

Ordinance Number 2019- 11

**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; 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**, after due public notice having been provided, the Walton County Planning Commission held a public hearing on March 14, 2019 and the Walton County Board of County Commissioners held a public hearing on April 9, 2019 to consider the adoption of the proposed amendment to its Official zoning map, in accordance with Section 125.66.

**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 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 LUM18-000009 Miramar Amalfi Regional Beach Access Rezoning requesting to amend the adopted Official Zoning Map district designations on an amendment area that is approximately 2.1+/- acres in size.

2. The amendment area is identified as parcel number(s) 33-2S-21-42170-018-0010 and 33-2S-21-42195-000-00A0. A boundary survey of the amendment area is attached as Exhibit 1, attached.
3. The amendment area is currently designated Parks and Recreation on the Future Land Use Map adopted within the Walton County Comprehensive Plan.
4. The amendment area is currently designated Coastal Center on the Official Zoning Map District
5. Upon the legally effective date of this Ordinance, the Official Zoning Map District for the amendment area will be designated as Parks and Recreation As shown on Exhibit 2, attached
6. 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 9<sup>th</sup> of April, 2019.

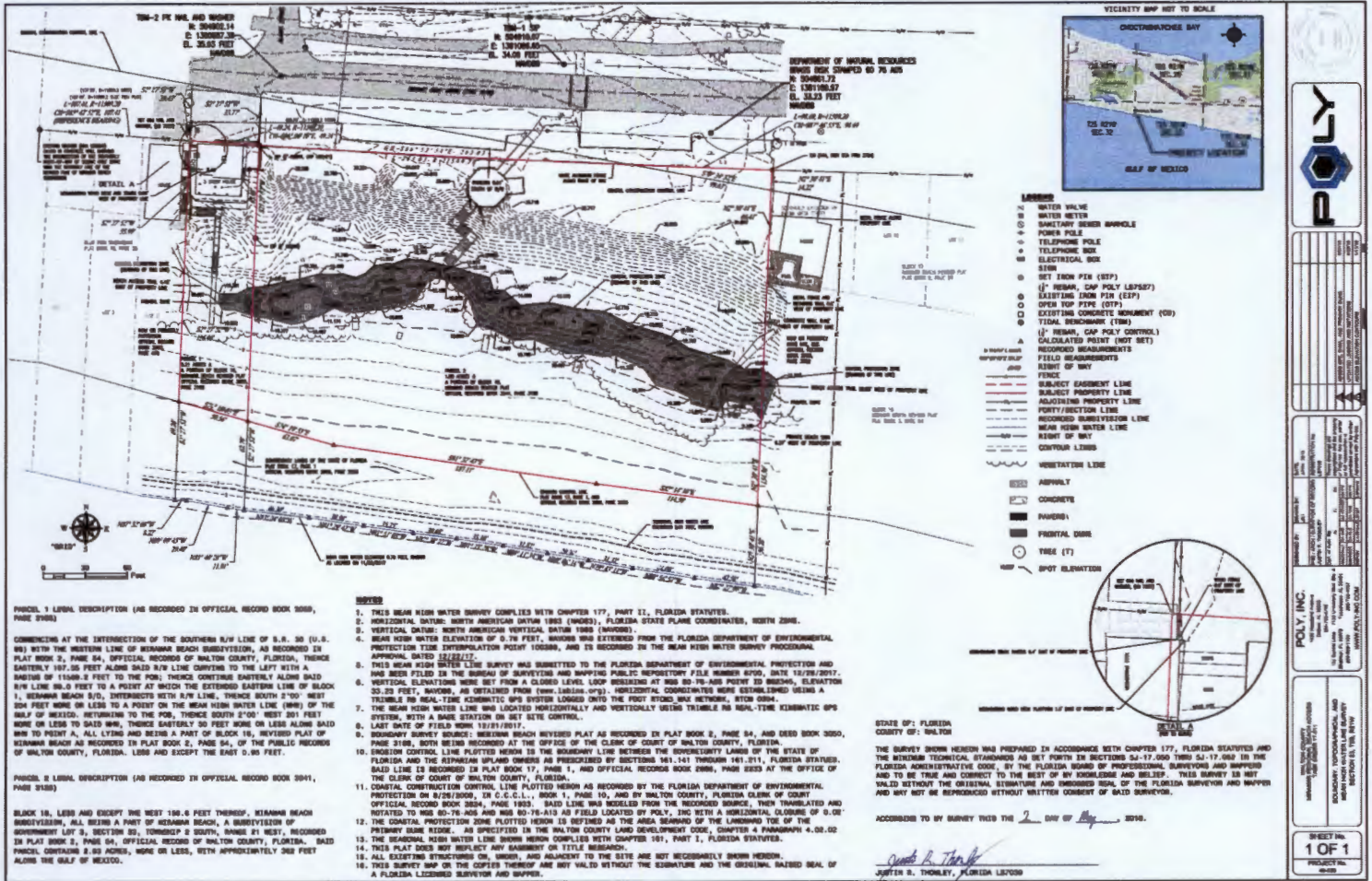
BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

