

Ordinance Number 2012-05

**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 Commission held a public hearing on April 12, 2012, and the Walton County Board of County Commissioners adoption hearing on May 8, 2012 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:

2012-05

**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:  
L and V Investments, LLC  
11225 US Hwy 98  
Miramar Beach, FL 32550
2. Amendment Number 2012- 05: Amend the adopted Future Land Use Map designation of 2.321+/- acres in Walton County south of the Choctawhatchee Bay on parcel(s) identified as 28-2S-21-42000-027-0010, 28-2S-21-42000-003-0020, and 28-2S-21-42000-025-0050.
3. The property is located at the intersection of South Geronimo Street and US 98, more particularly described as:

PARCEL 1:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 21 WEST, RUN THENCE NORTH 1° 15' EAST 396 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 88° 24' WEST 330 FEET, THENCE RUN NORTH 1° 15' EAST 132 FEET, THENCE RUN SOUTH 88° 24' EAST 330 FEET, THENCE RUN SOUTH 1° 15' WEST 132 FEET FOR THE POINT OF BEGINNING. ALL LYING AND BEING IN WALTON COUNTY, FLORIDA. LESS AND EXCEPT THE WEST 15 FEET OF THE ABOVE DESCRIBED PROPERTY WHICH IS RESERVED FOR ROAD RIGHT OF WAY. A/K/A, LOT 4, OF AN UNRECORDED PLAT DRAWN BY GARLAND EDWARD CE878, ON 8/30/60.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 21 WEST, THENCE NORTH 1° 15' EAST 528 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 1° 15' EAST 132 FEET; THENCE RUN NORTH 88° 24' WEST 330 FEET, THENCE RUN SOUTH 1° 15' WEST 132 FEET; THENCE RUN SOUTH 88° 24' EAST 330 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATE IN WALTON COUNTY, FLORIDA.

PARCEL 3:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 02° 09' 28" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 660 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE NORTH 87° 29' 14" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 3.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87° 29' 14" WEST, A DISTANCE OF 286.31 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY R/W OF A 66 FOOT STATE R/W; THENCE NORTH 02° 02' 37" EAST ALONG SAID EASTERLY R/W AND EXTENSION THEREOF, A DISTANCE OF 171.61 FEET TO THE SOUTHERLY R/W OF STATE ROAD 30 (U.S. 98) (200' R/W); THENCE SOUTH 56° 40' 23" EAST ALONG SAID SOUTHERLY R/W A DISTANCE OF 335.01 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON D.O.T. R/W MAP, SECTION 60020-2503. (CENTERLINE OF S.R. 30 SOUTH 56° 40' 23" EAST)

4. The proposed amendment is compatible with future development in the area of the subject property.
5. The property is currently served with adequate public facilities.
6. The property is currently designated as Coastal Center.
7. Upon the legally effective date of this Ordinance, the property will be designated as Coastal Center Mixed Use.
8. 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.

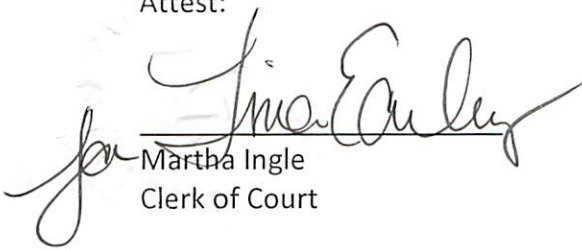
**SECTION V. EFFECTIVE DATE**

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 8th day of May, 2012.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
Martha Ingle  
Clerk of Court

