

Ordinance Number 2012-14

**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 June 12, 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:

2012-14

**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:

Dixie Dan Powell  
422 N Main Street  
Crestview, AL 32536

2. Amendment Number 2012-20: Amend the adopted Future Land Use Map designation of 4.57+/- acres in Walton County north of the Choctawhatchee Bay on parcel(s) identified as 27-6N-21-40000-001-0080 and 27-6N-21-40000-001-0010.

3. The property is located south of Lake Drive, northwest of Lake Jackson in Florida more particularly described as:

27-6N-21-40000-001-0080:

COM AT SW/C OF NW1/4 SEC 27, N 89 DEG 59'03"E 1123FT RUN N 16 DEG 30'00"W 121.29FT RUN S 45 DEG 58'55"E 694.08FT TO CENTERLINE LAKE DRIVE, N 17 DEG 22'57"E ALG CNTRLN 373.97FT, S 61 DEG 02'37"E 14.80FT, S 17 DEG 22'57"W 55FT TO THE POB, N 68 DEG 59'01"W 14.80FT MOL TO CNRTLN LAKE DR DESIGNATED AS PT A, FROM POB S 68 DEG 59' 01"E 170FT, S 86 DEG 51'51"E 87.95FT M OR L TO WATERS EDGE LAKE JACKSON, S 02 DEG 54'49"E 90FT ALONG WATER LINE, N 77 DEG 57'58"W 300FT M OR L TO CNTRLN LAKE DR, N 17 DEG 22'57" E ALONG CNTRLN 100FT M OR L TO POINT "A" AND FOR THE CLOSE OF DESCRIPTION OR 2711-1288 OR 2757-273 OR 2758-286

27-6N-21-40000-001-0010:

PRCL 1: COM S LINE OF WALTON AVE INT E LINE OF 3RD ST, S 28 DEG 30' W 300 FT, N 61 DEG 30' W 35 FT S 28 DEG 30' W 164 FT, S 61 DEG 30' E TO E R/W LINE OF CO RD (LAKE RD) FOR POB, NELY ALONG R/W LINE 125 FT, S 61 DEG 30' E TO WATERS EDGE OF LAKE JACKSON, SLY ALONG WATERS EDGE OF LAKE

JACKSON TO A PT ON LINE S 61 DEG 30" E FROM POB N 61 DEG 30' W TO THE POB.

PRCL 2: THAT PORTION OF DESC PROPERTY LYING E OF LAKE RD: COM WHERE THE S LINE OF WALTON AVE INT THE E LINE OF 3RD ST, S 28 DEG 30' W 300 FT, N 61 DEG 30' W 35 FT, S 28 DEG 30' W 164 FT TO POB, S 28 DEG 30' W 186 FT TO PT, S 46 DEG 6'22" E 765.51 FT, S 46 DEG 6'22" E 5 FT MOL TO WATERS EDGE OF LAKE JACKSON, ALONG WATERS EDGE OF LAKE JACKSON TO A PT ON LINE, S 61 DEG 30' E FROM POB, N 61 DEG 30' W ALONG LINE TO POB. OR 2211-351 \* LESS \* COM S ROW WALTON AVE & E ROW THIRD STREET PER PB 1-37, S 28 DEG 30'00"W 300.00 FT, N 61 DEG 30'00"W 35.00 FT, S 28 DEG 30' 00"W 164.00 FT, S 61 DEG 30'00" E TO E ROW LAKE DR, N 16DEG 03' 56"E ALG ROW 95.00 FT TO POB, N 16 DEG 03'56"E ALG ROW 10.00 FT, DPRT ROW S 66 DEG 48'45"E 210.95 FT TO WATERS EDGE LAKE JACKSON, S 01 DEG 48'37"W 10.74 FT, DPRT WATER N 66 DEG 48'45"W 213.61 FT TO E/LY ROW LAKE DR BEING POB. OR 2679-939 \*LESS\* COM S ROW WALTON AVE & E ROW THIRD STREET PER PB 1-37, S 28 DEG 30'00"W 300.00 FT, N 61 DEG 30'00"W 35.00 FT, S 28 DEG 30' 00"W 164.00 FT, S 61 DEG 30'00" E TO E ROW LAKE DR, N 16DEG 03' 56"E ALG ROW 125.00 FT TO NW/COR PRCL 1 AS DESC IN OR 2211-353 FOR POB, DPRT E/LY ROW S 61 DEG 30'00"E ALG N LINE PRCL 1 214.35 FT TO WATERS EDGE LAKE JACKSON, DPRT WATER & N LINE N 66 DEG 48'45"W 210.95 FT TO E/LY ROW LAKE DR, N 16 DEG 03'56"E 20.00 FT TO POB. OR 2679-942 OR 2694-3463 \*LESS\* COM SW/COR OF NW1/4 SEC 27, N 89 DEG 59'03"E 1123.00 FT N 16 DEG 30'00"W 121.29 FT, S 45 DEG 58'55"E 694.08 FT TO CENTERLINE LAKE DRIVE, N 17 DEG 22'57"E ALG CNTRLN 373.97 FT, S 61 DEG 02'37"E 14.80 FT, S 17 DEG 22'57"W 55.00 FT TO POB, N 68 DEG 59'01"W 14.80 FT MOL TO CNRTLN LAKE DR DESIGNATED AS PT A, FROM POB S 68 DEG 59' 01"E 170.00 FT, S 86 DEG 51'51" E 87.95 FT MOL TO WATERS EDGE LAKE JACKSON, S 02 DEG 54'49"E 90.00 FT ALONG WATER LINE, N 77 DEG 57'58"W 300.00 FT MOL TO CNTRLN LAKE DR, N 17 DEG 22'57" E ALONG CNTRLN 100.00 FT MOL TO PT A AND CLOSE OF DESC. OR 2711-1288

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 water. However, public sewer is not available at this time.
6. The property is currently designated as Rural Residential.

7. Upon the legally effective date of this Ordinance, the property will be designated as Rural Low Density.
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.

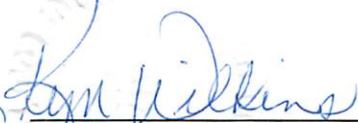
**SECTION V. EFFECTIVE DATE**

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 12th day of June, 2012.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

*for*   
Martha Ingle  
Clerk of Court

By:   
Scott Brannon, Chair

