

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 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 adopt the following amendment to the Future Land Use Map of the Walton County Comprehensive Plan, 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:

Porter at Freeport, Inc.
282 Adams
Greenfield TN 38230

2. Amendment Number 05-02.18: Amend the adopted Future Land Use Map designation on 207.60 +/- acres, identified by parcel number 23-1S-18-14000-001-0010, located on SR 20 approximately one mile east of Windswept Boulevard and 2.75 miles west of SR 81, on the north side of SR 20:

Begin at the SE corner of Section 23, Township 1 South, Range 18 West, Walton County, Florida; thence North along the East line of said Section 23, a distance of 25 chains to a point in the North right

of way line of State Road No. 20, said point being the Point of Beginning; thence continue North along East line of said Section 23, a distance of 20 chains to a point; thence in a Northwesterly direction along the West and South edge of a creek swamp to a point in the North line of said Section 23; thence South 54 degrees 30 minutes West a distance of 31 chains more or less to a point on the North edge of the NE arm of McIver Branch, said point being 17 chains South and 15 chains East of the NW corner of said Section 23; thence Southeasterly in a meandering line along the North and East edge of the NE arm of McIver Branch to a point in the North line of the right of way of State Road 20; thence in a Southeasterly direction along said North right of way a distance of 43.50 chains to a Point of Beginning.

