

Ordinance Number 2019-16

**AN ORDINANCE RELATING TO WALTON COUNTY, FLORIDA; AMENDING Ordinance 2018-28 AS AMENDED; AMENDING THE ZONING DISTRICT AS DEPICTED IN THE ATTACHED MAPS; APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE ATTACHED MAPS; AMENDING ORDINANCE 1990-15 AS AMENDED; AMENDING THE FUTURE LAND USE MAPS OF THE WALTON COUNTY COMPREHENSIVE PLAN; CHANGING THE LAND USE CLASSIFICATIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CONFLICTS PROVIDING FOR CODIFICATION; 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 June 13, 2019 and the Walton County Board of County Commissioners held a public hearing on August 13, 2009 to consider the adoption of the proposed amendment to its comprehensive plan, in accordance with Section 163.3184, Florida Statutes; and Section 125.66; 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

**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 AND OFFICIAL ZONING MAP AMENDMENTS.**

The Board of County Commissioners hereby adopts the following amendment to the Comprehensive Plan Future Land Use Map and the Official Zoning Map which will be updated consistent with the action of the Board of County Commissioners as set forth in this Ordinance:

1. Application number LUM19-000003 Pearson SSA requesting to amend the adopted Future Land Use Map category and Official Zoning Map district designations on an amendment area that is approximately 0.68+/- acres in size.
2. The amendment area is identified as parcel number(s) 14-3S-19-25000-004-0020 and 14-3S-19-25000-004-0040. A boundary survey of the amendment area is attached as Exhibit 1.
3. The amendment area is currently designated Public Facilities and Institutional on the Future Land Use Map adopted within the Walton County Comprehensive Plan.
4. The amendment area is currently designated Residential Preservation and Public Facilities on the Official Zoning Map adopted within the Walton County Land Development Code.
5. Upon the legally effective date of this Ordinance, the Future Land Use Map category for the amendment area will be designated as Residential. As shown on Exhibit 2, attached
6. Upon the legally effective date of this Ordinance, the Official Zoning Map District for the amendment area will be designated as Neighborhood Infill. As shown on Exhibit 3, attached
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.**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Ordinance is signed. If the amendment is timely challenged. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

Duly enacted, by the Board of County Commissioners of Walton County, Florida at a regularly scheduled public hearing on the 13 of August, 2019.

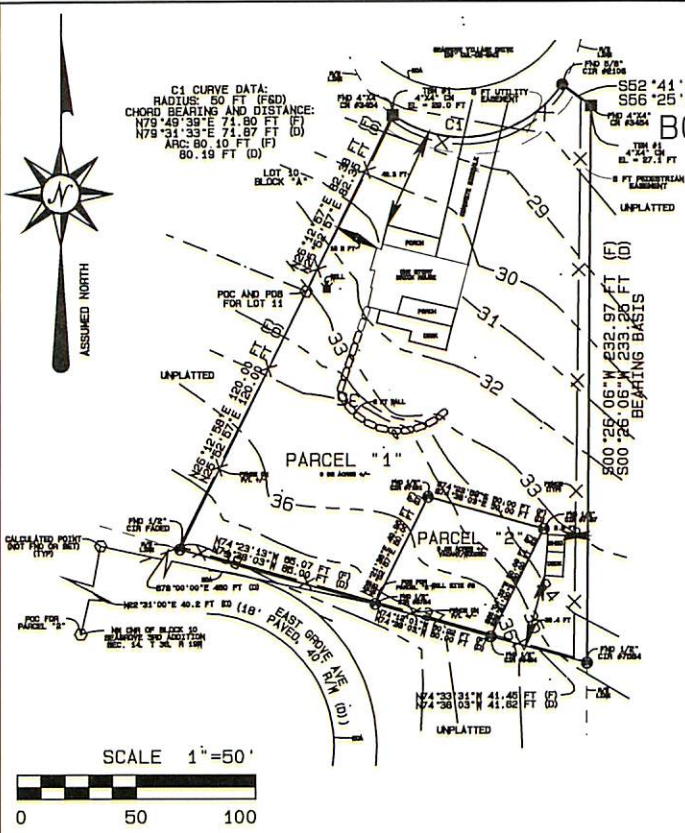
BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

