

## CHAPTER X. DECISION-MAKING PROCEDURES

### 10.00.00. GENERALLY

#### 10.00.01. Purpose.

This chapter sets forth the application and review procedures required for all decisions to be made in the administration of this Code, and for obtaining development orders and certain types of permits under the provisions of this Code. This chapter also specifies the procedures for appealing such decisions.

### 10.01.00. ADMINISTRATIVE DECISIONS

#### 10.01.01. Generally.

The Director of the Department of Planning and Zoning shall make a final administrative decision (pursuant to procedures and requirements set forth for each particular type of request), for the following matters:

A. Building Permits;

B. Sign Permits;

C. Concurrency Certificates for Minor Development Plans;

D. Completeness and Compliance Review of Minor Development Plans;

E. Completeness Review of Major Development Plans; and

F. Any other matter as to which this Code does not specify any necessity of review and final action by the Walton County Board of Commissioners or by a Board appointed by the County Commissioners.

The Director shall be assisted by appropriate staff and, where applicable, members of the Technical Review Committee, in making such administrative decisions. A final administrative decision approving a request for development permit shall be issued by the Director only after s/he has made a finding that the request for permit complies with all applicable provisions of this Code and all other applicable County regulations.

#### 10.01.02. Appeal to Board of Adjustment.

Any applicant, or other person directly affected by an administrative decision who desires review of an administrative decision made by the Director shall file a written request for such review, within 30 days after the date of the Director's decision, with the designated secretary of the Board of Adjustment. A copy of such request for review shall also be provided by the applicant (or other person requesting review) to the Director of the Department of Planning and Zoning within 30 days of the date of the action being appealed. Review shall then be conducted by the Board of Adjustment in accordance with the requirements of Sections 9.03.00 and 10.02.00 of this Code. The decision of the Board of Adjustment

shall constitute final action of the County government and may, thereafter, be appealed to the Circuit Court in accordance with Florida law.

#### 10.01.03. Administrative Decision-Making Flow Chart.

The following flow chart illustrates the applicable stages of review of administrative decisions.

APPLICATION

REVIEW FOR COMPLETENESS

TECHNICAL REVIEW COMMITTEE

REVIEW AND RECOMMENDATION (where applicable under this Code due to the nature of a proposed project or activity)

FINAL DECISION BY Director

APPEAL: BOARD OF ADJUSTMENT DE NOVO REVIEW

APPEAL: CIRCUIT COURT

#### 10.02.00. QUASI-JUDICIAL DECISIONS

##### 10.02.01. Applicability.

All decisions which are to be made by an elected or appointed Board, and which require the application of legislatively adopted standards and/or policies to individual cases, are categorized as quasi-judicial in nature. The following matters fall into such category, and shall require review and determination through a quasi-judicial decision-making proceeding by the applicable Board as follows:

TABLE INSET:

| MATTER   | DECISION-MAKING ENTITY   |
|--|--|
| Small Scale Comprehensive Plan Land Use Amendments                   | Planning Commission (recommendation) County Commissioners (final decision) |
| Major Development Plan Review (including Concurrency Determinations) | Planning Commission (recommendation) County Commissioners (final decision) |
| Infill Development Proposals   | Planning Commission (recommendation) County Commissioners (final decision) |
| Conditional Use Permitting   | County Commissioners (final decision)                                      |
| Platting and Replatting  | County Commissioners (final decision)                                      |
| Variances  | Board of Adjustments (final decision)                                      |

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Vested Rights Determinations        | County Commissioners (final decision) |
| Appeals of Administrative Decisions | Board of Adjustment (final decision)  |

10.02.02. Notice of Quasi-Judicial Proceedings.

Unless otherwise specifically provided for in this Code, each quasi-judicial hearing shall be subject to the minimum notice requirements provided in Section 10.03.02 of this Code.

Platting and Replatting is exempt from all Notification Requirements except notice publication.

(Ord. No. 2004-17, § 1, 4-6-04)

10.02.03. Procedure for Quasi-Judicial Hearings.

The basic procedures to be followed in all quasi-judicial hearings shall be as set forth herein, but may be altered by other provisions of the Code within specific substantive areas.

