

Ordinance Number 2013-08

AN ORDINANCE OF THE WALTON COUNTY BOARD OF COUNTY COMMISSIONERS; ADOPTING A FUTURE LAND USE MAP AMENDMENT TO THE WALTON COUNTY COMPREHENSIVE PLAN AND INCORPORATING THAT CHANGE INTO THE FUTURE LAND USE MAP; ADOPTING THE FUTURE LAND USE DESIGNATION OF RURAL VILLAGE (1,205.30 ACRES) AND GENERAL COMMERCIAL (33.82 ACRES) FROM DEVELOPMENT OF REGIONAL IMPACT MIXED USE (1239.12 ACRES)]; PROVIDING FOR AUTHORITY, REPEAL OF CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY:

Section 1. Authority; Intent

The Board of County Commissioners is authorized by section 125.01(g) and (h) to prepare and enforce the County's Comprehensive Plan and to establish and enforce zoning regulations as are necessary for the protection of the public. Chapter 163, Fla. Stat. (2012), establishes the Local Government Comprehensive Planning and Land Development Regulation Act and requires local governments to revise their comprehensive plans through comprehensive plan amendments. This Ordinance is, among other things, the Board's decision to approve the Large Scale Amendment Number 12-01.07 application filed by Blackstone Development Company, whose address is 988 Airport Road, Destin Florida 32541, to amend the Walton County Comprehensive Plan as set forth below.

Section 2. Findings of Facts

a. Walton County afforded opportunity for public comments concerning the Large Scale Amendment Number 12-01.07 during public hearings held before the Walton County Planning Commission meeting on December 13, 2012. Specifically, the Board held a transmittal hearing on January 8, 2013, and an adoption hearing on February 26, 2013.

b. Large Scale Amendment Number 12-01.07 will amend the adopted Future Land Use Map designation on 1,239.10 acres, identified by parcel number(s) 22-3N-21-37000-001-0011, 15-3N-21-37000-002-0000, 21-3N-21-37000-001-0052, 21-3N-21-37000-001-0050, 21-3N-21-37000-001-0020, 21-3N-21-37000-001-0030, 16-3N-21-37010-000-0010, 08-3N-21-37000-004-0000, 08-3N-21-37000-005-0022, 17-3N-21-37000-001-0010, 08-3N-21-37000-005-0000, and 09-3N-21-37000-007-0010, which is located in North Walton County, north of US Highway 90, approximately 3 ½ miles east of the Okaloosa County line and more particularly described in Exhibit A attached to this ordinance and incorporated by reference.

c. The property is currently categorized as Development of Regional Impact – Mixed Use. The proposed amendment is compatible with development in the area of the subject property.

2013-08

d. The property is currently served with potable water and is applicable to the type of development within the proposed land use category.

e. This amendment will not create adverse impact environmentally and any development under this amendment will be required to be properly designed for retention of stormwater runoff in accordance with the applicable Walton County Comprehensive Plan and Land Development Code, and other applicable laws, rules, and regulations.

Section 3. Adoption of Amendment

Therefore, the application of Blackstone Future Land Use Map amendment, designated as Large Scale Amendment 12-01.07, is hereby approved for final adoption and incorporation into the Walton County Comprehensive Plan and Future Land Use Map. The Future Land Use Map is amended to show the above described parcels to be within the Rural Village and the General Commercial Use category. This addition increases the Rural Village Use land use category by 1,205.30+/- acres and the General Commercial land use category by 33.82+/- acres. This Ordinance shall be considered a final order as required in Section 10.03.04 of the Walton County Land Development Code.

Section 5. Repeal of Conflicts

Any ordinance in conflict with sections 2 and 3 of this ordinance are hereby repealed to the extent of such conflict.