Dani Cordes  
Alex Alford  
Clerk of Court  
and County Comptroller



Tony Anderson  
Tony Anderson, Chairman  
Board of County Commissioners



# BOUNDARY & TOPOGRAPHICAL SURVEY

OF  
 A PARCEL OF LAND LYING  
 IN SECTION 14, TOWNSHIP 3S,  
 RANGE 19W, WALTON COUNTY,  
 FLORIDA

### LEGEND OF ABBREVIATIONS

FND - FOUND	LB - LICENSE BUSINESS
CR - CAPPED IRON ROD	TR - TRAIL ROD
POC - POINT OF COMMENCEMENT	CM - CONCRETE MONUMENT
POB - POINT OF BEGINNING	IR - IRON PIPE
APP - APPROPRIATION	ID - IDENTIFICATION
P/L - PROPERTY CORNER	EDL - EDGE OF ASPHALT
KID - KILN IN DIG	EDS - EDGE OF DIRT
MLF - METAL LINK FENCE	CM - CORNER
WBF - WOOD BOARD FENCE	P - FIELD
WTF - WIRE FENCE	PL - PLAT
BMF - BARS WIRE FENCE	D - DEED
DIA - DIAMETER	EL - ELEVATION
PP - POWER POLE	FFE - FINISHED FLOOR ELEVATION
O/E - OVERHEAD ELECTRIC	MM - METER METER
OR - OFFICIAL RECORD	LP - LICENSE BUSINESS
SEC - SECTION	R/M - RIGHT-OF-WAY
T - TOWNSHIP	PSM - PROFESSIONAL SURVEYOR
R - RANGE	PE - PROFESSIONAL ENGINEER
FT - FEET	AND MAPPER
+/- - MORE OR LESS	PO - POST OFFICE
W - WEDGE OF WATER	O/E - OVERHEAD ELECTRIC
MP - METALLIC POINT	PP - POWER POLE
	TYP - TYPICAL
	EM - ELECTRIC METER
	EB - ELECTRIC BOX
	TBM - TEMPORARY BENCHMARK
	PK MAIL - PARKER KALON MAIL

AS PROVIDED: BOOK 2980 PAGE 1951

**DESCRIPTION LOT 11**

**PARCEL 1:**  
 A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK A, SEAGROVE VILLAGE SIXTH ADDITION TO SEAGROVE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 9, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE 60 ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, THENCE FOLLOWING (3) CALLS: (1) THENCE 60 NORTH 26°52'57" EAST, A DISTANCE OF 85.36 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 10, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 80.00 FEET; (2) THENCE 60 EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 80.19 FEET (CH = 71.87 FEET CH BRG = 79°31'33"E) TO A POINT OF CURSE; (3) THENCE 60 SOUTH 56°25'07" EAST A DISTANCE OF 15.69 FEET TO THE SOUTHEAST CORNER OF LOT B, BLOCK C, OF THE AFORESAID SUBDIVISION; THENCE 60 SOUTH 00°26'06" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF SAID LOT B, BLOCK C, A DISTANCE OF 233.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GROVE AVENUE 140' R/W; THENCE 60 NORTH 74°38'03" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 41.82 FEET; THENCE 60 NORTH 26°52'57" EAST, A DISTANCE OF 80.00 FEET; THENCE 60 NORTH 74°38'03" WEST, A DISTANCE OF 50.00 FEET; THENCE 60 SOUTH 29°52'57" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFORESAID GROVE AVENUE; THENCE 60 NORTH 74°38'03" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 85.00 FEET TO THE POINT OF INTERSECTION WITH A SOUTHERLY EXTENSION OF THE EAST LINE OF THE AFORESAID LOT 10, BLOCK A; THENCE 60 NORTH 29°52'57" EAST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FIVE FOOT PEDESTRIAN EASEMENT AS SHOWN ON THE PLAT OF SEAGROVE VILLAGE SIXTH ADDITION TO SEAGROVE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 9, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