A. Generally. Each quasi-judicial hearing required by this Code shall conform essentially to the following procedures, as supplemented by other portions of this Code, and by law, rule or judicial decision:

1. Applicant makes application through the Director of the Department of Planning and Zoning;
2. County staff reviews application for completeness and compliance with this Code and all other applicable County regulations, and prepares a report to be presented as part of the evidence at the final hearing as to the matter;
3. The appropriate reviewing Board conducts a quasi-judicial hearing, which shall be fair, open and impartial in nature, and which shall be followed by issuance or denial of the requested action or development order/permit. The issuance or denial of the requested action or development order/permit is the final action as to the matter, and may only be appealed to the Circuit Court as provided by law.

B. Flow Chart. The following flow chart illustrates the stages of processing for applications and requests requiring quasi-judicial hearing and decision.

APPLICATION

COMPLETENESS REVIEW

RECOMMENDATION STAGE AND HEARING (where applicable)

HEARING BEFORE BOARD RESPONSIBLE FOR FINAL DECISION

APPEAL: CIRCUIT COURT

C. Burden and Nature of Proof. The applicant shall bear the burden of proving, by a preponderance of the competent, substantial evidence presented before the reviewing Board, the completeness of his/her request and the compliance of his/her proposed activity with all requirements of this Code and other applicable law. A "preponderance of the evidence" shall mean that amount of evidence which is enough to persuade a reasonable and prudent person that a claim or contention is more likely true than not true. In determining whether any fact has been proven by a preponderance of the evidence, the reviewing Board shall consider the testimony of all witnesses, regardless of who may have called them, and all exhibits received in evidence, regardless of who produced them.

D. Rules of Evidence. Formal rules of evidence shall not apply. All evidence of a type commonly relied upon by reasonable, prudent men in the conduct of their affairs shall be admissible whether or not such evidence would be admissible in a court of law; however, irrelevant, immaterial or unduly repetitious evidence shall be excluded upon motion of the opposing party or on the Board's own initiative. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence, but it shall not be sufficient in itself to support a finding of fact unless it would be admissible over objection in a civil action.

E. Order of Proceedings. Quasi-judicial hearings shall be conducted essentially as follows:

1. The applicant shall present evidence in support of the particular application under review. The County shall thereafter present evidence relating to the application under review.
2. The applicant's evidence may be presented by an attorney or by any other representative chosen and retained by the applicant. The County's evidence shall be presented by an attorney representing the County or by a member of the administrative staff of the County.
3. The applicant and the County may each call witnesses, who shall be sworn. All testimony shall be under oath and recorded.
4. Fundamental due process shall be observed and shall govern the proceedings.
5. Both parties may cross-examine witnesses and present rebuttal evidence.
6. The Board and its attorney may call and may question any witness(es).
7. The Board may, at any hearing, order the reappearance of any witness at a future (or continued) hearing as to the particular case.
8. After all evidence has been submitted, the chair shall close presentation of evidence in the particular matter.

F. Findings and Order. Unless the parties and the applicable Board agree to an extension the applicable Board shall, within 15 working days of the hearing, or within 15 working days of receipt of a transcript of the hearing if one is requested by the applicable Board, whichever is longer, prepare a written order which shall include:

1. A statement identifying the applicable criteria and standards against which the proposal or request was tested; 2. Findings of fact, based on evidence of record, which ultimately establish compliance or noncompliance with the applicable criteria and standards of this Code, directly or by reasonable inference;

3. The Board's conclusion (supported by its findings of fact and the applicable law, rules and regulations) to either approve, conditionally approve, or deny the proposal or request.

Issuance of the findings of fact and order shall be by motion approved by a majority of those members of the reviewing Board present and voting. A copy of the Board's order shall be mailed to the applicant(s) by certified mail, return receipt requested, within three working days of rendition of the written order.

*G. Record of Proceedings.* All proceedings shall be recorded stenographically or electronically, and shall be transcribed if required for review or if ordered by the reviewing Board. The Board hearing the matter shall, where practicable, include in the hearing record each item of physical or documentary evidence presented, and shall mark each item to show the identity of the person/party who presented it. Each exhibit received into evidence shall be retained in the hearing file until after the applicable appeal period has expired, when it may be returned to the person/party identified thereon or otherwise disposed of in accordance with Florida law. The findings and order of the Board as to each particular matter heard shall also be included in the record.

#### **10.02.04. Appeals from Quasi-Judicial Decisions of Boards.**

Any applicant, or any adversely affected person who appeared orally or in writing before any Board conducting a quasi-judicial proceeding under the provisions of this Code and asserted a position on the merits in a capacity other than as a disinterested witness, may seek review of the final decision reached by such Board in the proceeding by filing a petition for certiorari with a court of appropriate jurisdiction within 30 days after the date of the Board's decision, and serving a copy of such petition, by mail or hand delivery, to the secretary of the Board who issued the final decision being appealed from.