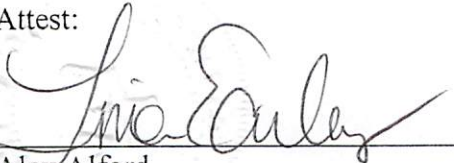
Section 6. Effective Date

This ordinance shall take effect as provided by law. Specifically, the ordinance will not be effective until 31 days after all State agencies have approved the amendment or, if a challenge to the ordinance is filed, until such date as the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Duly enacted, upon motion of and by the Walton County Board of County Commissioners, at a regular meeting on February 26, 2013.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:


Alex Alford
Clerk of Court

By: 
Chair





EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1 (RURAL VILLAGE)

A PARCEL OF LAND, LYING IN SECTIONS 8, 9, 15, 16, 17, 21, AND 22, TOWNSHIP 3 NORTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N 00°06'40" W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 1289.44 FEET TO THE SOUTHWEST CORNER OF AN OUTPARCEL; SAID POINT BEING THE POINT OF BEGINNING

THENCE CONTINUE N 00°06'40" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 1083.21 FEET TO THE SOUTHWEST CORNER OF THREE OUTPARCELS; THENCE DEPARTING SAID SECTION BOUNDARY, PROCEED ALONG THE WEST, SOUTH, EAST, AND NORTH BOUNDARIES THEREOF, THE FOLLOWING SIX (6) CALLS:

1) N 89°52'16" E, A DISTANCE OF 438.75 FEET; 2) THENCE S 05°55'58" E, A DISTANCE OF 390.77 FEET; 3) THENCE N 89°47'25" E, A DISTANCE OF 456.72 FEET; 4) THENCE N 05°58'49" W, A DISTANCE OF 390.15 FEET; 5) THENCE N 01°11'38" W, A DISTANCE OF 404.05 FEET; 6) THENCE S 89°55'42" W, A DISTANCE OF 887.58 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST BOUNDARY OF SECTION 22;

THENCE N 00°06'40" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 2499.01 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE N 88°37'54" W ALONG THE NORTH BOUNDARY OF THE AFORESAID SECTION 21, A DISTANCE OF 1320.52 FEET;

THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED S 00°05'26" W, A DISTANCE OF 2630.21 FEET; THENCE N 88°19'59" W, A DISTANCE OF 1302.34 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WALTERS ROAD (OFFICIAL RECORDS BOOK 303, PAGE 452); THENCE ALONG SAID RIGHT OF WAY, THE FOLLOWING THREE (3) CALLS:

1) N 00°14'20" E, A DISTANCE OF 1261.49 FEET; 2) THENCE S 88°28'48" E, A DISTANCE OF 25.01 FEET; 3) THENCE N 00°14'20" E, A DISTANCE OF 170.37 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF A PARCEL (OFFICIAL RECORDS BOOK 753, PAGE 97); THENCE S 88°32'25" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 390.99 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED N 00°12'46" E, A DISTANCE OF 207.46 FEET TO A POINT ON THE SOUTH BOUNDARY OF A PARCEL (OFFICIAL RECORDS BOOK 270, PAGE 595); THENCE S 88°31'06" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 220.58 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, 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 A POINT ON THE EAST BOUNDARY OF A PARCEL (OFFICIAL RECORDS BOOK 270, PAGE 596); THENCE N 00°14'20" E ALONG SAID EAST BOUNDARY, A DISTANCE OF 655.92 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF SECTION 21;

THESE N 88°37'58" W ALONG SAID NORTH BOUNDARY, A DISTANCE OF 65.02 FEET TO THE NORTH QUARTER CORNER THEREOF;

THESE DEPARTING SAID NORTH BOUNDARY, PROCEED S 00°14'20" W, A DISTANCE OF 1311.67 FEET; THESE N 88°28'48" W, A DISTANCE OF 2649.22 FEET; THESE N 00°35'35" E, A DISTANCE OF 1304.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21;

THESE N 89°57'10" W ALONG THE SOUTH BOUNDARY OF THE AFORESAID SECTION 17, A DISTANCE OF 1321.23 FEET;

THESE DEPARTING SAID SOUTH BOUNDARY, PROCEED N 00°53'32" E, A DISTANCE OF 5332.59 FEET TO A POINT ON THE NORTH BOUNDARY THEREOF, BEING THE SOUTH BOUNDARY OF THE AFORESAID SECTION 8;

THESE N 89°03'09" W ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 2683.38 FEET;

