

**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 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 amendment 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

**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, attached hereto as Exhibit "A" and incorporated herein by reference as a part hereof, being an amendment to the Future Land Use Map, which is adopted on the basis of the following findings:

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

1. The applicants name and address is:

Ray & Linda Phillips  
5848 Coy Burgess Loop  
DeFuniak Springs, FL 32433

2. Amendment Number 05-02.10: Amend the adopted Future Land Use Map designation on 14.36 +/- acres, identified by parcel number 15-2N-19-18000-003-0090, located on the south side of Coy Burgess Loop and west of John White Road, approximately  $\frac{3}{4}$  of a mile west of US 331:

Parcel I: Commencing at the intersection of the Western line of Section 15, Township 2 North, Range 19 West, Tallahassee Meridian, with the Southern RIW line of SR S-278, thence East

northeasterly 739.64 feet along the Southern RIW line curve right with a radius of 1,096.28 feet to the Point of Beginning; thence continue along said curving RIW line 153.7 feet to the P.C. of the Curve, thence S86°41' 17" E 174.5 feet along said Southern RIW line, thence S1°58'40"W 179.5 feet, thence N86°58'00"W 324.95 feet, thence N1°58'40"E 166.9 feet to the Point of Beginning. Contains 1.33 acres, more or less.

Parcel II: Commencing at the intersection of the Western line of Section 15, Township 2 North, Range 19 West, Tallahassee Meridian, with the Southern RIW line of SR S-278, thence East Northeasterly 893.34 feet along said southern RIW line curving right with a radius of 1096.28 feet to the P.C. of the curve, thence S86°41' 17"E 174.5 feet along said Southern RIW to the Western line of a power line easement, thence S28°21 '33"E 210.0 feet along said Western line, thence N86°58'00"W 324.95 feet, thence N1°58'40"E 179.5 feet to the Point of Beginning. Contains 1.11 acres, more or less.

Parcel III: The West half of the following described property: Commencing at the SW corner of Section 15, Township 2 north, Range 19 West, Tallahassee Meridian, thence N86°58'00"W 660.0 feet along the section line, thence N1°58'40"E 660.0 feet parallel to the Western line of Section 15 to the Point of Beginning; thence continue N1°58'40"E 787.03 feet parallel to the Western line of Section 15, thence S86°58'00"E 649.90 feet parallel to the Southern line of Section 13 to the West R/W line of a power line easement, thence S28°21 '33"E 20.0 feet along said West R/W line, thence S1°58'40"W 769.77 feet, thence N86°58'00"W 660.0 feet to the Point of Beginning.

Parcel IV: The East half of the following described property: commencing at the SW corner of Section 15, Township 2 North, Range 19 West, Tallahassee Meridian, thence N86°58'00"W 660.0 feet along the section line, thence N1°58'40"E 660.0 feet parallel to the Western line of Section 15 to the Point of Beginning; thence continue N1°58'40"E 787.03 feet parallel to the Western line of Section 15, thence S86°58'00"E 649.90 feet parallel to the Southern line of Section 15 to the Western R/W line of a power line easement, thence S28°21 '33"E 20.0 feet along said Western R/W line, thence S1°58'40"W 769.77 feet, thence N86°58'00"W 660.0 feet to the Point of Beginning.

3. The proposed amendment is compatible with existing development in the area of the subject property.
4. The property is currently served with adequate public facilities.

5. The property is currently designated as Estate Residential.
6. Upon the legally effective date of this Ordinance, the property will be re-designated as Rural Residential.
7. Future development proposed for the subject property 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.

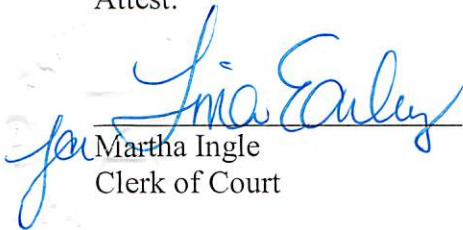
**SECTION V. EFFECTIVE DATE**

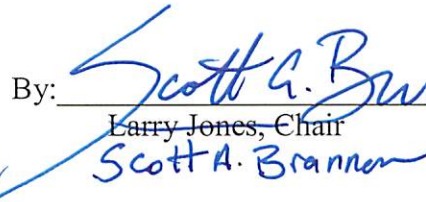
This Ordinance shall take effect as provided by law.

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:

  
Martha Ingle  
Clerk of Court

By:   
Larry Jones, Chair  
Scott A. Brannon





MAP ID LSA 05-02.10

From: Estate Residential  
To: Rural Residential

Acreage = 14.36+/-

**Exhibit**  
A



Estate Residential

LSA 05-02.10

Kari Ct

John White Rd

Coy Burgess Loop

Sue Foreman Rd

Millard Garney Rd



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.  
2009-201\2011\_Changes\Ord\_Maps\LSA05-02.10  
3/09/2011 ccs



EXPIRE