By:   
Scott Brannon, Chair



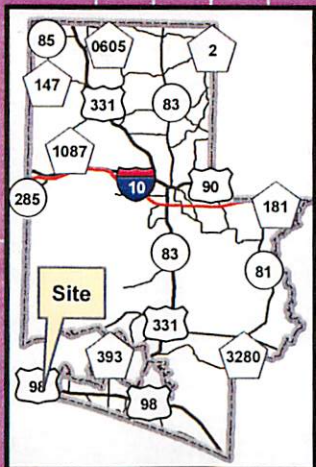
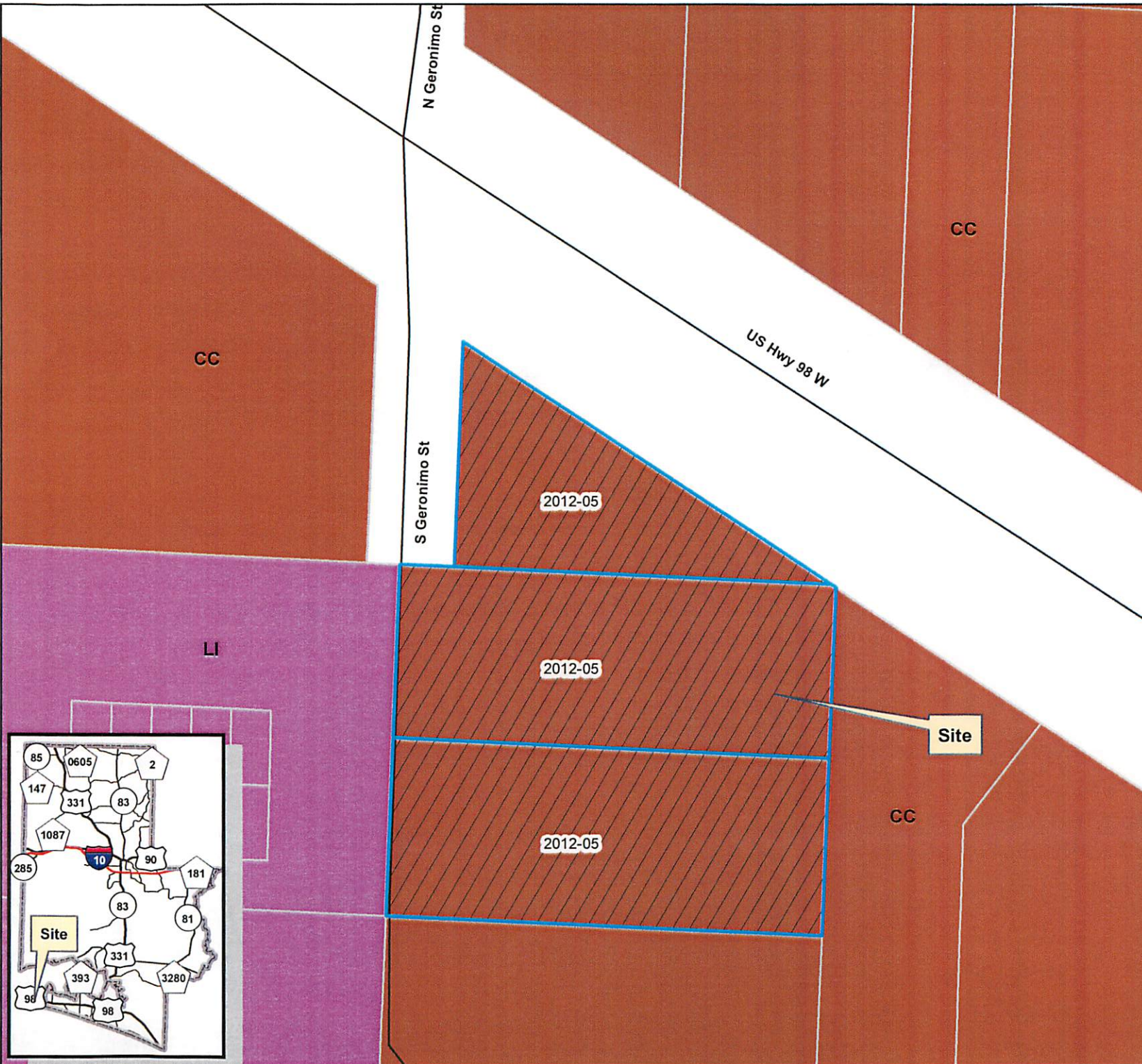
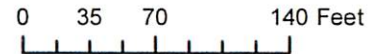
SSA 2012-05

EXHIBIT A

FUTURE LAND USE

From: Coastal Center  
To: Coastal Center Mixed Use

Total Acres: 2.321 +/-



Walton County Planning and Development Services  
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.  
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