#### **10.02.05. Special Provisions Relating to Quasi-Judicial Decision-Makers.**

*A. Challenges to Impartiality.* A party to a quasi-judicial proceeding may challenge the impartiality of any member of the applicable Board. The challenge shall be made by sworn affidavit setting forth facts relating to a bias, prejudgment, personal interest, or other facts from which the challenger has concluded that the decision-maker cannot participate in an impartial manner. Except for good cause shown, the affidavit of challenge shall be delivered by hand delivery or U.S. Mail to the Director of the Department of Planning and Zoning no less than 48 hours preceding the time set for the hearing. The Director shall attempt to notify the person whose qualifications are challenged

prior to the hearing. The challenge, and any response of a challenged Board member thereto, shall be incorporated into the record of the hearing.

B. Disqualification of Decision Makers. A particular decision maker shall not participate in the rendition of a quasi-judicial decision in a particular case if either:

1. Any of the following have a direct or substantial financial interest in the proposal/request which is the subject of the quasi-judicial decision: the decision maker; the decision maker's spouse, brother, sister, child, parent, father in law, mother in law; a business in which the decision maker is then serving or has served within the previous two years; any business with which the decision maker is negotiating for, or has an arrangement or understanding with concerning, prospective partnership or employment.

2. The decision maker owns property within the area entitled to receive notice of the hearing.

3. The decision maker has a direct private interest in the proposal or request; or

4. For any other valid reason, the decision maker has determined that s/he cannot impartially participate in the hearing and decision.

C. Conflicts of Interest. Any member of a quasi-judicial Board with a conflict of interest, as same is defined by Chapter 112, Part III, F.S., shall comply with the requirements of that Chapter.

D. Participation by Interested Officers or Employees. No officer or employee of the County who has a financial or other private interest in a proposal shall participate in discussions with or give an official opinion to the hearing body on the proposal without first declaring for the record the nature and extent of the interest.

E. Ex Parte Contacts. Quasi-judicial decision makers shall reveal any prehearing or ex parte contacts with regard to a particular matter at the commencement of the hearing on such matter. For purposes of this section, "ex parte" shall mean any contact with a member of the hearing Board occurring outside of the hearing of a matter. However, incidental preapplication contacts that do not include discussion as to particulars of a pending proposal do not need to be stated. If the decision maker's impartiality or ability to vote on the matter has been impaired by any such contact, the decision maker shall so state and shall abstain from participation in the decision on the matter.

F. Involuntary Disqualification. A majority of the members of a hearing body present and voting may for reasons described by the Code or other applicable law vote to disqualify a member who has refused to disqualify him/herself.

#### 10.03.00. LEGISLATIVE DECISIONS

##### 10.03.01. Applicability; State Law Controlling.

All decisions which are primarily policy setting, rather than a policy application, in nature are characterized as legislative decisions. The following matters fall into such category, and shall require

review and determination through a legislative decision-making proceeding by the applicable Board as follows:

TABLE INSET:

| MATTER                                    | DECISION MAKING ENTITY   |
|---|--|
| Large Scale Comprehensive Plan Amendments | Planning Commission (recommendation) County Commissioners (final decision) |
| Planned Unit Development Proposal Review  | Planning Commission (recommendation) County Commissioners (final decision) |

10.03.02. Notice.

Land use hearings shall be subject to the following minimum notice requirements:

A. In General. Notice for all land use hearings shall comply with F.S. Ch. 125 and 163 (2001, as amended) as applicable.

B. Content. Every required notice shall include, without limitation: the date, time, and place of the hearing; a description of the substance of the subject matter that will be discussed at the hearing; the street address; identification of the body conducting the hearing; a brief statement of what action the body conducting the hearing may be authorized to take; and a statement that the hearing may be continued from time to time as may be necessary. Notices for public hearings before the Planning Commission or Board of County Commissioners on amendments to the future land use map shall also contain a geographic location map which clearly indicates the area covered by the proposed amendment. The map shall include major street names as a means of identification of the area.

C. Notice Publication. Publication of the notice shall be as follows:

1. Generally. Except as provided in paragraphs 2 and 3 below, notice of all public hearings, and appeals from a decision, order, requirement, or determination of an administrative officer or Board of the County shall be properly advertised in a newspaper of general circulation not more than 30 days nor less than ten days before the date of the hearing.

