

Ordinance Number 2011- 78

**AN ORDINANCE OF WALTON COUNTY, FLORIDA, ADOPTING A FUTURE LAND USE MAP AMENDMENT TO THE WALTON COUNTY COMPREHENSIVE PLAN; SETTING FORTH THE AUTHORITY FOR ADOPTION; AMENDING THE FUTURE LAND USE MAP; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CONFLICTS; 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 Commissioners held a public hearing on August 11, 2011, and the Walton County Board of County Commissioners held an adoption hearing on September 13, 2011, to consider the adoption of the proposed amendment to its comprehensive plan, in accordance with Section 163.3184, Florida Statutes; 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

**WHEREAS**, in the exercise of its authority, the Walton County Board of County Commissioners has determined that the adoption of this amendment is in the best interest and welfare of the residents of Walton County; and

**WHEREAS**, this Ordinance shall be considered a final order as required in Section 10.03.03 of the Walton County Land Development Code.

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 AMENDMENT.**

The Board of County Commissioners hereby adopts the following amendment to the Future Land Use Map of the Walton County Comprehensive Plan, which is attached hereto as Exhibit "A", and incorporated herein by reference as a part hereof, being an amendment to the Future Land Use Map:

**FINDINGS OF FACT: The Board of County Commissioners finds as follows:**

1. The applicants name and address is:

John Ralls  
641 Bayou Boulevard  
Pensacola, Florida 32503

2. Amendment Number 2011-13: Amend the adopted Future Land Use Map designation on 9.99 +/- acres, identified by parcel numbers 33-2S-20-33260-002-0003 and 33-2S-20-33260-002-0004, located on the south side of US Highway 98, approximately 700 +/- feet west of Thompson Road, Santa Rosa Beach, Florida. The property is more particularly described as follows, to wit:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THOMPSON PLANTATION AS RECORDED IN PLAT BOOK 11, PAGE 19 OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, THENCE GO SOUTH 88 DEGREES 35 MINUTES 55 SECONDS EAST, ON THE NORTH LINE OF SAID THOMPSON PLANTATION, A DISTANCE OF 659.29 FEET; THENCE GO NORTH 00 DEGREES 47 MINUTES 38 SECONDS EAST, A DISTANCE OF 660.91 FEET; THENCE GO SOUTH 88 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 86.68 FEET; THENCE GO NORTH 00 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 145.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (RIGHT-OF-WAY VARIES); SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14058.53 FEET; THENCE GO WESTERLY ON SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 126.15 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 00 SECONDS (CB=SOUTH 89°33'19" WEST, CH= 126.15') TO A POINT OF TANGENCY; THENCE GO SOUTH 89 DEGREES 18 MINUTES 49 SECONDS WEST, A DISTANCE OF 328.08 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 15227.13 FEET; THENCE CONTINUE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 291.28 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREE 05 MINUTES 46 SECONDS (CH = SOUTH 89°51'42" WEST, CH= 291.28); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE GO SOUTH 00 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 782.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

SAID PARCEL OF LAND CONTAINING 9.99 ACRES MORE OR LESS.

3. The proposed amendment is compatible with future development in the area of the subject property.
4. The property is currently served with adequate public facilities.
5. The property is currently designated as Conservation Residential 2:1.
6. Upon the legally effective date of this Ordinance, the property will be designated as Village Mixed Use.
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.

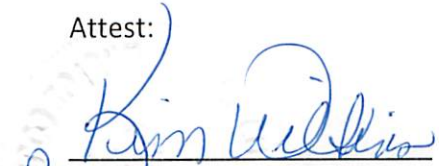
**SECTION V. EFFECTIVE DATE**

This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regularly scheduled public hearing on the 11<sup>th</sup> day of October, 2011.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
Martha Ingle  
Clerk of Court

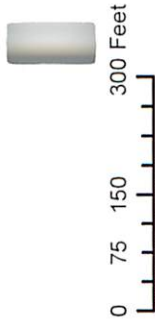
By:   
Larry Jones, Chair



Exhibit A

Total Acres: 9.99

From: Conservation Residential 2:1  
To: Village Mixed Use



Walton County Planning and Development Services  
1000 Highway 90, Marianna, Florida 32446  
Phone: 904-231-5151 Fax: 904-231-5152

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Walton County Planning and Development Services  
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