Alex Alford  
Alex Alford  
Clerk of Court  
and County Comptroller



Tony Anderson  
Tony Anderson, Chairman  
Board of County Commissioners



**PARCEL 1 LEGAL DESCRIPTION (AS RECORDED IN OFFICIAL RECORD BOOK 2089, PAGE 2988)**

COMMENCING AT THE INTERSECTION OF THE SOUTHERN R/W LINE OF S.R. 30 (U.S. 90) WITH THE WESTERN LINE OF MIAMI BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 84, OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, THENCE SOUTHERLY 107.55 FEET ALONG SAID R/W LINE CONTIGUOUS TO THE EAST WITH A BEARING OF 115°49' 30" TO THE POINT; THENCE CONTINUED EASTERLY ALONG SAID R/W LINE 80.0 FEET TO A POINT AT WHICH THE EXTENDED EASTERN LINE OF BLOCK 1, MIAMI BEACH S/D, INTERSECTS WITH R/W LINE, THENCE SOUTH 2°00' WEST 204 FEET MORE OR LESS TO A POINT ON THE NEAR HIGH WATER LINE (NHW) OF THE GULF OF MEXICO, RETURNING TO THE P.O.B., THENCE SOUTH 2°00' WEST 201 FEET MORE OR LESS TO SAID NW, THENCE EASTERLY 90 FEET MORE OR LESS ALONG SAID NW TO POINT A, ALL LYING AND BEING A PART OF BLOCK 16, REVISED PLAT OF MIAMI BEACH AS RECORDED IN PLAT BOOK 2, PAGE 84, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 0.95 FEET.

**PARCEL 2 LEGAL DESCRIPTION (AS RECORDED IN OFFICIAL RECORD BOOK 2041, PAGE 2188)**

BLACK 18, LESS AND EXCEPT THE WEST 100.4 FEET THEREOF, MIAMI BEACH SUBDIVISION, ALL BEING A PART OF MIAMI BEACH, A SUBDIVISION OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 2 SOUTH, RANGE 21 WEST, RECORDED IN PLAT BOOK 2, PAGE 84, OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, SAID PARCEL CONTAINING 2.25 ACRES, MORE OR LESS, WITH APPROXIMATELY 348 FEET ALONG THE GULF OF MEXICO.