2. Amendments to the Walton County Comprehensive Plan. Notice of public hearings relating to adoption of amendments to the Walton County comprehensive plan shall be given pursuant to F.S. Ch. 163.3184 through 163.3187.

3. Amendments to the Text of this Code. Any amendment to the text of this Code shall require public hearing and publication of notice as follows:

(a) The Board of County Commissioners shall hold two advertised public hearings on the proposed ordinance. And at least one hearing shall be held after 5:00 p.m. on a weekday.

(b) The first [hearing] shall be held approximately ten days after the day that the first advertisement is published. The second hearing shall be held at least two weeks after the first hearing and shall be advertised approximately ten days prior to the public hearing. The date, time and place at which the second public hearing will be held shall be announced at the first public hearing.

D. Certificate of Mailing Notice. Certified Notice of the time and place of each public hearing before the Planning Commission or the Board of County Commissioners shall be postmarked at least ten days in advance of the hearing by certificate of mailing to owners of real property within 300 feet of the property directly affected by the proposed action whose address is known by reference to the latest approved ad valorem tax roll. The applicant, or his/her designee, shall certify at the time of the public hearing that notice as herein required was given. The certification shall be conclusive of the giving of certified notice.

E. Sign Notice. The applicant shall post a sign on the property or directly in front of the property that is visible from the public right of way, no less than 14 days prior to any and all public meetings at which the application will be considered. The sign shall be 36" x 36" and shall contain the name of the project, date, time and location of the public hearing, the type of meeting and the name of the public body holding the meeting. The placement of the sign shall be determined by Planning Staff for double frontage or corner lots.

F. Media Notice. Notice of each hearing, meeting, or workshop shall be provided to appropriate media representatives, to include a summary of the proposed matter and/or materials to be considered, to the extent reasonably possible.

G. Public Inspection Notice. A copy of the notice of public hearing shall be available in the Department of Planning and Zoning for inspection by any interested person during regular business hours.

H. Responsibility for Insuring that Property Notice Is Provided; Costs. The person applying for any action, permit or order requiring a legislative decision shall be responsible for insuring that all notices are provided as specified in this subpart. The applicant shall provide to the County, through the Department of Planning and Zoning, a sworn affidavit for posting sign, a sworn affidavit for notification of property owners and the Certificate of Mailing receipt no less than three working days prior to the advertised meeting date:

(a) Reflecting the nature, means, and dates of notice(s) provided under this subpart,

(b) Including a listing (by name and address) of each person or entity to whom notice has been provided with certified mail receipts;

(c) Including a statement certifying that such notice(s) in fact comply in every respect with the notice requirements set out in this subsection; and



~~(d) Attaching for reference a copy of each notice provided under this subpart.~~

~~(Ord. No. 2003-12, § 4, 8-5-03; Ord. No. 2004-17, § 1, 4-6-04)~~

#### ~~10.03.03. Procedures for Legislative Hearings.~~

~~Each public hearing or public meeting involving a decision which is legislative in nature shall conform essentially to the following procedures and requirements.~~

~~A. Scheduling of Hearing. When the Director of the Department of Planning and Zoning determines that a public hearing is required pursuant to this Code, s/he shall notify the appropriate decision-making body so that a public hearing may be scheduled and notice given in accordance with the provisions of this Code. The applicant shall be promptly provided with the date of a public hearing, once scheduled, in order for the applicant to proceed in a timely manner with provision of notice as provided in subsection 10.03.02.~~

~~B. Examination and Copying of Application and Other Documents. Any person may examine the application or petition, and all materials submitted in support or opposition to the application or petition, in the Department of Planning and Zoning during regular business hours at any time after notice of a public hearing on such application or petition has been given. Any person shall be entitled to obtain copies of the application or petition and other materials upon reasonable request and payment of a fee to cover the actual costs of providing such copies.~~

~~C. Conduct of Hearing. Each public hearing or public meeting involving a decision which is legislative in nature shall at a minimum conform to the following:~~

~~1. Comply with the requirements of applicable State law.~~

~~2. Include a presentation of an analysis, prepared by the Department of Planning and Zoning, of the proposed action or decision.~~

~~3. Include a presentation of a summary of reports of other agencies relating to the proposed action or decision, which summary shall be prepared by the Department of Planning and Zoning.~~

~~4. A public hearing or meeting before the Board of County Commissioners shall include a presentation of the recommendations of the Planning Commission, if any, as to the proposed action or decision.~~

