

**ORDINANCE**  
**2008-04**

AN ORDINANCE ADOPTING A LARGE SCALE AMENDMENT TO THE WALTON COUNTY FUTURE LAND USE MAP SERIES CHANGING 1239.09 ACRES FROM RURAL RESIDENTIAL TO DEVELOPMENT OF REGIONAL IMPACT - MIXED USE; IDENTIFIED AS LSA 07.00.02; SETTING FORTH AUTHORITY FOR ADOPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FDR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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, Chapter 163, Florida Statutes, allows local governments to adopt large scale amendments; and

WHEREAS, Chapter 380, Florida Statutes, requires a land use amendment that is proposed in conjunction with a Development of Regional Impact be heard at the same time of the development application is presented.

WHEREAS, after due public notice, Walton County held the requisite public hearings to afford opportunity for public comments concerning the subject large scale amendment to the Future Land Use Map; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.01.03(F) of the Walton County Land Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, that:

**Section 1      Authority**

Chapter 163 and 380 of the Florida Statutes allows and requires this land use amendment to be processed in accordance with the law

**Section 2.      Identification**

- A. The applicant's name and address is:  
Blackstone Development Company and  
Bonezzi Development Inc.,  
Robert A. Bonezzi, President  
988 Airport Road  
Destin, Florida 32451

B. The property subject to this ordinance and amendment is currently described as follows:

Property identification numbers:

22-3N-21-37000-001-0011	16-3N-21-37010-000-0010
15-3N-21-37000-002-0000	17-3N-21-37000-001-0010
21-3N-21-37000-001-0052	09-3N-21-37000-007-0010
21-3N-21-37000-001-0050	08-3N-21-37000-004-0000
21-3N-21-37000-001-0020	08-3N-21-37000-005-0000
21-3N-21-37000-001-0030	08-3N-21-37000-005-0022

Properties of 1239.09 acres partially within sections 08, 09, 15, 16, 17, 21, & 22 of Township 3 North Range 21 West.

**Legal Descriptions:**

PARCEL 1: (AS WRITTEN)

A PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17, AND 21, TOWNSHIP 3 NORTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N 89°57'10" W ON THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 1321.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 17; THENCE N 00°53'32" E ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE AFORESAID SECTION, 17 A DISTANCE OF 5332.59 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 8; THENCE N 89°03'09" W ON THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2683.38 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 8; THENCE N 02°09'57" E ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE AFORESAID SECTION 8, A DISTANCE OF 1331.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 8; THENCE DEPARTING SAID WEST LINE, PROCEED N 88°48'46" W ALONG THE SOUTH LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 334.15 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, PROCEED N 02°16'14" E ALONG SAID WEST LINE, A DISTANCE OF 1334.47 FEET TO A POINT ON THE NORTH LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 8; THENCE DEPARTING SAID WEST LINE, PROCEED S 88°33'56" E ALONG SAID NORTH LINE, A DISTANCE OF 332.82 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT LYING

ON THE AFORESAID WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SAID SECTION 8; THENCE DEPARTING SAID NORTH LINE, PROCEED N 02°09'57" E ALONG SAID WEST LINE, A DISTANCE OF 1331.66 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 8; THENCE DEPARTING SAID WEST LINE PROCEED S 88°19'00" E ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE AFORESAID SECTION 8, A DISTANCE OF 2652.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 8; THENCE DEPARTING SAID NORTH LINE PROCEED S 01°43'02" W ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF, A DISTANCE OF 2640.18 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 8; THENCE DEPARTING THE AFORESAID EAST LINE PROCEED S 88°48'36" E ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1336.68 FEET TO THE NORTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE ON THE NORTH, EAST, AND WEST LINES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 9 THE FOLLOWING 3 (THREE) CALLS: 1) THENCE S 89°05'58" W, A DISTANCE OF 1342.29 FEET;; 2) THENCE S 01°29'56" W A DISTANCE OF 1315.44 FEET; 3) THENCE N 89°03'10" W, A DISTANCE OF 1342.08 FEET TO THE NORTHEAST CORNER OF THE AFORESAID SECTION 16; THENCE S 01°07'22" W ON THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 3636.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A 200 FOOT WIDE GULF POWER COMPANY EASEMENT; THENCE S 89°04'43" E ON SAID SOUTH LINE, A DISTANCE OF 5309.54 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE AFORESAID SECTION 16; THENCE S 02°02'58" W ON SAID EAST LINE, A DISTANCE OF 1716.61 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID SECTION 16; THENCE N 88°37'58" W ON SOUTH LINE OF THE AFORESAID SECTION 16, A DISTANCE OF 1320.40 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 21; THENCE S 00°05'26" W ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 21, A DISTANCE OF 2630.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 21; THENCE N 88°19'59" W ON THE SOUTH LINE OF SAID QUARTER- QUARTER, A DISTANCE OF 1302.34 FEET TO THE EAST RIGHT OF WAY LINE OF WALTERS ROAD (50 FOOT RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORDS (O.R.) BOOK 303, PAGE 452, WALTON COUNTY, FLORIDA; THENCE ON THE EAST LINE OF SAID RIGHT OF WAY THE FOLLOWING THREE (3) CALLS: 1) N 00°14'20" E, A DISTANCE OF 1261.09 FEET; 2) THENCES 88°28'48" E, A DISTANCE OF 25.01 FEET; 3) THENCE N 00°14'20" E, A DISTANCE OF 170.37 FEET TO POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN O.R. BOOK 753, PAGE 97, WALTON COUNTY, FLORIDA; THENCE S 88°32'25" E ON SAID SOUTH LINE, A DISTANCE OF 390.99 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED N 00°12'46" E, A DISTANCE OF 207.46 FEET TO THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN O.R. BOOK 270, PAGE 595, WALTON COUNTY, FLORIDA; THENCE S 88°31'06" E ON SAID

