

Ordinance Number 2024 - 31

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 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, 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 October 21, 2024, to consider the proposed amendment to its comprehensive plan and official zoning maps, in accordance with Section 163.3184, Florida Statutes; and Section 125.66; and

WHEREAS, after due public notice having been provided, the Walton County Board of County Commissioners held a public hearing on November 12, 2024, to consider the adoption of the proposed amendment to its comprehensive plan and official zoning maps, 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 FLU24-000009 requesting to amend the adopted Future Land Use Map category and Official Zoning Map district designations on an amendment area that is approximately 9.67 +/- acres in size.
2. The amendment area is identified by the following parcel(s): 23-2S-20-33170-000-0110
3. The amendment area is currently designated Conservation Residential on the Future Land Use Map adopted within the Walton County Comprehensive Plan.
4. The amendment area currently has the designation of Conservation Residential 1 / 2.5 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 Residential on Parcel(s): 23-2S-20-33170-000-0110. As shown on Exhibit 1, 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 4:1 on parcel(s): 23-2S-20-33170-000-0110. 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. 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.

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 12th of November, 2024.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

Alex Alford
for Alex Alford
Clerk of Court
and County Comptroller



Tony Anderson
By Tony Anderson, Chairman
Board of County Commissioners

ORDINANCE EXHIBIT 1:



**Hunters Village SSA
with Rezoning**
(Project #: FLU24-000009)

FUTURE LAND USE

Proposed Future Land Use Change
From: Conservation Residential
To: Residential

Total Acres: 9.67 +/-



Source Date:
Future Land Use updated 09/21/2024
Parcels updated 04/15/2024
Streets updated 04/18/2024

For additional source information refer
to source documentation.



Wilkes County GIS Department
This GIS data is not a legal representation of
the boundaries, interests, and dimensions of the legal
descriptions of the lands in Wilkes County, Georgia.
It is provided for informational purposes only and
is not intended to be used as a legal document.
© 2024 Wilkes County, Georgia. Project # 2024-0009

ORDINANCE EXHIBIT 2.



**Hunters Village SSA
with Rezoning**
(Project #: FLU24-000009)

ZONING

Proposed Zoning Change

From: Conservation Residential
1 unit per 2.5 acres

To: Low Density Residential
4 units per 1 acre

Total Acres: 9.67 +/-



Source Data:

Zoning updated 07/25/2024

Parcels updated 04/15/2024

Streets updated 04/18/2024

For additional source information refer
to source documentation.



State of Florida Department of
Transportation
This map is not a legal representation of
the State of Florida or any other state or the legal
status of any state or territory. Persons
are responsible, and are not necessarily accurate
in recording, surveying, or engineering documents.
©2024, DSD/FLDOT, Project # 2024-000