

Ordinance Number 2012-36

AN ORDINANCE OF WALTON COUNTY, FLORIDA, ADOPTING FUTURE LAND USE MAP AMENDMENT 2012-34 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 November 8, 2012, and the Walton County Board of County Commissioners held an adoption hearing on December 11, 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:

2012-36

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:

George Kingston
P.O. Box 70
Douglasville, GA 30133

2. Amendment Number 2012-34: Amend the adopted Future Land Use Map designation of 8.24 +/- acres in Walton County south of the Choctawhatchee Bay on portions of parcel(s) identified as 36-3S-18-16100-000-0270, 36-3S-18-16100-000-0280, 36-3S-18-16100-000-0281, and 36-3S-18-16100-000-0290. The property is located north of the intersection of Walton County 30-A East and US 98 in the Inlet Beach area of the county, more particularly described as:

SURVEYOR'S DESCRIPTION: *(Newly Created)*

A parcel of land lying in Section 36, Township 3 South, Range 18 West, being a portion of U.S. Government Lots 27, 28 and 29, according to the resurvey of said Section 36, on file in the Office of the Bureau of Land Management, being more particularly described as follows:

BEGINNING at the Southeast corner of said U.S. Government Lot 27;

Thence N.87°54'28"W., along the South lines of said U.S. Government Lots 27 and 28, a distance of 633.89 feet to the Southwest corner of said U.S. Government Lot 28;

Thence N.01°34'28"E., along the West line of said U.S. Government Lot 28, a distance of 330.26 feet to the Southeast corner of said U.S. Government Lot 29;

Thence N.87°56'07"W., along the South line of said U.S. Government Lot 29, a distance of 333.80 feet to the West line of said U.S. Government Lot 29, said point also being on the East line of INLET BEACH BUNGALOWS, according to the plat thereof, as recorded in Plat Book 18, Page 36, of the Public Records of Walton County, Florida;

Thence N.01°30'42"E., along the West line of said U.S. Government Lot 29 and the East line of said INLET BEACH BUNGALOWS, a distance of 297.10 feet to the South Right-of-Way line of West Pinewood Lane (66 feet wide);

Thence S.87°57'46"E., along said South Right-of-Way line, 181.29 feet;

Thence S.02°02'14"W., leaving said South Right-of-Way line, 75.00 feet;

Thence S.87°57'46"E., 422.31 feet;

Thence S.41°03'28"E., 291.61 feet;

Thence S.87°54'28"E., 93.25 feet;

Thence S.01°41'59"W., 300.18 feet;

Thence S.88°02'19"E., 75.00 feet to the West Right-of-Way line of North Wall Street (66 feet wide);

Thence S.01°41'59"W., along said West Right-of-Way line, 40.00 feet to the Point of Beginning, containing 8.24 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 Residential Preservation.
6. Upon the legally effective date of this Ordinance, the property will be designated as Neighborhood Infill.
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.

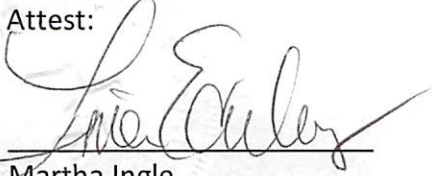
SECTION V. EFFECTIVE DATE

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 11th day of December, 2012.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:


Martha Ingle
Clerk of Court

By: 
Kenneth Pridgen, Chair