LESS and EXCEPT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA: THENCE GO NORTH 02 DEGREES 17 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 1873.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 20 (200 FOOT RIGHT-OF-WAY); THENCE GO NORTH 55 DEGREES 22 MINUTES 24 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 20 A DISTANCE OF 2468.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85 DEGREES 22 MINUTES 24 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 20. A DISTANCE OF 309.78 FEET TO A POINT; THENCE GO NORTH 13 DEGREES 45 MINUTES 48 SECONDS WEST. A DISTANCE OF 4.26 FEET TO A POINT: THENCE GO NORTH 37 DEGREES 47 MINUTES 35 SECONDS WEST. A DISTANCE OF 30.08 FEET TO A POINT; THENCE GO NORTH 41 DEGREES 35 MINUTES 15 SECONDS WEST. A DISTANCE OF 29.36 FEET TO A POINT; THENCE GO NORTH 44 DEGREES 00 MINUTES 44 SECONDS WEST. A DISTANCE OF 21.72 FEET TO A POINT: THENCE GO NORTH 25 DEGREES 46 MINUTES 10 SECONDS WEST. A DISTANCE OF 58.31 FEET TO A POINT; THENCE GO NORTH 12 DEGREES 35 MINUTES 35 SECONDS EAST. A DISTANCE OF 27.75 FEET TO A POINT; THENCE GO NORTH 11 DEGREES 50 MINUTES 10 SECONDS WEST. A DISTANCE OF 52.33 FEET TO A POINT: THENCE GO NORTH 30 DEGREES 35 MINUTES 52 SECONDS WEST. A DISTANCE OF 40.75 FEET TO A POINT: THENCE GO NORTH 33 DEGREES 26 MINUTES 16 SECONDS WEST. A DISTANCE OF 48.03 FEET TO A POINT: THENCE GO NORTH 24 DEGREES 44 MINUTES 22 SECONDS WEST. A DISTANCE OF 21.20 FEET TO A POINT; THENCE GO NORTH 19 DEGREES 59 MINUTES 35 SECONDS WEST, A DISTANCE OF 39.46 FEET TO A POINT; THENCE GO NORTH 25 DEGREES 16 MINUTES 31 SECONDS WEST. A DISTANCE OF 52.48 FEET TO A POINT; THENCE GO NORTH 20 DEGREES 38 MINUTES 43 SECONDS WEST. A DISTANCE OF 59.26 FEET TO A POINT; THENCE GO NORTH 07 DEGREES 30 MINUTES 49 SECONDS WEST. A DISTANCE OF 54.2 FEET TO A POINT: THENCE GO NORTH 24 DEGREES 17 MINUTES 05 SECONDS WEST, A DISTANCE OF 60.83 FEET TO A POINT. THENCE GO NORTH 03 DEGREES 17 MINUTES 40 SECONDS WEST. A DISTANCE OF 50.36 FEET TO A POINT: THENCE GO NORTH 00 DEGREES 24 MINUTES 07 SECONDS EAST. A DISTANCE OF 65.57 FEET TO A POINT: THENCE GO NORTH 12 DEGREES 13 MINUTES 22 SECONDS EAST. A DISTANCE OF 53.90 FEET TO A POINT: THENCE GO NORTH 11 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 40.21 FEET TO A POINT: THENCE GO NORTH 56 DEGREES 54 MINUTES 06 SECONDS EAST. A DISTANCE OF 38.89 FEET TO A POINT: THENCE GO SOUTH 78 DEGREES 23 MINUTES 02 SECONDS EAST. A DISTANCE OF 114.59 FEET TO A POINT: THENCE GO SOUTH 59 DEGREES 55 MINUTES 20 SECONDS EAST. A DISTANCE OF 347.52 FEET TO A POINT: THENCE GO SOUTH 10 DEGREES 10 MINUTES 38 SECONDS EAST. A DISTANCE OF 37.46 FEET TO A POINT. THENCE GO SOUTH 19 DEGREES 08 MINUTES 57 SECONDS WEST. A DISTANCE OF 39.01 FEET TO A POINT: THENCE GO NORTH 57 DEGREES 05 MINUTES 33 SECONDS WEST. A DISTANCE OF 78.19 FEET TO A POINT. THENCE GO SOUTH 57 DEGREES 43 MINUTES 26 SECONDS WEST. A DISTANCE OF 40.00 FEET TO A POINT; THENCE GO SOUTH 44 DEGREES 58 MINUTES 11 SECONDS WEST. A DISTANCE OF 32.95 FEET TO A POINT: THENCE GO SOUTH 28 DEGREES 45 MINUTES 35 SECONDS WEST. A DISTANCE OF 30.45 FEET TO A POINT: THENCE GO SOUTH 10 DEGREES 03 MINUTES 44 SECONDS WEST. A DISTANCE OF 30.27 FEET TO A POINT: THENCE GO SOUTH 01 DEGREES 26 MINUTES 05 SECONDS EAST. A DISTANCE OF 34.71 FEET TO A POINT: THENCE GO SOUTH 30 DEGREES 51 MINUTES 11 SECONDS EAST. A DISTANCE OF 41.81 FEET TO A POINT: THENCE GO SOUTH 67 DEGREES 15 MINUTES 21 SECONDS EAST. A DISTANCE OF 33.96 FEET TO

