

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, Part II, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Chapter 163, Part II, 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 several public workshops, public meetings, and 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, the Walton County Board of County Commissioners held a transmittal hearing on September 28, 2010 and October 4, 2010 and transmitted the proposed amendment to the Department of Community Affairs as the State Land Planning Agency and provided a copy to other state and regional agencies as required by Chapter 163, Part II, Florida Statutes; and

WHEREAS, on December 14, 2010, the Department of Community Affairs issued its Objections, Recommendations, and Comments Report to the proposed comprehensive plan amendments for Walton County (DCA 10-1ER); and

WHEREAS, the Walton County Board of County Commissioners held an adoption hearing on March 1, 2011, for the proposed amendments to its comprehensive plan, including the subject amendment, in accordance with the requirements of Section 163.3184, Florida Statutes, with due public notice having been provided; 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 the Objections, Recommendations, and Comments Report of the Department of Community Affairs and subsequent Response by Walton County, and

WHEREAS, in the exercise of its authority, the Walton County Board of County Commissioners has determined that the adoption of this amendment is in the best interest and welfare of the residents of Walton County; 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, as amended, 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 is:

Walton County Board of County Commissioners
76 North 6th Street
DeFuniak Springs, FL 32433

2. Amendment Number 438, 439, 440, and 441 (f/k/a LSA 05-02.19):
Amend the adopted Future Land Use Map designation of 979 +/- acres, identified by parcel number 11-1S-18-14000-001-0010, 13-1S-18-14000-001-0010, 14-1S-18-14000-001-0010 and 23-1S-18-14000-003-0000, on the north side of SR 20 between Freeport and Bruce approximately ½ mile east of Windswept Boulevard, more particularly described as:

(PARCEL 2 - AS WRITTEN)

BEGIN AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 18 WEST, WALTON COUNTY FLORIDA; THENCE PROCEED NORTH 88

DEGREES 54 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 251.70 FEET TO THE CENTERLINE OF BRIDGE ROAD; THENCE PROCEED ALONG THE CENTERLINE OF BRIDGE ROAD AS APPROXIMATED BY THE FOLLOWING EIGHT (8) CALLS: (1) PROCEED SOUTH 06 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 2862.11 FEET; (2) THENCE PROCEED SOUTH 00 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 491.42 FEET; (3) THENCE PROCEED SOUTH 04 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 534.85 FEET; (4) THENCE PROCEED SOUTH 09 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 358.67 FEET; (5) THENCE PROCEED SOUTH 43 DEGREES 34 MINUTES 05 SECONDS EAST, A DISTANCE OF 256.33 FEET; (6) THENCE PROCEED SOUTH 35 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 353.12 FEET TO A POINT ON THE EAST LINE OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 18 WEST; (7) THENCE CONTINUE SOUTH 35 DEGREES 57 MINUTES 49 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 151.37 FEET; (8) THENCE PROCEED SOUTH 27 DEGREES 56 MINUTES 57 SECONDS EAST, A DISTANCE OF 582.51 FEET TO A POINT ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 18 WEST; THENCE PROCEED NORTH 89 DEGREES 03 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 376.57 FEET TO THE SOUTHWEST CORNER OF SAID SECTION, ALSO BEING THE SOUTHEAST CORNER OF SECTION 14; THENCE PROCEED NORTH 89 DEGREES 03 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 2731.66 FEET; THENCE, DEPARTING SAID SOUTH LINE, PROCEED SOUTH 55 DEGREES 04 MINUTES 48 SECONDS WEST, A DISTANCE OF 2002.10 FEET TO THE NORTH BANK OF McIVERS BRANCH; THENCE PROCEED ALONG THE NORTH AND EAST BANK OF McIVERS BRANCH THE FOLLOWING TWENTY (20) CALLS: (1) PROCEED SOUTH 40 DEGREES 47 MINUTES 16 SECONDS EAST, A DISTANCE OF 185.60 FEET; (2) THENCE PROCEED SOUTH 42 DEGREES 15 MINUTES 31 SECONDS EAST, A DISTANCE OF 88.29 FEET; (3) THENCE PROCEED SOUTH 46 DEGREES 27 MINUTES 16 SECONDS EAST, A DISTANCE OF 64.35 FEET; (4) THENCE PROCEED NORTH 86 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 37.39 FEET; (5) THENCE PROCEED SOUTH 84 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 109.23 FEET; (6) THENCE PROCEED SOUTH 69 DEGREES 17 MINUTES 04 SECONDS EAST, A DISTANCE OF 194.60 FEET; (7) THENCE PROCEED SOUTH 72 DEGREES 37 MINUTES 01 SECONDS EAST, A DISTANCE OF 178.03 FEET; (8) THENCE PROCEED SOUTH 70 DEGREES 07 MINUTES 58 SECONDS EAST, A DISTANCE OF 217.11 FEET; (9) THENCE PROCEED NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 76.03 FEET; (10) THENCE PROCEED SOUTH 49 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 167.86 FEET; (11) THENCE PROCEED SOUTH 39 DEGREES 00 MINUTES 31 SECONDS EAST, A DISTANCE OF 218.98 FEET; (12) THENCE PROCEED SOUTH 10 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 228.70 FEET; (13) THENCE PROCEED SOUTH 01 DEGREES 26 MINUTES 41 SECONDS EAST, A DISTANCE OF 228.31 FEET; (14) THENCE PROCEED SOUTH 14 DEGREES 34 MINUTES 20 SECONDS WEST, A DISTANCE OF 345.54 FEET; (15) THENCE PROCEED SOUTH 02 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 331.98 FEET; (16) THENCE PROCEED SOUTH 16 DEGREES 41 MINUTES 56 SECONDS EAST, A DISTANCE OF 238.98 FEET; (17) THENCE PROCEED SOUTH 08 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 82.93 FEET; (18) THENCE PROCEED SOUTH 79 DEGREES 36 MINUTES 53 SECONDS WEST, A DISTANCE OF 60.61 FEET; (19) THENCE PROCEED SOUTH 29 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 106.65 FEET; (20) THENCE PROCEED SOUTH 01 DEGREES 35 MINUTES 38 SECONDS WEST, A DISTANCE OF 170.59 FEET TO THE A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 20; THENCE PROCEED NORTH 85 DEGREES 23 MINUTES 14

SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2153.94 FEET TO A POINT ON THE WEST LINE OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 18 WEST; THENCE PROCEED NORTH 01 DEGREES 13 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 3453.83 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23, ALSO BEING THE SOUTHWEST CORNER OF SECTION 14; THENCE PROCEED NORTH 01 DEGREES 13 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 5334.95 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF SECTION 11, ; THENCE PROCEED NORTH 00 DEGREES 46 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 2125.97 FEET TO A POINT ON THE CENTERLINE OF DON GRAFF ROAD; THENCE PROCEED SOUTH 78 DEGREES 56 MINUTES 11 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 977.20 FEET; THENCE CONTINUE EASTERLY, ALONG SAID CENTERLINE, A DISTANCE OF 4361 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 11; THENCE PROCEED SOUTH 01 DEGREES 06 MINUTES 55 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1457.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 979 ACRES, MORE OR LESS.

3. The proposed amendment is compatible with existing and adjacent development in the area of the subject property.
4. The property is currently served with adequate public facilities.
5. Any development under this amendment will be required to meet all of the standards of the Walton County Comprehensive Plan and Land Development Code.
6. The property is currently designated as Large Scale Agriculture.
7. Upon the legally effective date of this Ordinance, the property will be designated as Rural Village.

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 special meeting on the 1st day of March, 2011.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

Ina Earley
for Martha Ingle
Clerk of Court

By:

Scott A. Brannon
Larry Jones, Chair
Scott Brannon





Public Facilities

General Agriculture

Don Graff Rd

Estate Residential

Veterans Ln

Pine Ln

General Agriculture

Antioch Cemetery Rd

Rural Village

JW Hollington Rd

441

Coastal Breeze Dr

Tournament Ln

Club House Dr W

Double Eagle Ct

Brushed Dune Cir

Gulf Pines Ct

439

Large-Scale Agriculture

438

Estate Residential

General Agriculture

Rural Village

440

Rural Village

Plum Ave

SR 20 E

Stanley Dr

Burnham Rd

culture

MAP ID 438-441

From: Large Scale Agriculture
To: Rural Village

Acreage = 979+/-

Exhibit
A

0 1,125 2,250 4,500
Feet



Walton County Planning and Development Services
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.
2009-2011\2011_Changes\Ord_Maps\438-441
3/09/2011 ccs