

Ordinance Number 2012-15

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:

2012-15

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:
SELRAHC LP
23355 Fifth Street
Florala, AL 36442
2. Amendment Number 2012-21: Amend the adopted Future Land Use Map designation of 6.64 +/- acres in Walton County north of the Choctawhatchee Bay on parcel(s) identified as 27-6N-21-40060-001-0011, 27-6N-21-40000-001-0030, and 1.53 acres of 27-6N-40060-001-0010.
3. The property are located between Florida State Road 85 and Lake Drive, located northwest of Lake Jackson in the Florala area, more particularly described as:

A PORTION OF FRACTIONAL SEC 27, COM WHERE THE S LINE OF WALTON AVE INTERSECTS THE ELY LINE OF THIRD ST, RUN S 61 DEG 30'E ALONG SLY LINE OF WALTON AVE 129 FT, S 34 DEG 11'28"W 391.41 FT TO POB, N 61 DEG 30' W 120 FT TO ELY ROW OF THIRD ST, SWLY ALOI\JG ROW 78.14 FT, S 61 DEG 02'27"E 643 FT M OR L TO WLY ROW OF LAKE DR, NLY ALONG ROW LINE TO A POINT ON A LINE RUNNING S 61 DEG 2'2T'E FROM THE POB, N 61 DEG 2'27"W TO POB OR 448325 LESS RD RIW TO DOT IN OR 1248-78 OR 2871-4825

27-6N-21-40060-001-0011

COM @ THE SW/C OF THE NW1/4 OF SEC 27; N 89 DEG 59'03"E 1123FT, N 16 DEG 30'00"W 121.9 FT TO POB; S 45 DEG 58'55"E 694.08FT TO THE CENTERLINE OF LAKE DR, N 17 DEG 22'5T'E ALONG CENTERLINE 373.97FT, DE-PART CENTERLINE N 61 DEG 02' 37"W 595.20FT, S 82 DEG 57'23" W 186FT TO POB (CONT. 3.9AC+-) ALSO COM @ THE SW/C OF THE SW4 OF THE SW4 OF SEC 27; N

89 DEG 59'03"E 1123FT, N 16 DEG 30' 00"W 121.9FT TO POB; N 28 DEG 57'23"E 186FT, N 61 DEG 02'37" W 23.16FT TO A POINT BEING ON THE E ROW LINE OF ST RD #85 SAID POINT BEING ON A CURVE CONCAVE TO THE NW, HAVING A DELTA ANGLE OF 06 DEG 44'06" RADIUS PF 1479.15FT, SWLY ALONG ROW LINE AN ARC DISTANCE 173.67FT TO THE END OF CURVE, S 45 DEG 58'55"E 78.55FT TO POB (CONT. 0.2AC M OR L) OR 2574-6

27-6N-40060-001-0010

COMMENCE AT THE SW CORNER OF THE NW QUARTER OF SECTION 27, TOWNSHIP 6 N, RANGE 21 W, BEING 4"X 4" CONCRETE MONUMENT, THENCE SOUTH 75°35'45" EAST A DISTANCE OF 1,627.55 FEET TO A FOUND 5/8" RBR WITH A CAP STAMPED LB#1355 AND ALSO BEING THE POINT OF BEGINNING.

FROM SAID POB SOUTH 42°47'21" EAST A DISTANCE OF 38.72 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 42°24'20" EAST A DISTANCE OF 593.90 FEET TO A FOUND IRON PIN W/CAPJENKINS; THENCE SOUTH 34°14'31" A DISTANCE OF 70.11 FEET; THENCE NORTH 60°37'22" WEST A DISTANCE OF 544.39 FEET TO A 2" PIPE; THENCE NORTH 20°18'50" WEST A DISTANCE OF 61.73 FEET; THENCE ALONG A CURVE TO THE RIGHT AND DISTANCE OF NORTH 3° 05'51" EAST, 196.451 FEET TO THE POB SAID PARCEL LYING IN AND BEING A PART OF THE WEST HALF FRACTIONAL OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 21 WEST, WALTON COUNTY FLORIDA AND CONTAINING 1.53 more or less.

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. The property is not currently served with public sewer.
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 Village.
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:

Martha Ingle

Martha Ingle
Clerk of Court

By: *Scott Brannon*

Scott Brannon, Chair