A POINT: THENCE GO NORTH 88 DEGREES 27 MINUTES 07 SECONDS EAST. A DISTANCE OF 54.87 FEET TO A POINT: THENCE GO SOUTH 78 DEGREES 15 MINUTES 35 SECONDS EAST. A DISTANCE OF 38.83 FEET TO A POINT. THENCE GO NORTH 80 DEGREES 42 MINUTES 09 SECONDS EAST. A DISTANCE OF 45.62 FEET TO A POINT: THENCE GO SOUTH 54 DEGREES 38 MINUTES 22 SECONDS EAST. A DISTANCE OF 28.26 FEET TO A POINT; THENCE GO SOUTH 00 DEGREES 55 MINUTES 59 SECONDS EAST. A DISTANCE OF 27.54 FEET TO A POINT: THENCE GO SOUTH 14 DEGREES 54 MINUTES 32 SECONDS EAST A DISTANCE OF 27.37 FEET TO A POINT: THENCE GO SOUTH 07 DEGREES 28 MINUTES 52 SECONDS WEST. A DISTANCE OF 30.34 FEET TO A POINT, THENCE GO SOUTH 24 DEGREES 39 MINUTES 13 SECONDS WEST, A DISTANCE OF 25.10 FEET TO A POINT: THENCE GO SOUTH 43 DEGREES 34 MINUTES 27 SECONDS WEST. A DISTANCE OF 29.87 FEET TO A POINT: THENCE GO SOUTH 45 DEGREES 36 MINUTES 06 SECONDS WEST. A DISTANCE OF 30.44 FEET TO A POINT: THENCE GO SOUTH 75 DEGREE 25 MINUTES 05 SECONDS WEST. A DISTANCE OF 42.03 FEET TO A POINT; THENCE GO SOUTH 17 DEGREES 53 MINUTES 37 SECONDS WEST. A DISTANCE OF 40.55 FEET TO A POINT: THENCE GO SOUTH 50 DEGREES 53 MINUTES 22 SECONDS WEST. A DISTANCE OF 25.24 FEET TO A POINT; THENCE GO SOUTH 08 DEGREES 20 MINUTES 41 SECONDS WEST. A DISTANCE OF 40.46 FEET TO A POINT: THENCE GO SOUTH 18 DEGREES 46 MINUTES 13 SECONDS WEST. A DISTANCE OF 41.50 FEET TO A POINT: THENCE GO SOUTH 63 DEGREES 05 MINUTES 27 SECONDS WEST. A DISTANCE OF 38.77 FEET TO A POINT: THENCE GO SOUTH 36 DEGREES 50 MINUTES 32 SECONDS WEST, A DISTANCE OF 37.86 FEET TO A POINT: THENCE GO SOUTH 14 DEGREES 14 MINUTES 13 SECONDS EAST. A DISTANCE OF 34.23 FEET TO A POINT; THENCE GO SOUTH 05 DEGREES 14 MINUTES 36 SECONDS WEST. A DISTANCE OF 26.23 FEET TO A POINT: THENCE GO SOUTH 15 DEGREES 21 MINUTES 29 SECONDS EAST. A DISTANCE OF 37.25 FEET TO A POINT; THENCE GO SOUTH 27 DEGREES 46 MINUTES 38 SECONDS WEST. A DISTANCE OF 23.32 FEET TO A POINT: THENCE GO SOUTH 43 DEGREES 01 MINUTES 10 SECONDS EAST. A DISTANCE OF 24.68 FEET TO A POINT: THENCE GO SOUTH 21 DEGREES 01 MINUTES 47 SECONDS EAST. A DISTANCE OF 48.04 FEET TO A POINT; THENCE GO SOUTH 10 DEGREES 58 MINUTES 18 SECONDS WEST. A DISTANCE OF 18.95 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF SECTION 23. TOWNSHIP 1 SOUTH, RANGE 15 WEST. WALTON COUNTY, FLORIDA AND CONTAINING 429.822 SQUARE FEET OR 9.870 ACRES OF LAND.

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 Large Scale Agriculture.
6. Upon the legally effective date of this Ordinance, the property will be re-designated as Rural Village.
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.

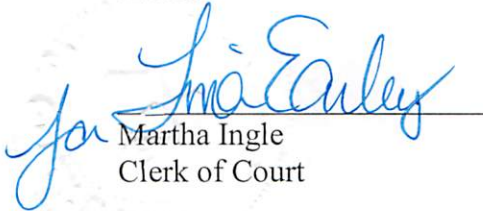
SECTION V. EFFECTIVE DATE

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.

