

Ordinance Number 2015 - 09

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 March 12, 2015 and the Walton County Board of County Commissioners held an adoption hearing on April 14, 2015 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, 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:

Connie Reeder  
206 Sandy Cay Drive  
Miramar Beach, FL 32550

2. Amendment Number 2015-001 SSA: Amend the adopted Future Land Use Map designation of .55 +/- acres in Walton County south of the Choctawhatchee Bay on. The property is located at the end of Surf Song Lane off of Ellis Drive in Miramar Beach and identified by parcel 30-2S-21-42811-001-0000, more particularly described as:

A PORTION OF LOT 100, U.S. GOVERNMENT SUBDIVISION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE AFORESAID LOT; THENCE GO SOUTH 01 DEGREE 13' 30" WEST ALONG THE EAST LINE OF LOT 100 A DISTANCE OF 129.82 FEET; THENCE GO NORTH 88 DEGREES 46' 30" WEST A DISTANCE OF 21.30 FEET; THENCE GO NORTH 49 DEGREES 55' 49" WEST A DISTANCE OF 29.02 FEET; THENCE GO SOUTH 22 DEGREES 19' 47" WEST A DISTANCE OF 18.33 FEET; THENCE GO SOUTH 83 DEGREES 09' 29" WEST A DISTANCE OF 25.65 FEET; THENCE GO SOUTH 04 DEGREES 37' 32" WEST A DISTANCE OF 27.51 FEET; THENCE GO NORTH 88 DEGREES 45' 00" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SURFSONG CONDOMINIUM PHASE 1 AS RECORDED IN CONDOMINIUM PLAT BOOK 2 AT PAGES 11 AND 11B OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, A DISTANCE OF 87.17 FEET TO THE WEST LINE OF LOT 100; THENCE GO NORTH 01 DEGREES 13' 22" EAST ALONG THE AFORESAID WEST LINE A DISTANCE OF 159.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 100; THENCE GO SOUTH 88 DEGREES 45' 00" EAST ALONG THE NORTH LINE OF THE AFORESAID LOT A DISTANCE OF 164.71 FEET TO THE POINT OF BEGINNING.

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 potable water 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 14<sup>th</sup> day of April, 2015.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
Alex Alford  
Clerk of Circuit Court and County Comptroller



By:   
Bill Imfeld, Chair