

Ordinance Number 2016-17

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 November 12, 2015 and the Walton County Board of County Commissioners held a public hearing on April, 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:

Todd Seagle
Trustmark National Bank
7700 U.S. Highway 98 West
Santa Rosa Beach, FL 32459

2. Amendment Number 2015-014: Amend the adopted Future Land Use map designation of 29.34 +/- acres in Walton County, on parcel(s) identified as 03-3S-20-34150-000-0080, 03-3S-20-34150-000-0090, and 03-3S-20-34000-001-0040. The property is located approximately 0.4 miles southwest of the Fairway Drive and South County Highway 393 intersection more particularly described as:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8 ACCORDING TO THE RECORD PLAT OF SANTA ROSA RIDGE UNIT THREE (3) AS RECORDED IN PLAT BOOK 5, PAGE 16, ON FILE IN THE PUBLIC RECORDS OF THE CIRCUIT COURT CLERK OF WALTON COUNTY, FLORIDA; THENCE S89°23'15"E ALONG THE SOUTH LINE OF SAID SANTA ROSA RIDGE UNIT 3, 748.43 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID SUBDIVISION; THENCE N01°35'37"E ALONG THE EAST LINE OF SAID SANTA ROSA RIDGE UNIT 3, 16.24 FEET TO THE SOUTH LINE OF SANTA ROSA RIDGE "FAIRWAY ADDITION" AS RECORDED IN PLAT BOOK 13, PAGE 32, IN THE PUBLIC RECORDS OF THE OFFICE OF THE CIRCUIT COURT CLERK OF WALTON COUNTY, FLORIDA; THENCE S89°20'00"E ALONG THE SOUTH LINE SAID SANTA ROSA RIDGE "FAIRWAY ADDITION", 620.458 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE S40°45'29"E, 169.30 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO A POINT IN THE WATERS OF

FOX LAKE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 6, ALSO BEING THE SOUTHWEST CORNER OF LOT 7 OF SAID SANTA ROSA RIDGE "FAIRWAY ADDITION"; THENCE N35°10'25"E, 127.1 FEET ALONG THE SOUTHERLY LINE THEREOF TO A POINT ON THE SOUTH LINE OF FOX LAKE ADDITION AS RECORDED IN PLAT BOOK 7, PAGE 17, IN THE PUBLIC RECORDS OF THE OFFICE OF THE CIRCUIT COURT CLERK OF WALTON COUNTY, FLORIDA AND BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID FOX LAKE ADDITION; THENCE S89°14'10"E ALONG THE SOUTH LINE OF LOTS 1 AND 2 OF SAID "FOX LAKE ADDITION", 220.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE S83°24'40"E ALONG THE SOUTH LINE OF LOT 3 OF SAID "FOX LAKE ADDITION", 118.53 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID "FOX LAKE ADDITION", SAID CORNER OF LOT 3 OF SAID "FOX LAKE ADDITION", SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 6 ACCORDING TO THE RECORD PLAT OF SAID SANTA ROSA RIDGE "FOX LAKE ADDITION"; THENCE S50°54'56"W ALONG SAID NORTHWESTERLY LINE OF LOT 6, 95.00 FEET; THENCE S51°42'57"W ALONG THE NORTHWESTERLY LINE OF LOT 7 OF SAID SANTA ROSA RIDGE "FOX LAKE ADDITION", 103.00 FEET; THENCE S23°56'26"W ALONG THE NORTHWESTERLY LINE OF LOT 8, FOR 105.00 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID SUBDIVISION; THENCE S48°50'31"W, 131.42 FEET; THENCE S00°45'35"W, 65.00 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOT 6, ACCORDING TO GOVERNMENT SUBDIVISION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA; THENCE N89°37'36"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 6 AND THE NORTH LINES OF GOVERNMENT LOTS 7 AND 8, FOR 855.94 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 8; THENCE S01°34'14"W ALONG THE WEST LINE OF GOVERNMENT LOTS 8, 9, 16 AND 17 A DISTANCE OF 1278.18 FEET; THENCE RUN N89°19'08"W FOR 33.00 FEET; THENCE RUN N01°26'32"E FOR 566.14 FEET TO THE NORTH LINE OF THE SANTA ROSA GOLF & BEACH CLUB PROPERTY; THENCE RUN N63°35'28"W ALONG THE NORTHEASTERLY LINE OF SAID SANTA ROSA GOLF & BEACH CLUB PROPERTY, 783.56 FEET TO A FOUND 4 X 4 CONCRETE MONUMENT NO. 3525; THENCE N01°07'32"E, 769.74 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA.

ALSO:

LOTS 8 & 9 OF GOVERNMENT SUBDIVISION LOT 3, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA.

LESS AND EXCEPT:

BEGINNING AT THE NW CORNER OF GOVERNMENT LOT 6, SECTION 3, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA, THENCE RUN N45°E A DISTANCE OF 150 FEET, THENCE RUN IN A STRAIGHT LINE TO THE NORTHERNMOST CORNER OF LOT 9, FOX LAKE ADDITION, SANTA ROSA RIDGE SUBDIVISION, THENCE RUN S48°50'31"W A DISTANCE OF 131.42 FEET, THENCE RUN S0°45'35"W A DISTANCE OF 65.0 FEET TO THE NORTH PROPERTY LINE OF SAID GOVERNMENT LOT 6, THENCE RUN WEST ALONG THE NORTH PROPERTY LINE OF SAID GOVERNMENT LOT 6 TO THE POINT OF BEGINNING. ALL BEING IN WALTON COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA; THENCE GO WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 3 A DISTANCE OF 33.00 FEET, THENCE GO AT AN ANGLE TO THE RIGHT OF 90°47' A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING; THENCE RUN N1°26'32"E A DISTANCE OF 566.14 FEET, THENCE RUN S63°35'28" TO THE WEST PROPERTY LINE OF GOVERNMENT LOT 16, THENCE GO IN A SOUTHERLY DIRECTION ALONG THE WEST PROPERTY LINE OF GOVERNMENT LOTS 16 AND 17 TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #S-393; THENCE GO WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN WALTON COUNTY, FLORIDA.

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 Neighborhood Infill and Traditional Neighborhood Development.
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 14th of June, 2016.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA



Attest

Alex Afford

Alex Afford
Clerk of Court

By: *Sara Comander*
Sara Comander, Chair

