

ORDINANCE NUMBER 2024 . 14

**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; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR MODIFICATIONS; 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**, after due public notice having been provided, the Walton County Planning Commission held a public hearing on April 11, 2024, and the Walton County Board of County Commissioners held a public hearing on May 23, 2024, to consider the adoption of the proposed amendment to its Official zoning map, in accordance with Section 125.66.

**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 with 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. OFFICIAL ZONING MAP AMENDMENTS.**

The Board of County Commissioners hereby adopts the following amendment to 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 REZ24-000002 135 Lee Rezoning requesting to amend the adopted Official Zoning Map district designation on an amendment area that is approximately 0.36+/- acres in size.
2. The amendment area is identified by parcel number 24-3S-19-25000-022-0020. A boundary survey of the amendment area is attached as Exhibit 1.
3. The amendment area is currently designated Residential on the Future Land Use Map adopted within the Walton County Comprehensive Plan.
4. The amendment area is currently designated Residential Preservation on the Official Zoning Map.
5. Upon the legally effective date of this Ordinance, the Official Zoning Map District for the amendment area will be designated as Neighborhood Infill. As shown on Exhibit 2, attached.
6. 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. SCRIVENER'S ERRORS.**

It is the intention of the Board of County Commissioners of Walton County, Florida and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of Walton County, Florida and to that end, the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section" or "article" or other appropriate designation. Additionally, corrections of typographical errors which do not affect the intent of this Ordinance may be authorized by the County Attorney without public hearing, by filing a corrected or re-codified copy with the Clerk of Courts.

**SECTION VI. ORDINANCE TO BE LIBERALLY CONSTRUED.**

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

**SECTION VII. MODIFICATIONS.**

It is the intent of the Board of County Commissioners of Walton County, Florida, that the provisions of this ordinance may be modified as a result of considerations that may arise during a public hearing. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board.

**SECTION V. EFFECTIVE DATE.**

This Ordinance shall become effective thirty (30) days after the confirmed date of receipt by the Florida Department of State. 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 May, 2024.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

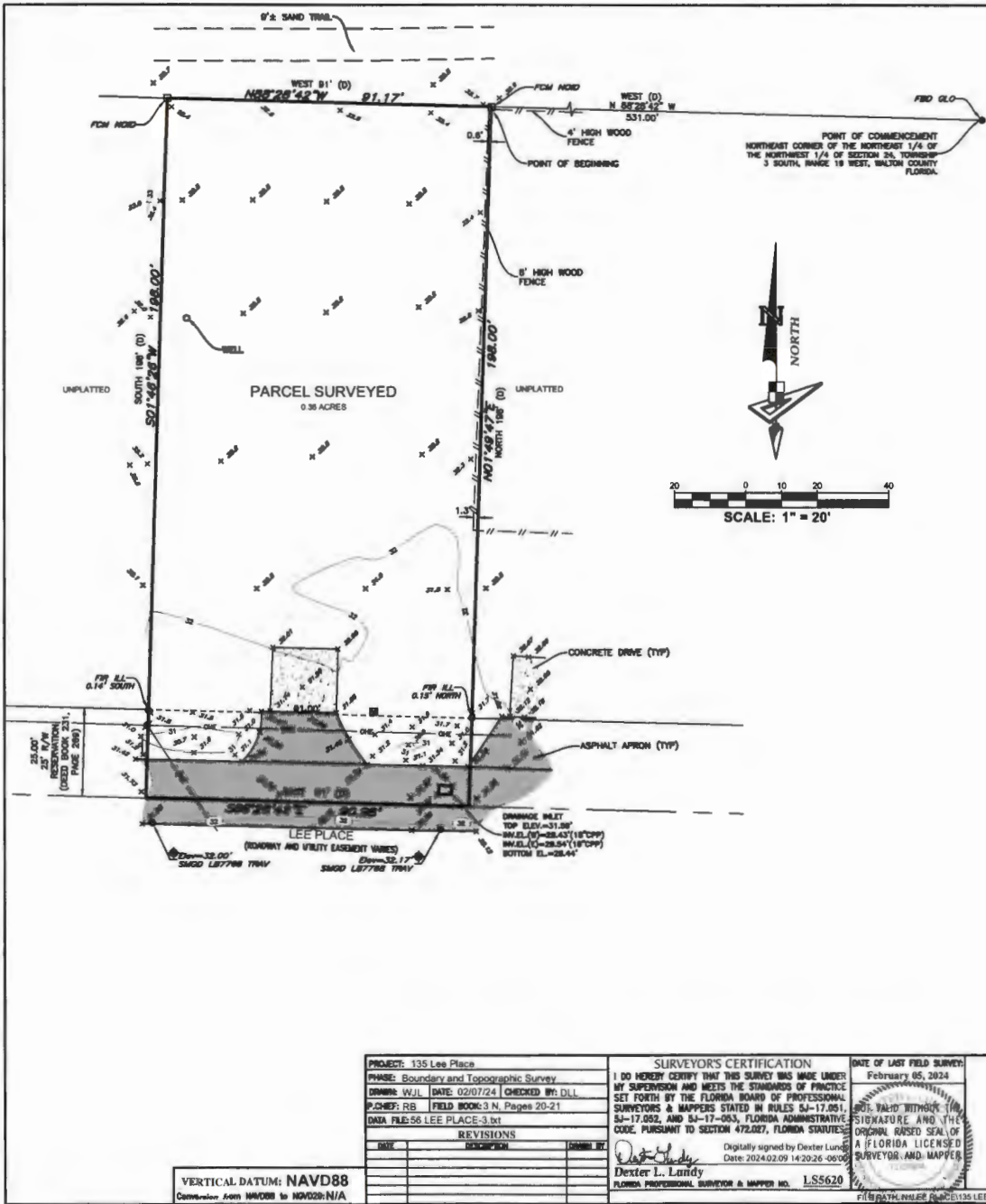
Attest:

