

ORDINANCE  
2006-19

AN ORDINANCE ADOPTING A SMALL SCALE  
AMENDMENT TO THE WALTON COUNTY FUTURE  
LAND USE MAP SERIES; PROVIDING FINDINGS  
OF FACT; AND PROVIDING AN EFFECTIVE DATE.

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, Chapter 163, Florida Statutes, allows local governments to adopt small scale amendments; and

WHEREAS, Walton County afforded opportunity for public comments concerning the subject small scale amendment to the Future Land Use Map; and

WHEREAS, after due public notice, the Walton County Planning Commission held public hearings on October 12, 2006. The Board of County Commissioners held adoption hearings on November 28, 2006 and December 12, 2006, and;

WHEREAS, this ordinance shall be considered a final order as required in Section 10.01 .03(F) of the Walton County Land Development Code as codified in Ordinance 97-28.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, that:**

**SECTION I. FINDINGS OF FACT:**

Regarding Small Scale Amendment # SSA 06-1.14 the Board of County Commissioners finds as follows:

1. The applicant's name and address is:

F. Lloyd Blue  
Post Office Box 1569  
Santa Rosa Beach, FL 32459

2. The property subject to this amendment is described as follows:

Parcel # 05-3S-18-16000-001-0000

TRACT 1

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA. BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE ON THE WEST LINE OF SECTION 5 SOUTH 01 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 3346.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 98; THENCE ON SAID NORTH RIGHT OF WAY SOUTH 49 DEGREES 09 MINUTES 34 SECONDS, A DISTANCE OF 705.39 FEET TO THE POINT OF BEGINNING THENCE DEPART SAID NORTH RIGHT OF WAY NORTH 26 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 193.53 FEET; THENCE NORTH 03 DEGREES 04 MINUTES 19 SECONDS EAST, A DISTANCE OF 54.90 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 800.79 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 34.05 FEET; THENCE NORTH 49 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 194.80 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 89.50 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 85.58 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 105.0000 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY; THENCE ON SAID NORTH RIGHT OF WAY NORTH 49 DEGREES 09 MINUTES 43 SECONDS WEST, A DISTANCE OF 717.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 3.38 ACRES. [147311 SQUARE FEET] TRACT 2

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA. BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE ON THE WEST LINE OF SECTION 5 SOUTH 01 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 3346.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 98; THENCE ON SAID NORTH RIGHT OF WAY SOUTH 49 DEGREES 09 MINUTES 34 SECONDS, A DISTANCE OF 1503.36 FEET TO THE POINT OF BEGINNING; THENCE DEPART SAID NORTH RIGHT OF WAY NORTH

40 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 105.00 FEET; THENCE NORTH 40 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 85.58 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 89.83 FEET; THENCE NORTH 40 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 85.96 FEET; THENCE NORTH 49 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 194.83 FEET; THENCE NORTH 40 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 34.05 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 504.12 FEET; THENCE SOUTH 66 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 110.95 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 17 SECONDS WEST, A DISTANCE OF 130.51 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY; THENCE ON SAID NORTH RIGHT OF WAY NORTH 49 DEGREES 09 MINUTES 43 SECONDS WEST, A DISTANCE OF 456.06 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 1.88 ACRES. [81814 SQUARE FEET] TRACT 3

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA. BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE ON THE WEST LINE OF SECTION 5 SOUTH 01 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 3346.42 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 98; THENCE ON SAID NORTH RIGHT OF WAY SOUTH 49 DEGREES 09 MINUTES 34 SECONDS, A DISTANCE OF 2259.54 FEET TO THE POINT OF BEGINNING THENCE DEPART SAID NORTH RIGHT OF WAY NORTH 40 DEGREES 50 MINUTES 17 SECONDS EAST, A DISTANCE OF 230.51 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 804.37 FEET; THENCE NORTH 40 DEGREES 50 MINUTES 17 SECONDS EAST, A DISTANCE OF 230.51 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 804.37 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 334.37 FEET; THENCE ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 34 MINUTES 21 SECONDS, AN ARC DISTANCE OF 131.73 FEET, (CHORD BEARING AND DISTANCE = SOUTH 14 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 130.88 FEET), TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 375.42 FEET; THENCE ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 36 SECONDS, AN ARC DISTANCE OF 126.20 FEET, (CHORD BEARING AND DISTANCE = SOUTH 15 DEGREES 12 MINUTES 57 SECONDS

WEST, A DISTANCE OF 125.60 FEET) TO A POINT ON AFORESAID NORTH RIGHT OF WAY; THENCE ON SAID NORTH RIGHT OF WAY NORTH 49 DEGREES 09 MINUTES 43 SECONDS WEST, A DISTANCE OF 916.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 4.55 ACRES. [198358 SQUARE FEET]

3. The proposed amendment is compatible with development in the surrounding area.
4. The property currently has access to adequate potable and wastewater services.
5. Any development under this amendment will be required to meet all of the standards of the Walton County Land Development Code.
6. The property is currently designated large scale agriculture.
7. Upon the legally effective date of this ordinance, the property will be re-designated coastal center.


**Section 2. Effective Date**

This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 12th day of December, 2006

BOARD OF  
COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

 Connie Morse  
Martha Ingle  
Clerk of Court

By: Kenneth Pridgen  
Kenneth Pridgen, Chair