

Ordinance Number 2012- 11

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:

**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:  
Old Seagrove Village, LLC.  
790 N. County Hwy 393, Unit 3-A  
Santa Rosa Beach, FL 32459  
  
Equity Trust Company dba Sterling Trust  
fbo Thomas M. Hidell IRA 09116  
1101 Wooded Acres Drive, Suite 120  
Waco, Texas 76710
  
2. Amendment Number 2012-25: Amend the adopted Future Land Use Map designation of 1.39 +/- acres in Walton County south of the Choctawhatchee Bay on parcel(s) identified as 14-3S-19-25000-004-0041 and 14-3S-19-25000-004-0042. The property is located on Seagrove Village Drive, off County Road 395 South, , more particularly described as:

**Legal Description:**

A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK A, SEAGROVE VILLAGE SIXTH ADDITION TO SEAGROVE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 7, AT PAGE 9, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE GO ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING SEVEN ( 7 ) CALLS: (1) THENCE GO NORTH 24°02'26" EAST, A DISTANCE OF 143.60 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 2, BLOCK A, BEING ON A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET; (2) THENCE GO NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 86.11 FEET, (CH=75.86', CH. BRG.=N 64°42'12"E) TO A POINT OF CUSP; (3) THENCE GO SOUTH 74°38'03" E, A DISTANCE OF 163.19 FEET TO A POINT OF CURVATURE; (4) THENCE GO ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 81.82 FEET, AN ARC DISTANCE OF 64.26 FEET, (CH.=62.62', CH. BRG.=S 52°08'03" E) TO THE POINT OF REVERSE CURVATURE; (5) THENCE GO ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 131.82 FEET, AN ARC DISTANCE OF 103.53 FEET, (CH.=100.80 FEET, CH.BRG.= S 52°08'03"E) TO THE POINT OF TANGENCY; (6) THENCE GO SOUTH 74° 38'03"E, A DISTANCE OF 31.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK C, OF THE AFORESAID SUBDIVISION; (7) THENCE GO SOUTH 25°52'57" WEST, A DISTANCE OF 132.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE GO NORTH 74°38'03" WEST, A DISTANCE OF 170.00 FEET; THENCE GO NORTH 25°52'57" EAST, A DISTANCE OF 78.42 FEET; THENCE GO NORTH 74°38'03" WEST, A DISTANCE OF 100 FEET; THENCE GO SOUTH 25°52'57" WEST, A DISTANCE OF 78.45 FEET; THENCE GO NORTH 74°38'03" WEST, A DISTANCE OF 12.98 FEET; THENCE GO NORTH 74°53'47" WEST, A DISTANCE OF 100.16 FEET; THENCE GO NORTH 69°16'58" WEST, A DISTANCE OF 17.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.3898 ACRES.

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 Residential Preservation.
6. Upon the legally effective date of this Ordinance, the property will be designated as Low Density Residential.
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 8<sup>th</sup> day of May, 2012.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
for Martha Ingle  
Clerk of Court

By:   
Scott Brannon, Chair

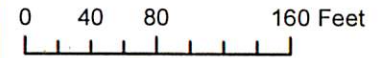


# SSA 2012-25

## Future Land Use

From: Residential Preservation  
To: Low Density Residential

Total Acres: 1.39 +/-



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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