**PARCEL 2:**  
 COMMENCE AT THE NW CORNER OF BLOCK 10 SEAGROVE 3RD ADDITION, SECTION 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST, THENCE NORTH 22°31' EAST 40.2 FEET; THENCE NORTH 78°0' WEST 44.96 FEET TO INTERSECTION OF NORTH RIGHT OF WAY OF GROVE AVENUE WITH THE WEST RIGHT OF WAY OF AZALEA STREET; THENCE NORTH 22°31' EAST 107.67 FEET TO POINT OF BEGINNING; THENCE NORTH 78°0' WEST 50 FEET; THENCE NORTH 22°31' EAST 40 FEET; THENCE SOUTH 78°0' EAST 50 FEET; THENCE SOUTH 22°31' WEST 40 FEET TO POINT OF BEGINNING; AND COMMENCE AT THE NW CORNER OF BLOCK 10, SEAGROVE 3RD ADDITION, SECTION 14, TOWNSHIP 3 NORTH, RANGE 19 WEST, THENCE NORTH 22°31' EAST 40.2 FEET; THENCE SOUTH 78°0' EAST 480 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°31' EAST 50 FEET; THENCE SOUTH 78°0' EAST 50 FEET; THENCE SOUTH 22°31' WEST 50 FEET; THENCE NORTH 78°0' WEST 50 FEET TO POINT OF BEGINNING, BEING WELL SITES 1 AND 2; EXCEPT: WELL SITE 1 DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF BLOCK 10, SEAGROVE THIRD ADDITION, THENCE NORTH 22°31' EAST 40.2 FEET; THENCE NORTH 78°0' WEST 44.96 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF GROVE AVENUE WITH THE WEST RIGHT OF WAY LINE OF AZALEA STREET; THENCE NORTH 22°31' EAST ALONG SAID WEST RIGHT OF WAY LINE OF AZALEA STREET 107.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 78°0' WEST 50 FEET; THENCE NORTH 22°31' EAST 40 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE TELEPHONE COMPANY'S LOT, THENCE SOUTH 78°0' EAST ALONG SAID TELEPHONE COMPANY'S LOT SOUTH LINE 50 FEET OF SAID WEST RIGHT OF WAY LINE OF AZALEA STREET; THENCE SOUTH 22°31' WEST ALONG THE WEST RIGHT OF WAY 40 FEET TO THE POINT OF BEGINNING.

**LAND ENGINEERING SERVICES, INC.**

P. O. BOX 49  
 256 E. NELSON AVENUE  
 DEFUNIAK SPRINGS,  
 FL 32433

PHONE: 850-892-3639  
 FAX: 850-892-6326

LB#7544

**CLIENT:**  
 30-A REALTY

**CERTIFIED TO:**  
 CLIENT;

**DATE OF SURVEY:**  
 SEPTEMBER 27, 2018  
**FIELD CREW CHIEF:**  
 DEBBIE MCILLIAN  
**PARCEL TO (S):**  
 14-35-19-25000-004-0040  
 14-35-19-25000-004-0020

**SURVEY ID#:** 18714  
**DRAWN BY:**  
 SETH SKINNER  
 CHECKED BY:  
 JANIE CARROLL

**REVISED DATE:**  
 05/2/2019

**REVISED DATE:**  
 05/6/2019

**SURVEYOR'S CERTIFICATE**  
 I, THE UNDERSIGNED BEING A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE SURVEY AS SHOWN TO THE BEST OF MY KNOWLEDGE MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS OF THE STATE OF FLORIDA, CHAPTER 61B17-6, 61-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 475, AND CHAPTER 161, OF THE FLORIDA STATUTES EXCEPT AS OTHERWISE NOTED.

**SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL UNSEAL OF A FLORIDA LICENSED SURVEYOR**

**DATE OF SIGNATURE**

JOHN JAY JOHNSON  
 FLORIDA PSM NUMBER: 6469  
 FLORIDA PE NUMBER: 67891

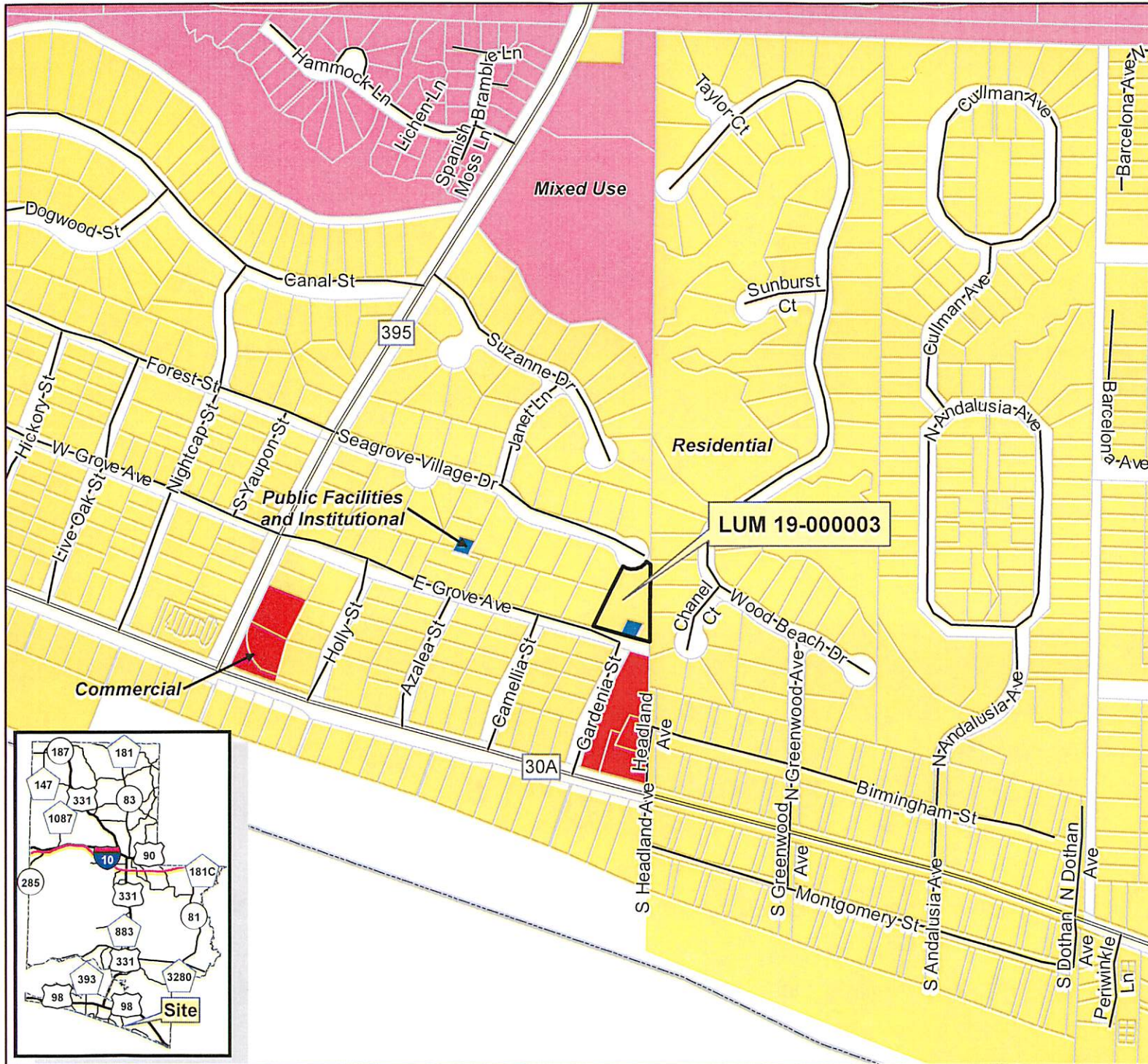
ELEVATIONS BASED ON: STATE PLANE COORDINATE SYSTEM,  
 ZONE FLORIDA NORTH, NORTH AMERICAN VERTICAL 1988

### SURVEY NOTES AND REPORT

- 1) BEARING BASIS IS THE 4"x4" CM #3454 AND THE 1/2" CIR #7584 ON THE EAST P/L OF LOT 11 AS BEING S00°26'06" W (FROM DEED)
- 2) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: MAY 29, 2016 @ 08:10 AM. AGENTS FILE REFERENCE: 2730609-93702145. PROPOSED INSURED: 30A & 393 CAPITAL INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- 3) INTERNAL IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS SHOWN. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER NON-VISIBLE STRUCTURES OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
- 4) PORTIONS OF THE PROPERTY SHOWN HEREON MAY BE ENVIRONMENTALLY SENSITIVE AND SUBJECT TO STATE AND/OR FEDERAL JURISDICTION AND/OR REGULATION. PERMITS MAY BE REQUIRED FOR DISTURBANCE TO THESE AREAS.
- 5) CLIENT IS ADVISED TO SEEK LEGAL COUNSEL BEFORE CONSTRUCTING OR MOVING FENCES OR OTHER STRUCTURES.

PROPERTY INFORMATION REPORT WAS PERFORMED ON 4/23/2019 TO REVISE THE PROPERTY DESCRIPTION TO BE REFLECTED ABOVE.  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY;  
 ORDER NO: 7452896  
 CUSTOMER REFERENCE NUMBER: M19-017

- 6) BASED ON REVIEW OF THE NATIONAL FLOOD INSURANCE RATE MAP OF WALTON COUNTY, FLORIDA, PANEL NUMBER 12131C05846, DATED 09/29/10, THE SUBJECT PROPERTY LIES IN ZONE "X".
- 7) SURVEY MAP INFORMATION SHOWN HEREON WAS DERIVED FROM FIELD MEASUREMENTS UNLESS OTHERWISE DENOTED.
- 8) THIS SURVEY WAS PREPARED FOR THE CLIENT'S USE AND PURPOSE AS SHOWN. USAGE FOR ANY OTHER PURPOSE, REPRODUCTIONS (IN WHOLE OR IN PART) SHALL NOT BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE SURVEYOR.
- 9) THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR ACCURACY.



**Pearson SSA**  
 (Project #: LUM 19-000003)

**FUTURE LAND USE**

*Future Land Use*

From: Public Facilities and Institutional

To: Residential

**Total Acres: 0.58 +/-**



Source Data:  
 SSA drawn using boundary survey  
 03/18/2019

FLU 2018 updated 12/11/2018

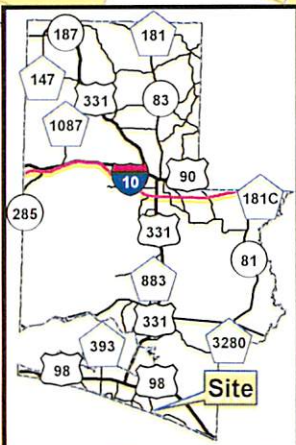
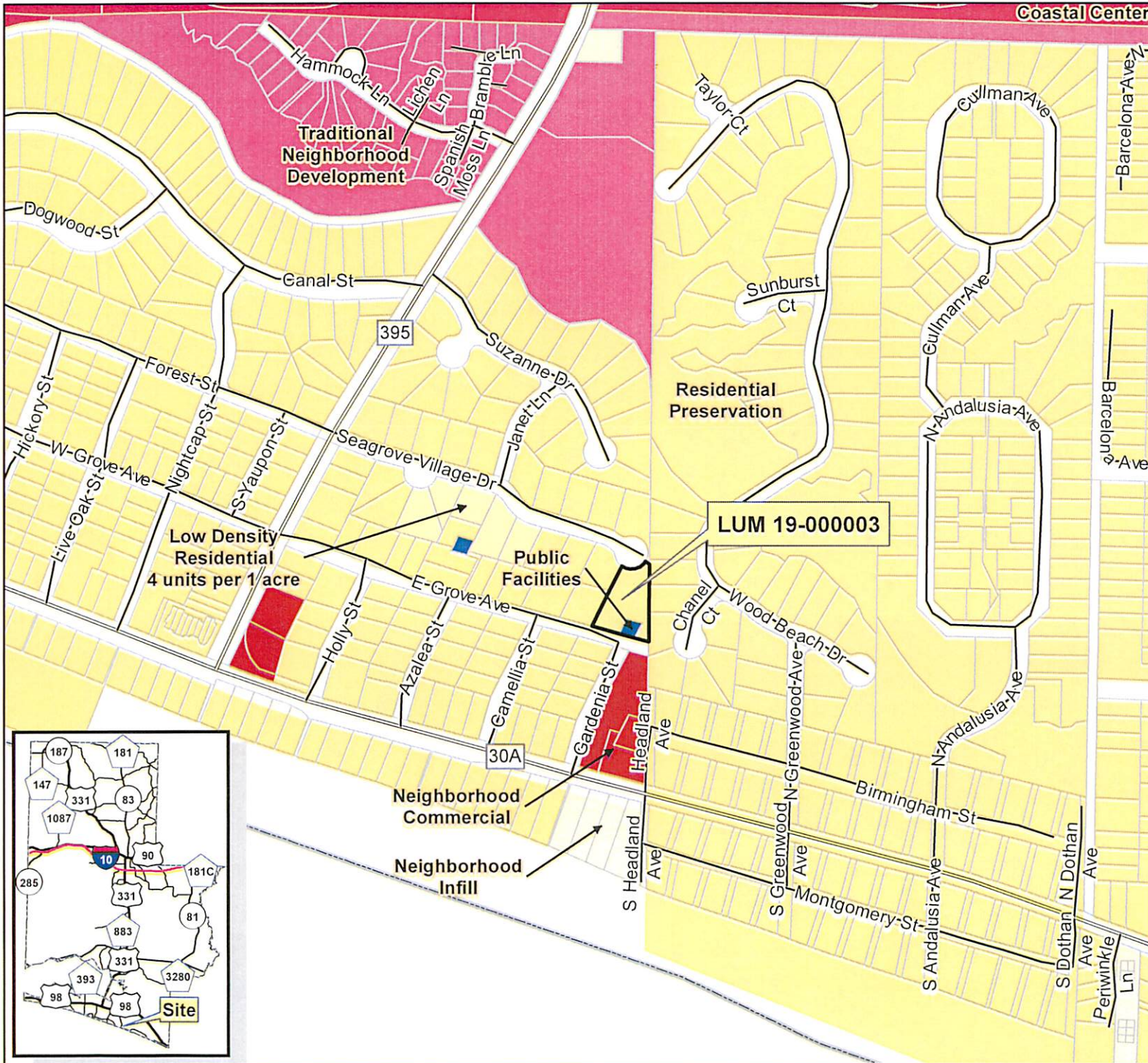
Parcels last updated 12/02/2018

Streets last updated 12/02/2018

For additional source information refer  
 to source documentation.



Walton County GIS Department  
 This GIS data is not a legal representation of  
 the features depicted; any assumption of the legal  
 status of this data is hereby disclaimed. Features  
 are approximate, and are not necessarily accurate to  
 mapping, surveying, or engineering standards.  
 <al>, 20190530, Project # 2019-053



**Pearson SSA**  
 (Project #: LUM 19-000003)

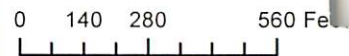
**ZONING**

*Future Land Use*

**From:** Residential Preservation;  
 Public Facilities

**To:** Neighborhood Infill

**Total Acres: 0.58 +/-**



Source Data:  
 SSA drawn using boundary survey  
 03/18/2019

Zoning implemented 12/11/2018

Parcels last updated 12/02/2018

Streets last updated 12/02/2018

For additional source information refer  
 to source documentation.



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 <al>, 20190523; Project # 2019-053