~~5. Permit any person to submit written recommendations and/or comments as to the proposed action or decision before the hearing, and/or to appear, personally or by counsel or authorized agent, and submit documents, materials, and other written or oral testimony or statement(s) as to the proposed action or decision, either individually or as a representative of an organization, during the hearing. Each person who submits written information and/or appears at a public hearing shall identify him/herself, provide his/her address, and identify the name and mailing address of any organization s/he represents. The body conducting the public hearing may place reasonable time restrictions on the presentation of testimony and the submission of documents and other materials.~~

~~6. Any public hearing or meeting may be continued by the body conducting the hearing to a fixed date, time and place announced during the hearing.~~

~~D. Record Of The Hearing.~~

~~1. The body conducting the hearing shall record the proceedings by any appropriate means. Upon request of any person to the Director and payment of a fee to cover the actual cost of transcription, the record may be transcribed and a copy provided to that person. If a sound recording is made, any person shall be entitled to listen to the recording at any reasonable time, or make copies at his own expense, at the Department of Planning and Zoning.~~

~~2. The transcript of testimony, when and if available, the minutes of the secretary, all applications, exhibits, documents, materials, and papers submitted in any proceeding before the decision-making body, the report of the Director of Planning and Zoning, the recommendation of any board, and the decision and report of the decision-making body, shall constitute the record of the hearing.~~

~~3. Any person shall be entitled to examine the record, at a reasonable time, or make copies at his own expense, at the Department of Planning and Zoning.~~

~~E. Action By Decision Making Body. The decision making body shall render its decision within 30 days, unless stated otherwise in a specific portion of this Code as to any particular matter under consideration.~~

~~(Ord. No. 2003-12, § 4, 8-5-03)~~

~~10.03.04. Review of Legislative Decisions.~~

~~A final legislative decision or action of the Board of County Commissioners may be reviewed in a court of proper jurisdiction as prescribed by law.~~

~~10.03.05. Planning Commission Consideration and Recommendation as to Proposals or Requests Requiring Legislative Decision.~~

~~A. Hearing Required. The Planning Commission shall conduct a legislative hearing in conformance with the requirements of subsections 10.03.02 and 10.03.03 of this Code for consideration of each petition or request which requires a decision or action which is legislative in nature. No recommendation or action in relation to such a decision shall be made by the Planning Commission unless and until it has conducted a legislative hearing, as prescribed in this Code, as to the particular matter.~~

~~B. No Differential Treatment. Proposals and petitions which require decision or action which is legislative in nature shall be treated in the same manner, regardless of their origin. Proposals and petitions originating with the Board of County Commissioners, the Department of Planning and Zoning, or initiated by the Planning Commission shall be processed in the same manner as provided for all other petitions and proposals.~~

C. ~~Input From Other Boards.~~ When reviewing a proposal or request which requires a decision which is legislative in nature, the Planning Commission may receive and consider the comments and concerns of other Boards serving the Board of County Commissioners which affect the development process.

D. ~~General Factors To Be Considered.~~ In reviewing a proposal or a petition for a rezoning of land, change in the future land use map, or text amendment to the Comprehensive Plan, the Planning Commission shall consider and evaluate all pertinent factors, including without limitation the following:

1. ~~The analysis of the proposal or petition provided by the Department of Planning and Zoning;~~
2. ~~The applicable portions of any current County plans and programs such as land use, trafficway, recreation, schools, neighborhoods, stormwater management and housing;~~
3. ~~The needs of the County for land areas for specific purposes to serve population and economic activities, based on the projected population of the County and the availability of property designated for particular land uses;~~
4. ~~Whether or not the proposal or petition will preserve the value of existing buildings and encourage the most appropriate use or uses of land through the County;~~
5. ~~The goals, objectives and policies of the comprehensive plan; and~~
6. ~~The facts and testimony presented to the Planning Commission through public hearings.~~

E. ~~Special Factors Relating to Future Land Use Map.~~ In reviewing and formulating recommendations to the Board of County Commissioners on requested or proposed changes to the future land use map, the Planning Commission shall consider and evaluate, in addition to the information described in the foregoing subparts and without limitation, the following:

1. ~~An analysis prepared by the Department of Planning and Zoning of the need for the additional land based on the projected population of the County and the availability of property designated for the land use being requested by the petitioner;~~
2. ~~The location of the site in relation to adjacent uses and other similar uses; and~~
3. ~~The potential impact of the proposed use on the adopted level of service standards.~~

F. ~~Recommendation To Board Of County Commissioners.~~ After full consideration of a proposal or a petition for a rezoning of land, change in the Future Land Use Map, or text amendment to the Comprehensive Plan, the Planning Commission shall transmit the petition and its recommendation thereon to the Board of County Commissioners. A copy of the Planning Commission's recommendation shall also be provided to the applicant, by regular mail, within three days of issuance of the recommendation.