**NOTES**

1. THIS NEAR HIGH WATER SURVEY COMPLIED WITH CHAPTER 177, PART 11, FLORIDA STATUTES.
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983 (NAD83); FLORIDA STATE PLANE COORDINATES, SOUTH ZONE.
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
4. NEAR HIGH WATER ELEVATION OF 0.78 FEET, WHICH WAS EXTENDED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TIME INTERPOLATION POINT 10089, AND IS RECORDED IN THE NEAR HIGH WATER SURVEY PROCEDURAL APPENDIX DATED 12/22/21.
5. THIS NEAR HIGH WATER LINE SURVEY WAS SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HAS BEEN FILED IN THE BUREAU OF SURVEYING AND MAPPING PUBLIC REPOSITORY FILE NUMBER 8709, DATE 12/29/2021. VERTICAL ELEVATIONS WERE SET FROM A CLOSED LEVEL LOOP BEGINNING AT MGS 80-76-005 POINT 23 BUSHING, ELEVATION 30.23 FEET, NAVD88, AS OBTAINED FROM (www.fldem.dem.gov). HORIZONTAL COORDINATES WERE ESTABLISHED USING A TRIMBLE RS REAL-TIME KINEMATIC GPS SYSTEM LOCATED ONTO THE POINT STOOD AND WITHIN, WITHIN 0.004.
6. THE NEAR HIGH WATER LINE WAS LOCATED HORIZONTALLY AND VERTICALLY USING TRIMBLE RS REAL-TIME KINEMATIC GPS SYSTEM, WITH A BASE STATION ON SET SITE CONTROL.
7. LAST DATE OF FIELD WORK: 12/21/2021.
8. BOUNDARY SURVEY SOURCE: MIAMI BEACH REVISED PLAT AS RECORDED IN PLAT BOOK 2, PAGE 84, AND DEED BOOK 2040, PAGE 2188, BOTH BEING RECORDED AT THE OFFICE OF THE CLERK OF COURT OF WALTON COUNTY, FLORIDA.
9. EASEMENT CONTROL LINE PLOTTED HEREON IS THE BOUNDARY LINE BETWEEN THE SUBJORITY LANDS OF THE STATE OF FLORIDA AND THE ESTATE OF THE MIAMI BEACH UPLAND OWNERS AS PRESCRIBED BY SECTIONS 141.141 THROUGH 141.211, FLORIDA STATUTES. SAID LINE IS RECORDED IN PLAT BOOK 17, PAGE 1, AND OFFICIAL RECORDS BOOK 2089, PAGE 2923 AT THE OFFICE OF THE CLERK OF COURT OF WALTON COUNTY, FLORIDA.
10. COASTAL CONSTRUCTION CONTROL LINE PLOTTED HEREON AS RECORDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 8/28/2009, IN C.C.C.I., BOOK 1, PAGE 10, AND BY WALTON COUNTY, FLORIDA CLERK OF COURT OFFICIAL RECORD BOOK 2084, PAGE 1923. SAID LINE WAS SCHEMED FROM THE RECORDED SOURCE, THEN TRIANGULATED AND NOTATED TO MGS 80-76-005 AND MGS 80-76-010 AS FIELD LOCATED BY POLY, INC WITH A HORIZONTAL CLOSURE OF 0.00'
11. THE COASTAL PROTECTION ZONE PLOTTED HEREON IS DEFINED AS THE AREA BOUNDARY OF THE LINDSEY TIE OF THE PRIMEY BONE RIDGE, AS SPECIFIED IN THE WALTON COUNTY LAND DEVELOPMENT CODE, CHAPTER 4 PARAGRAPH 4.02.02
12. THE NEAR HIGH WATER LINE SHOWN HEREON COMPLIED WITH CHAPTER 161, PART 1, FLORIDA STATUTES.
13. THIS PLAT DOES NOT REFLECT ANY EASEMENT OR TITLE INTEREST.
14. ALL EXISTING STRUCTURES ON, UNDER, AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
15. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL DAILED SEAL OF A LICENSED SURVEYOR AND MAPPER.

STATE OF: FLORIDA  
COUNTY OF: WALTON

THE SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES AND THE REVENUE TECHNICAL STANDARDS AS SET FORTH IN SECTIONS 54-17.000 THRU 54-17.005 IN THE FLORIDA ADMINISTRATIVE CODE, BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE FLORIDA SURVEYOR AND MAPPER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF SAID SURVEYOR.

ACCORDING TO MY SURVEY THIS IS THE 2<sup>ND</sup> DAY OF May, 2024.