SOUTH LINE, A DISTANCE OF 220.58 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED N 00°09'53" E, A DISTANCE OF 328.37 FEET; THENCE N 88°33'22" W, A DISTANCE OF 596.04 FEET TO THE EAST LINE OF A PARCEL OF LAND AS RECORDED IN O.R. BOOK 270, PAGE 596 WALTON COUNTY, FLORIDA; THENCE N 00°14'20" E ON SAID EAST LINE, A DISTANCE OF 655.92 FEET TO THE NORTH LINE OF THE AFORESAID SECTION 21; THENCE N 88°37'58" W ON SAID NORTH LINE, A DISTANCE OF 65.02 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 21; THENCE S 00°14'20" W ON THE EAST LINE OF SAID QUARTER-QUARTER, A DISTANCE OF 1311.67 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 21; THENCE N 88°28'48" W ON SAID SOUTH LINE, A DISTANCE OF 2649.22 FEET TO THE WEST LINE OF SAID NORTH HALF; THENCE N 00°35'35" E ON SAID WEST LINE, A DISTANCE OF 1304.46 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING **853.94 ACRES**, MORE OR LESS.

PARCEL 2: (AS WRITTEN)

A PARCEL OF LAND LYING IN SECTIONS 21, TOWNSHIP 3 SOUTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S 00°35'35" W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2608.96 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON THE NORTH, EAST, SOUTH, AND WEST LINES OF SAID QUARTER-QUARTER, THE FOLLOWING 4(FOUR) CALLS:

1) 5 88°19'59" E A DISTANCE OF 1328.78 FEET; 2) THENCE S 00°24'44" W, A DISTANCE OF 1308.20 FEET; 3) THENCE N 88°10'39" W, A DISTANCE OF 1332.96 FEET; 4) THENCE N 00°35'35" E, A DISTANCE OF 1304.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 39.90 ACRES, MORE OR LESS.

PARCEL 3: (AS-SURVEYED)

A PARCEL OF LAND LYING NORTH OF STATE ROAD No. 10 (U.S. HIGHWAY 90) IN SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 WEST TOGETHER WITH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22 THENCE RUN N00°12'10"W ALONG THE WEST LINE THEREOF FOR 475.71 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID U.S. HIGHWAY 90; THENCE RUN N 00°06'40"W ALONG SAID WEST LINE FOR 400.69 FEET; THENCE DEPARTING SAID WEST LINE RUN N78°57'42"E FOR

