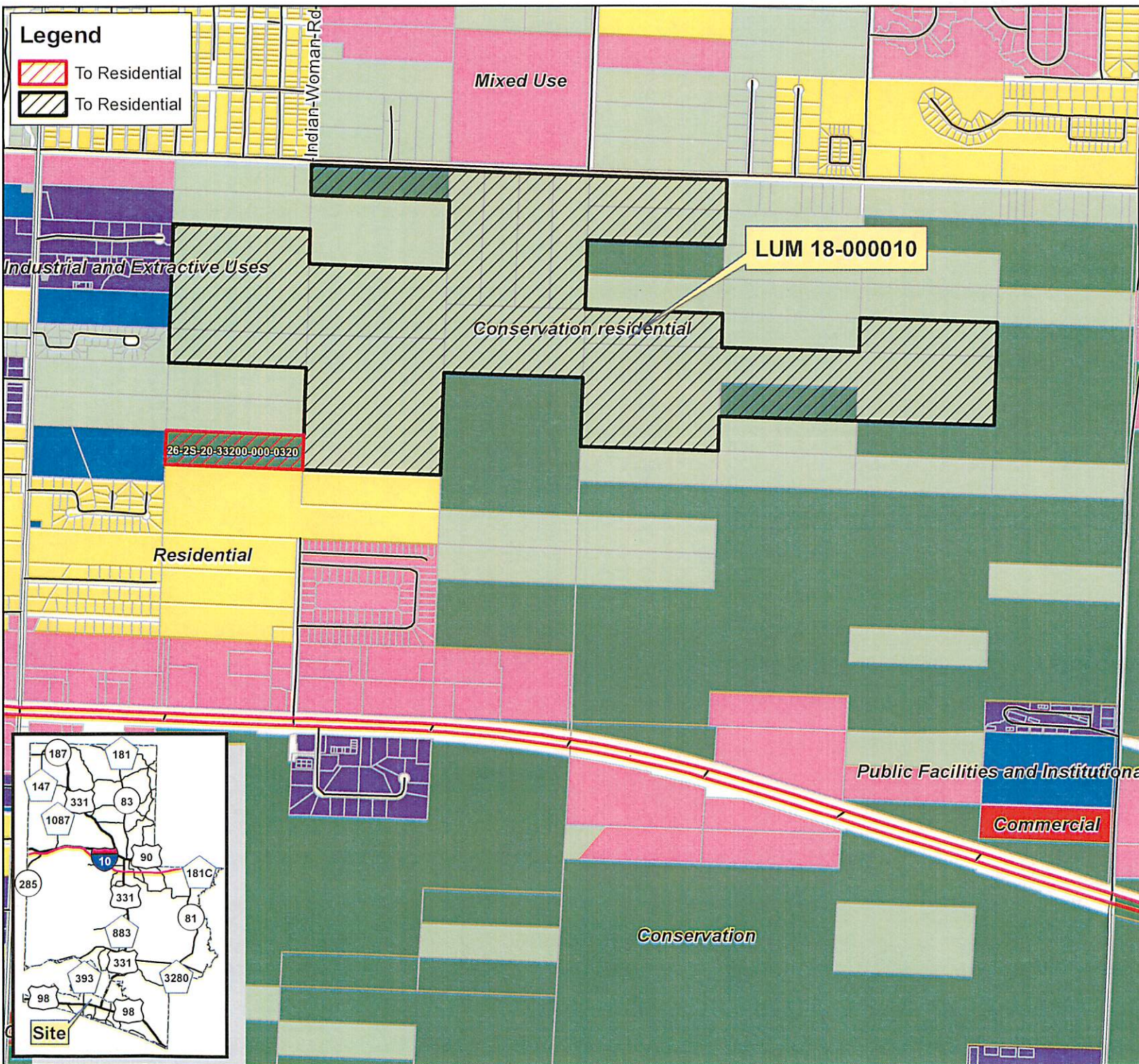
Parcels last updated 12/02/2018

Streets last updated 12/02/2018

For additional source information refer to source documentation.



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<kill>, 20190716; Project # 2019-118



**Legend**

- To Residential
- To Residential

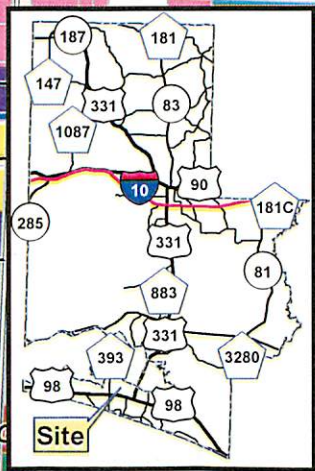


Exhibit 4  
**Southeast Land Partners, LLC SSA**  
 (Project #: LUM 18-000013)

**FUTURE LAND USE**

*Future Land Use*  
 From: Rural Residential  
 To: Commercial

**Total Acres: 3.57 +/-**  
 Prev Ord No 2019-12



Source Data:

SSA drawn using PIN 09/19/2018  
 FLU 2018 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.



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 4/17/2019 07:16; Project # 2018-118