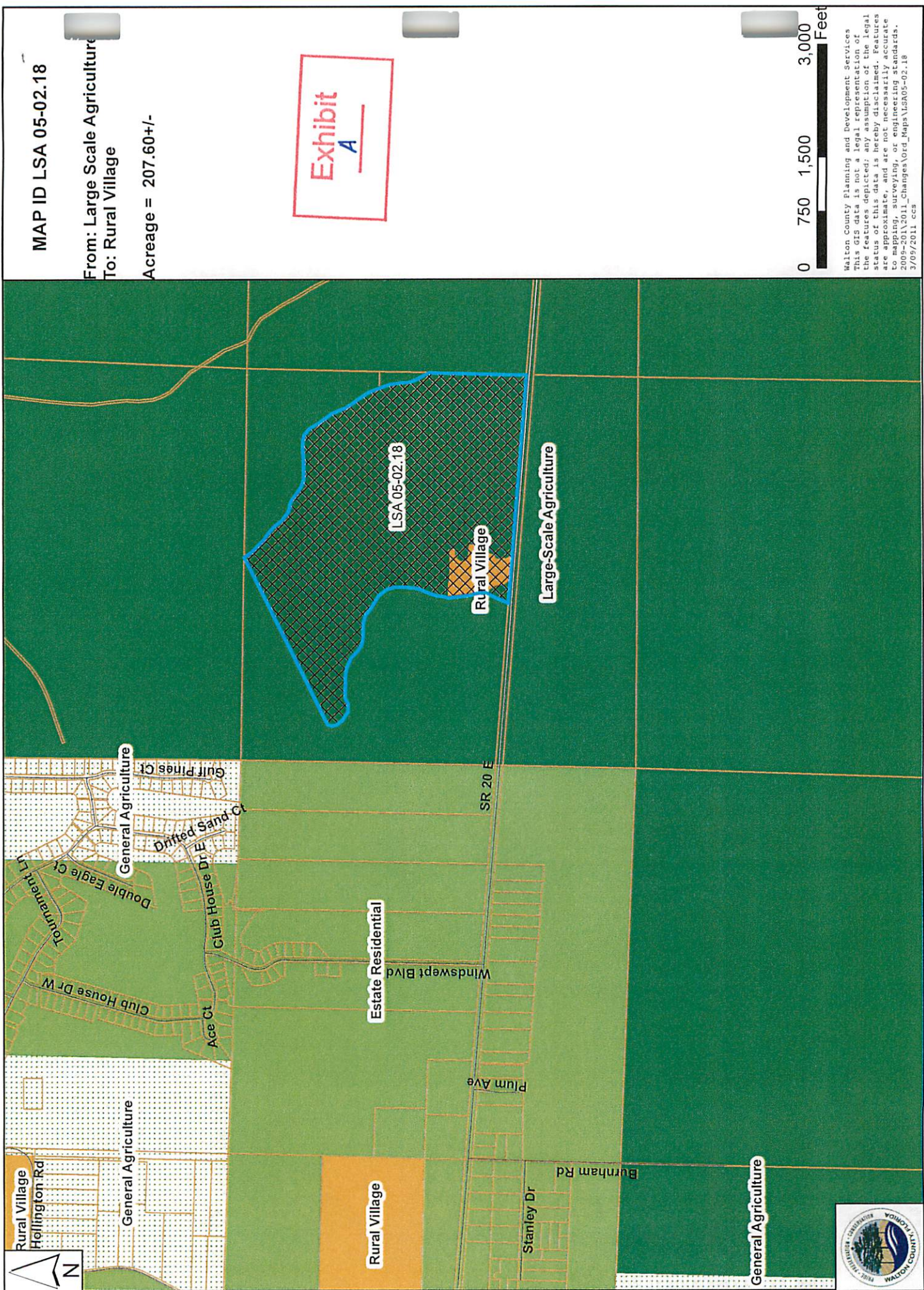
BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:


Martha Ingle
Clerk of Court

By: 
Larry Jones, Chair
Scott Brannen





MAP ID LSA 05-02.18

From: Large Scale Agriculture
To: Rural Village

Acreage = 207.60+/-

Exhibit
A

0 750 1,500 3,000 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 the data is the user's responsibility. Features are approximate and a user or disclaimer. Data is for mapping, surveying, or engineering standards.
2009-2011\2011_Changes\Ord_Maps\LSA05-02.18
3/09/2011 ccs

