

Ordinance Number 2016- 05

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 January 14, 2016 and the Walton County Board of County Commissioners held a public hearing on February 9, 2016 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:

393 Land Company LLC  
Bill Abbott  
506 Harbor Blvd  
Destin, FL 32541

2. Amendment Number 2015-021: Amend the adopted Future Land Use map designation of 2.51 +/- acres in Walton County, as recorded in Deed Book 2981/Page 4037, Walton County Public Records, on parcel(s) identified as 02-3S-20-34160-000-0070; 0071; 0072; 0073 and 0074. The property is located traveling east on Highway 30A turn north onto S County Highway 393. Traveling on S County Highway 393 for .36 miles turn east onto Sea Croft Drive. The property is on the south side in approx 570 feet, more particularly described as:

**SPYGLASS PH II LEGAL DESCRIPTION**

**02-3S-20-34160-000-0070:** GOVT LOT 7 OF FRACTIONAL SW1/4 LESS AND EXCEPT BEGIN AT THE NW/C OF GOVT. LOT 7 SAID POINT LOCATED ON THE NORTH LINE OF THE SW1/4 OF SEC 2 331.32 FT E OF THE NW/C OF THE SW1/4 OF SEC. THENCE S 02 DEG 07' 00" W 173 FT TO THE P.O.B. THENCE S 02 DEG 07' 00" W ALONG SAME LINE 156.71 FT THENCE S 88 DEG 47' 00" E 149 FT THENCE N 02 DEG 07' 00" E 156.71 FT THENCE N 88 DEG 47' 00" W 149 FT TO THE P.O.B. O/R 91-222 ALSO LESS AND EXCEPT BEGIN AT THE NW/C OF GOVT. LOT 7 SAID POINT LOCATED ON THE N LINE OF THE SW1/4 OF SEC. 331.32 FT E OF THE NW/C OF THE SW1/4 OF SEC. THENCE S 02 DEG 07' 00" W 173 FT THENCE S 88 DEG 47' 00" E 149 FT TO THE P.O.B. THENCE CONTINUE S 88 DEG 47' 00" E 149.32 FT THENCE S 02 DEG 07' 00" W 156.71 FT THENCE N 88 DEG 47' 00" W 149.32 FT THENCE N 02 DEG 07' 00" E 156.71 FT TO THE P.O.B. O/R 76-427 O/R 98-599 LESS AND EXCEPT: A PORTION OF LOT 7 USDI S/D DESC AS PRCL 3: BEGIN NW/C OF GOVT LOT 7 LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT, S 88 DEG 47' E 149 FT TO POB, S 88 DEG 47' E 74.5 FT, S 2 DEG 7' W 140 FT N 88 DEG 47' W 74.5 FT, N 2 DEG 7' E 140 FT TO POB. PRCL 4: A PORTION OF LOT 7 DESC AS BEG NW/C OF GOVT 7 PT LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT, S 88 DEG 47' E 223.5 FT TO POB, S 88 DEG 47' E 74.82 FT, S 2 DEG 7' W 140 FT, N 88 DEG 47' W 74.82 FT, N 2 DEG 7' E 140 FT TO POB. LESS & EXCEPT: PRCL 1: DESC AS BEG NW/C OF GOVT LOT 7 PT LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT TO POB, S 2 DEG 7' W 140 FT, S 88 DEG 47' E 74.5 FT, N 2 DEG 7' E 140 FT, N 88 DEG 47' W 74.5 FT TO POB. PRCL 2: DESC AS BEG NW/C OF GOVT LOT 7 PT LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT, S 88 DEG 47' E 74.5 FT TO POB, S 88 DEG 47' E 74.5 FT, S 2 DEG 7' W 140 FT, N 88 DEG 47' W 74.5 FT, N 2 DEG 7' E 140 FT TO POB. OR 2981-4037

**02-3S-20-34160-000-0071:** COM 173 FT S & 149 FT E OF NW COR LOT 7 RUN E 149.32 FT S 156.71 FT W 149 FT N 156.71 FT TO BEG OR 76 P 427 OR 2732-872 OR 2981-4037

**02-3S-20-34160-000-0072:** COM 173 FT S OF NW COR OF LOT 7 RUN E 149 FT S 156.71 FT W 149 FT N 156.71 FT TO PT OF BEG OR 91 P 222 OR 2981-4037

**02-3S-20-34160-000-0073:** A PORTION OF LOT 7 USDI S/D DESC AS PARCEL 3: BEGIN NW/C OF GOVT LOT 7 LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT, S 88 DEG 47' E 149 FT TO POB, S 88 DEG 47' E 74.5 FT, S 2 DEG 7' W 140 FT N 88 DEG 47' W 74.5 FT, N 2 DEG 7' E 140 FT TO POB AND ALSO PRCL 4: A PORTION OF LOT 7 DESC AS BEG NW/C OF GOVT 7 PT LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT, S 88 DEG 47' E 223.5 FT TO POB, S 88 DEG 47' E 74.82 FT, S 2 DEG 7' W 140 FT, N 88 DEG 47' W 74.82 FT, N 2 DEG 7' E 140 FT TO POB. OR 2044-341 OR 2732-873 OR 2981-4037

**02-3S-20-34160-000-0074:** PRCL 1 DESC AS BEG NW/C OF GOVT LOT 7 PT LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT TO POB, S 2 DEG 7' W 140 FT, S 88 DEG 47' E 74.5 FT, N 2 DEG 7' E 140 FT, N 88 DEG 47' W 74.5 FT TO POB. PRCL 2 DESC AS BEG NW/C OF GOVT LOT 7 PT LOCATED ON N LINE OF SW4 OF SEC 2 331.32 FT E OF NW/C OF SW4 OF SEC 2, S 2 DEG 7' W 33 FT, S 88 DEG 47' W 74.5 FT, N 2 DEG 7' E 140 FT TO POB. OR 2044-343 OR 2981-4037

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 Conservation Residential 2:1.
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 9<sup>th</sup> of February 2016.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
Alex Alford  
Clerk of Court



By:   
Sara Comander, Chair