10.03.06. ~~Legislative Decision by the Board of County Commissioners.~~

~~A. Recommendation by Planning Commission Required; Exception. The Board of County Commissioners shall not make any comprehensive plan or zoning text amendment, or any change to zoning district boundaries or future land use map change, until the proposed change has been considered by and a recommendation made by the Planning Commission. However, the Board of County Commissioners may act on any such change or amendment without a recommendation from the Planning Commission if the Planning~~

~~the Planning Commission which is held after a petition or proposal for a change or amendment has been filed with or received by the County.~~

~~B. *Hearing Required.* The Board of County Commissioners shall hold a legislative hearing as provided in subsections 10.03.02 and 10.03.03 of this Part on each proposed amendment, and after such hearing is completed may enact or reject the proposal or enact a modified proposal that is within the scope of matters considered in the hearing.~~

**~~10.03.07. Limit on Petitions Relating to Same Property as Previous Petition for Land Use Change or Rezoning.~~**

~~A. When the Board of County Commissioners has taken action on a petition for a Comprehensive Plan amendment, the Planning Commission shall not consider any further petition to any part of the same property for a period of 12 months from the date of the Board's action as to such prior petition.~~

~~B. If a comprehensive plan amendment is necessary for a rezoning in relation to a Planned Unit Development, the foregoing 12 month limitation may be waived by a simple majority of the Board of County Commissioners.~~

~~C. In any case other than one described in subpart B. above, the Board of County Commissioners may waive the twelve month limitation described in subpart A. by the affirmative vote of five Commission members, provided that at least 30 days have elapsed since the date of the Board's prior action on a petition for land use change or rezoning, and that the Board of County Commissioners deems such action necessary to prevent an injustice or facilitate the proper development of the County.~~

**~~10.03.08. Application Requirements for Amendments to the Comprehensive Plan.~~**

~~A. *Generally.* Any person, board or agency may apply to the Department of Planning and Zoning to amend the Comprehensive Plan in compliance with procedures, not inconsistent with state law, prescribed by the Department and this Code.~~

~~B. *Submittals.* The application shall include the following information:~~

- ~~1. The applicant's name and address;~~

2. A statement describing any changed conditions that would justify an amendment;
3. A statement describing why there is a need for the proposed amendment;
4. A statement describing whether and how the proposed amendment is consistent with the Walton County Comprehensive Plan;
5. A statement outlining the extent to which the proposed amendment:
  - a. Is compatible with existing land uses;
  - b. Affects the capacities of public facilities and services;
  - c. Affects the natural environment;
  - d. Will result in an orderly and logical development pattern;
6. If the application requests an amendment to the future land use map, the applicant shall include:
  - a. The street address and legal description of the property proposed to be reclassified;
  - b. The applicant's interest in the subject property;
  - c. The owner's name and address, if different than the applicant;
  - d. The current land use district classification and existing land use activities of the property proposed to be reclassified;
  - e. The area of the property proposed to be reclassified, stated in square feet or acres;
7. Such other information or documentation as the Director of Planning and Zoning may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

#### 10.03.09. Standards for Review of Applications for Amendment of the Comprehensive Plan.

In reviewing the application for a proposed amendment to the Walton County Comprehensive Plan, the County Commissioners and the Planning Commission shall consider the following factors:

- A. Whether the proposed amendment is in conflict with any applicable provisions of this Code;
- B. Whether the proposed amendment is consistent with all elements of the Walton County Comprehensive Plan;
- C. Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses;
- D. Whether there have been changed conditions that require an amendment;

~~E. Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether or to the extent to which the proposed amendment would exceed the capacity of such public facilities, including, but not limited to roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and emergency medical facilities;~~

~~F. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment;~~

**G. Whether and the extent to which the proposed amendment would adversely affect the property values in the area;**

~~H. Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern;~~

~~I. Whether the proposed amendment would be in conflict with the public interest, and in harmony with the purpose and interest of this code; and~~

~~J. Any other matters that may be deemed appropriate by the Planning Commission or the Board of County Commissioners, in review and consideration of the proposed amendment.~~

NOTES: