

Ordinance Number 2013-03

**AN ORDINANCE ADOPTING A LARGE SCALE AMENDMENT TO THE WALTON COUNTY COMPREHENSIVE PLAN APPENDIX B: INLET BEACH TRADITIONAL NEIGHBORHOOD PLAN LAND USE MAP DESIGNATION ON 8.24 ACRES FROM RESIDENTIAL TO VILLAGE MIXED USE AND TO UPDATE THE INLET BEACH TRADITIONAL NEIGHBORHOOD PLAN APPENDIX D: NEIGHBORHOOD COMMERCIAL DESIGNATIONS, TO INCLUDED THE MAP AMENDED PORTIONS OF PARCELS .0270, .0280, .0281, AND .0290.; SETTING FORTH THE AUTHORITY FOR ADOPTION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 125, F.S. 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**, Walton County afforded opportunity for public comments concerning the subject text amendment to the Comprehensive Plan during public hearings held before the Walton County Planning Commission and Board of County Commissioners; and

**WHEREAS**, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on November 13, 2012, and an adoption hearing January 8, 2013; and

**WHEREAS**, this ordinance shall be considered a final order as required in Section 10.03.04 of the Walton County Land Development Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, that the Walton County Comprehensive Plan Future Land Use Map be amended as follows:**

**SECTION I: FINDINGS OF FACT: The Board of County Commissioners finds as follows:**

1. The applicants name and address is:

Walton County Board of County Commissioners

2. Large Scale Amendment Number 12-01.06: Amend the Inlet Beach Traditional Neighborhood Plan to change the Inlet Beach Neighborhood Plan Land Use Map designation on 8.24 +/- acres in Walton County, south of the Choctawhatchee Bay in Inlet Beach, on the north side of US Highway 98 and southwest the intersection of Pinewood Lane and North Wall Street, on property identified by parcel numbers 36-3S-18-16100-000-0290, 36-3S-18-16100-000-0281, 36-3S-18-16100-000-0280, 36-3S-18-16100-000-0270, from Residential to Village Mixed Use in the Inlet Beach Traditional Neighborhood Plan. Inlet Beach Traditional Neighborhood Plan Appendix D: Neighborhood Commercial Designations, shall be updated to include the map amended portions of parcels .0270, .0280, .0281, and .0290.:

Legal Description for the amended portions of the above listed parcels is shown on attached Exhibit A.

3. The proposed amendment is compatible with development in the area of the subject property.
4. The property is currently served with adequate public facilities.
5. This amendment will not create adverse impact environmentally and any development under this amendment will be required to be properly designed for retention of stormwater runoff in accordance with County Regulations.
6. The property is currently categorized as Residential in the Inlet Beach Traditional Neighborhood Plan and Land Use Map.
7. Upon the legally effective date of this Ordinance, the property will be categorized as Village Mixed Use in the Inlet Beach Traditional Neighborhood Plan Land Use Map and Inlet Beach Traditional Neighborhood Plan Appendix D.

**SECTION II. WALTON COUNTY COMPREHENSIVE PLAN APPENDIX B: INLET BEACH TRADITIONAL NEIGHBORHOOD PLAN AMENDMENT:**

The Inlet Beach Traditional Neighborhood Plan Land Use Map is amended to show the above described parcel to be within the Village Mixed Use category. This addition increases the Village Mixed Use land use category by 8.24 +/- acres.

**SECTION III. 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 IV. 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 regular meeting on the 8<sup>th</sup> day of January, 2013.

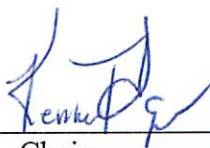
BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:



Alex Alford  
Clerk of Court

By:



Chair



Exhibts:

A. Legal Description



EXHIBIT A

**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.