590.62 FEET; THENCE RUN N05°55'58"W FOR 303.17 FEET; THENCE RUN S89°50'03"W FOR 549.16 FEET TO THE AFOREMENTIONED WEST LINE OF SECTION 22; THENCE RUN N 00°06'40"W ALONG SAID WEST LINE FOR 1083.21 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°47'25"E FOR 456.72 FEET; THENCE RUN N05°58'49"W FOR 390.15 FEET; THENCE RUN N01°1 1'38"W FOR 404.05 FEET; THENCE RUN S89°55'42"W FOR 887.58 FEET TO THE AFOREMENTIONED WEST LINE OF SECTION 22; THENCE RUN ALONG SAID WEST LINE N00°06'40"W FOR 2499.01 FEET TO THE NORTHWEST CORNER OF SECTION 22 ALSO BEING THE SOUTHWEST CORNER OF SECTION 15; THENCE RUN N02°03'08"E ALONG THE WEST LINE OF SECTION 15 FOR 1337.90 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°19' 1 1"E FOR 1334.59 FEET; THENCE RUN S01°44'33"W FOR 1337.94 FEET TO THE SOUTH LINE OF SECTION 15 ALSO BEING THE NORTH LINE OF SECTION 22; THENCE RUN S89°20'09"E ALONG SAID NORTH LINE FOR 2387.62 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF AN ASPHALT ROAD (RIGHT-OF-WAY VARIES); THENCE DEPARTING SAID NORTH LINE RUN ALONG SAID RIGHT-OF-WAY LINE S43°17'44"E FOR 56.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S87°01'54"W FOR 399.36 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 25°01 '39" (CHORD = 238.34 FEET, CHORD BEARING = S60°19'31"W); THENCE RUN ALONG SAID CURVE AN ARC DISTANCE OF 240.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 34°39'11" (CHORD = 458.64 FEET, CHORD BEARING = S65°13'40"W); THENCE RUN ALONG SAID CURVE AN ARC DISTANCE OF 465.70 FEET TO A POINT; THENCE RUN S00°41 '06"W FOR 809 FEET MORE OR LESS TO THE APPROXIMATE SHORELINE OF A MAN-MADE LAKE (POINT "A"); THENCE RETURNING TO THE POINT OF BEGINNING RUN N78°59'49"E ALONG THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED U.S. HIGHWAY 90 FOR 2673.91 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N01°18'06"E FOR 1606.38 FEET; THENCE RUN S88°50'52"E FOR 1319.65 FEET; THENCE RUN N01°13'10"E FOR 733 FEET MORE OR LESS THE APPROXIMATE CENTERLINE OF A CREEK; THENCE RUN NORTHWESTERLY ALONG SAID CENTERLINE 317 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTHEASTERLY SHORELINE OF THE AFOREMENTIONED MAN-MADE LAKE; THENCE RUN ALONG SAID NORTHEASTERLY SHORELINE 2355 FEET MORE OR LESS TO THE AFOREMENTIONED POINT "A" AND THE TERMINUS OF THIS DESCRIPTION. DESCRIBED PARCEL CONTAINS 345.25 ACRES MORE OR LESS.

This ordinance shall be known as Walton County Comprehensive Plan Map Amendment # 07.00.02.

### **Section 3. Findings of Fact**

- A. The proposed amendment is compatible with development in the area of the subject property.
- B. This amendment is in conjunction with a development of regional impact identified as "Blackstone," a planned unit development located within the Mossy Head area of the county.

- C. Potable water will be provided by Mossy Head Water Works.
- D. Wastewater will be treated at the planned Mossy Head Wastewater Treatment Plant to be constructed within the nearby Walton County Industrial Park by Mossy Head Water Works in partnership with Walton County. The 134 single family lots already approved in the Blackstone Estates PUD may utilize individual septic tank systems temporarily until the WWTP service becomes available. The developer will install “dry lines” serving the 134 lots as they are developed to facilitate connection to the central system as it becomes operational.
- E. The property is currently designated as rural residential on the adopted future land use map.
- F. Only development permitted within the approved Blackstone DRI, or subsequent notices of proposed change (NOPC) shall be allowed on this property.

**Section 4. Amendment**

Upon the legally effective date of this ordinance, the property will be designated as “Development of Regional Impact — Mixed Use” (DRI-MU). The 1,239.09 acres of the Blackstone Development of Regional Impact is hereby changed from “Rural Residential” to “Development of Regional Impact — Mixed Use.”

An official, true and correct copy of the future land use map and amendments shall be filed with the Walton County Clerk of Court and also maintained at the Walton County Planning and Development Services Division, which is responsible for administration of the Comprehensive Plan.

**Section 5. 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 6. 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 2008

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

for:


Larry Jones  
Larry Jones, Chair  
Walton County Board of County Commissioners

Attest:

Martha Ingle  
Martha Ingle  
Clerk of Court  
FLUM ATTACHMENT

# Blackstone DRI - FLUM Amendment Map



 = LSA 07-00.02

Amendment from future land use  
designation of Rural Residential  
to Development of Regional Impact  
/ Mixed Use

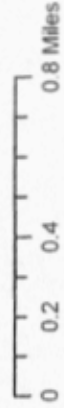


Exhibit  
*A (cont.)*