Alexandra A. Laird  
Alex Alford, Clerk of Court  
and County Comptroller



Jony Anderson  
Jony Anderson, Chairman  
Board of County Commissioner

**ORDINANCE EXHIBIT 1.**



**LEGEND**

LB	-----	Unmarked Boundary
LS	-----	Unmarked Surveyor
No.	-----	Number
β	-----	Bearing
(D)	-----	Dist Dimension
(TYP)	-----	Typical
FR	-----	Found 1/2" Iron Rod
SR	-----	Set 1/2" Iron Rod LB7768
FCM	-----	Found Concrete Monument
FMOD	-----	Found Mag Nail & Disk
ELEV	-----	Elevation
INV	-----	Invert
FBD	-----	Found Brass Disk
GLO	-----	Government Land Office
NOD	-----	No Identification
WATER	-----	Water Meter
CPP	-----	Corrugated Plastic Pipe
OP	-----	Overhead Electric Lines
SP	-----	Service Power Pole
AA	-----	Air Anchor
B	-----	Benchmark
ASPH	-----	ASPHALT
CONC	-----	CONCRETE

Location of reading

Spot Elevation

**DESCRIPTION:** (OFFICIAL RECORDS BOOK 3262, PAGE 3027)

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; GO THENCE WEST ALONG THE NORTH-FORTY LINE, A DISTANCE OF 531.00 FEET FOR THE POINT OF BEGINNING; CONTINUE THENCE WEST, A DISTANCE OF 81.00 FEET, MORE OR LESS, TO A POINT; THENCE RUN SOUTH A DISTANCE OF 188.00 FEET; THENCE RUN EAST, A DISTANCE OF 91.00 FEET, MORE OR LESS; THENCE RUN NORTH A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

**SURVEY REPORT:**

- Bearings shown hereon are based on the North boundary of the Parcel Surveyed, having a Grid bearing of S 88°28'42" E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the North Zone of Florida.
- This parcel is located in flood zone X, no minimum floor elevation required, as determined by scale from F.E.M.A. MAP NUMBER 12131C0703 H, PANEL 703 OF 738, DATED DECEMBER 30, 2020, WALTON COUNTY, FLORIDA.
- No environmental jurisdiction lines have been determined by GEOPOINT SURVEYING, INC.
- This survey was performed with the benefit of a Fidelity National Title Insurance Company Policy of Title Insurance #0230009-22320189, effective date August 01, 2022 at 9:39 a.m. No further search of the public records was performed by GEOPOINT SURVEYING, INC. No certification is given that easements, underground encroachments or other matters of record do not exist.
- There may be additional restrictions that are not shown on this survey that may be found in the public records of walton county, florida.
- Apparent uses are as shown.
- No structural foundations below the surface of the ground were located.
- Graphic symbolism of corner monumentation, utilities, signs, etcetera, are exaggerated for clarity and are not to scale, the center point of which is accurately plotted to scale and/or dimensioned thereto.
- No underground utilities or utility lines were located.
- Elevations shown hereon are based on NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PROJECT: 135 Lee Place

PHASE: Boundary and Topographic Survey

DRAWN: WJL DATE: 02/07/24 CHECKED BY: DLL

PLOTTED: RB FIELD BOOK: 3 N, Pages 20-21

DATA FILE: 56 LEE PLACE-3.txt

REVISIONS		
DATE	DESCRIPTION	DRAWN BY

**SURVEYOR'S CERTIFICATION**

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 6J-17.051, 6J-17.052, AND 6J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Dexter L. Landy  
Date: 2024.02.09 14:20:26 -0500

Dexter L. Landy  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5620

DATE OF LAST FIELD SURVEY: February 05, 2024

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary, Topographic Survey  
Lee Place  
PREPARED FOR  
San Juan Dollars, LLC and Seagrove First Investments  
LOCATED IN  
Section 24, Township 3 S., Range 19 W.  
Walton County, Florida

**GeoPoint**  
Surveying, Inc.

67 Joe Campbell Road  
Freeport, Florida 32439  
www.geo-pointsurveying.com

Phone: (850) 740-0650  
Fax: (813) 248-2266  
Licensed Business No.: LB 7766

SHEET NUMBER: 01 of 01

VERTICAL DATUM: NAVD88  
Conversion from NAVD88 to NAD83/N/A

**ORDINANCE EXHIBIT 2.**

# 135 Lee Place Rezoning

(Project #: REZ24-000002)

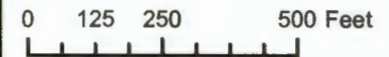
## ZONING

### Proposed Zoning Change

From: Residential Preservation

To: Neighborhood Infill

**Total Acres: 0.41 +/-**



Source Data:  
Zoning updated 11/07/2023  
Parcels updated 03/04/2024  
Streets updated 03/04/2024

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>, 20240304; Project # 2024-053