*Justin S. Thomley*  
JUSTIN S. THOMLEY, FLORIDA LICENSED SURVEYOR AND MAPPER

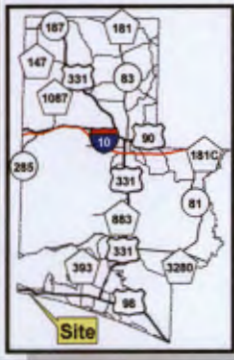
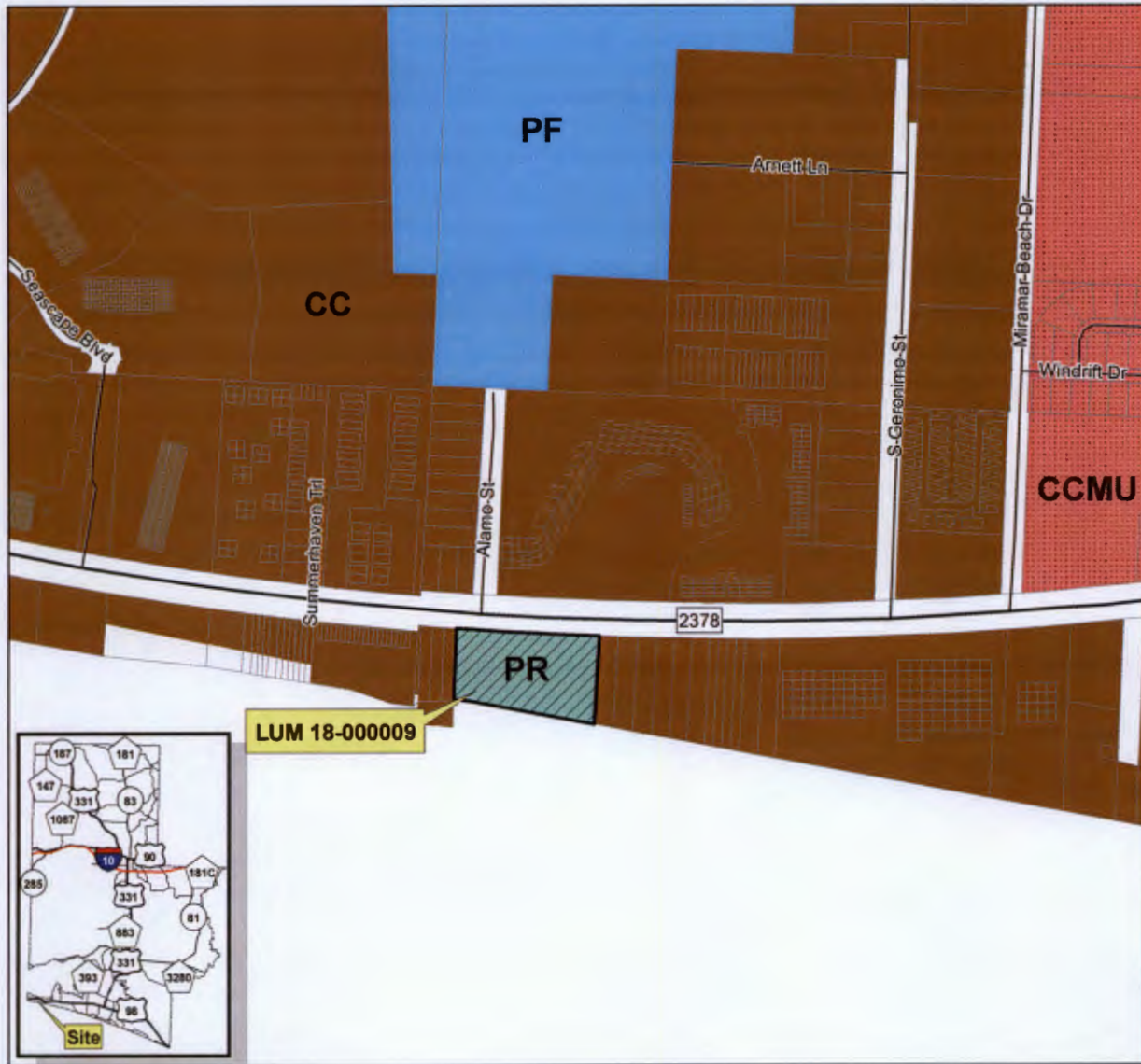
**POLY INC.**

10000 W. US HWY 90, SUITE 100, TAMPA, FL 33613  
TEL: 813-973-1111 FAX: 813-973-1112  
WWW.POLYINC.COM

STATE OF FLORIDA  
COUNTY OF WALTON

DATE: 05/01/2024  
PROJECT: 24-001

SHEET NO. 1 OF 1  
PROJECT NO. 24-001

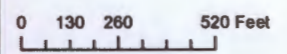


LUM 18-000009

**Miramar Amalfi Regional Beach Access SSA**  
(Project #: LUM 18-000009)

**FUTURE LAND USE**

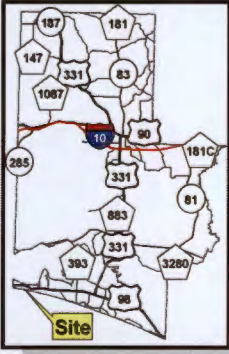
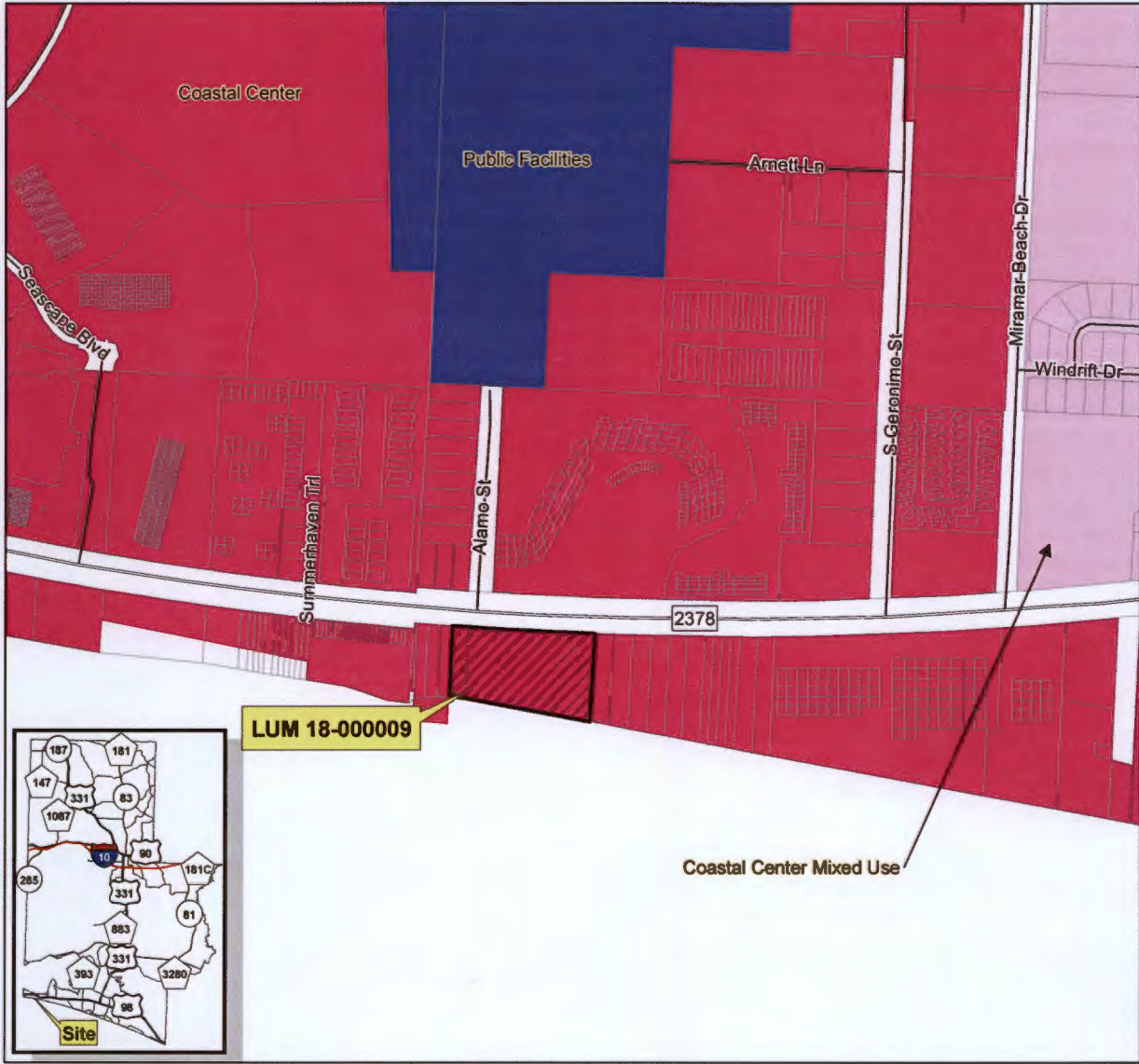
Total Acres: 2.10 +/-



Source Data:  
 SSA drawn using PIN 09/18/2018  
 FLU 2011 to 2018 last updated 12/03/2018  
 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.  
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**LUM 18-000009**

**Miramar Amalfi Regional Beach Access SSA**  
(Project #: LUM 18-000009)

**ZONING**

**Zoning**  
**From:** Coastal Center  
**To:** Parks and Recreation

**Total Acres: 2.10 +/-**



**Source Data:**  
 SSA drawn using PIN 09/18/2018  
 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.



Wilton County GIS Department  
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 <br> 20190211, Project # 2018-189

Coastal Center Mixed Use