THESE DEPARTING SAID SOUTH BOUNDARY, PROCEED N 02°09'57" E, A DISTANCE OF 1331.66 FEET; THESE N 02°13'19" E, A DISTANCE OF 1333.01 FEET; THESE S 88°33'56" E, A DISTANCE OF 332.82 FEET; THESE N 02°09'57" E, A DISTANCE OF 1331.66 FEET; THESE S 88°19'00" E, A DISTANCE OF 2652.38 FEET; THESE S 01°43'02" W, A DISTANCE OF 2640.18 FEET; THESE S 88°48'36" E, A DISTANCE OF 1336.68 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 8; THESE S 89°05'58" E, A DISTANCE OF 1342.29 FEET; THESE S 01°29'56" W, A DISTANCE OF 1315.44 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFORESAID SECTION 16;

THESE N 89°03'10" W ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 1342.08 FEET TO THE NORTHWEST CORNER THEREOF; THESE S 01°07'22" W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 3636.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF A GULF POWER COMPANY EASEMENT;

THESE DEPARTING SAID WEST BOUNDARY, PROCEED S 89°04'43" E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 5309.54 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 16, BEING THE WEST BOUNDARY OF THE AFORESAID SECTION 15;

THESE S 02°02'43" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 378.74 FEET;

THESE DEPARTING SAID WEST BOUNDARY, PROCEED S 89°19'11" E, A DISTANCE OF 1334.76 FEET; THESE S 01°44'33" W, A DISTANCE OF 1337.48 FEET; THESE S 89°19'47" E, A DISTANCE OF 2387.66 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HINOTE ROAD;

THESE S 43°18'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 56.33 FEET; THESE DEPARTING SAID RIGHT OF WAY, PROCEED S 87°01'54" W, A DISTANCE OF 399.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 550.00 FEET; THESE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°01'39", AN ARC DISTANCE OF 240.25 FEET, (CHORD BEARING = S 60°19'31" W, CHORD = 238.34 FEET), TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 770.00 FEET; THESE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°39'11", AN ARC

DISTANCE OF 465.70 FEET, (CHORD BEARING = S 65°13'40" W, CHORD = 458.64 FEET); THENCE S 00°41'06" W, A DISTANCE OF 809 FEET, MORE OR LESS TO A POINT ON THE SEASONAL HIGH WATER LINE OF THE NORTHEASTERLY SHORE OF A LAKE, SAID POINT HEREAFTER REFERRED TO AS "POINT A"; THENCE RETURNING TO THE POINT OF BEGINNING, THENCE DEPARTING SAID SECTION BOUNDARY, PROCEED ALONG NORTH BOUNDARY AN OUTPARCEL, THENCE N 78°58'43" E, A DISTANCE OF 589.89 FEET; THENCE N 05°48'01" W, A DISTANCE OF 425.58 FEET; THENCE N 85°28'02" E, A DISTANCE OF 433.72 FEET TO A POINT ON FUTURE WEST RIGHT OF WAY LINE OF BLACKSTONE ROAD WITH SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 628.41 FEET; THENCE ALONG SAID WEST RIGHT OF WAY, THE FOLLOWING FOUR (4) CALLS:

1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°21'08", AN ARC DISTANCE OF 299.99 FEET, (CHORD BEARING = S 20°58'57" E, CHORD = 297.15 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; 2) THENCE S 34°39'30" E, A DISTANCE OF 117.81 FEET; 3) THENCE S 55°20'30" W, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1180.00 FEET; 4) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°41'02", AN ARC DISTANCE OF 364.20 FEET, (CHORD BEARING = S 25°13'18" E, CHORD = 362.76 FEET); THENCE DEPARTING SAID WEST RIGHT OF WAY N 75°05'48" E, A DISTANCE OF 80.02 FEET TO A POINT OF INTERSECTION WITH FUTURE EAST RIGHT OF WAY LINE OF BLACKSTONE ROAD AND FUTURE NORTH RIGHT OF WAY LINE OF BLACKSTONE LANE; THENCE ALONG SAID NORTH RIGHT OF WAY, THE FOLLOWING FOUR (4) CALLS:

1) N 75°05'48" E, A DISTANCE OF 225.36 FEET; 2) THENCE N 71°40'06" E, A DISTANCE OF 92.09 FEET; 3) THENCE N 69°51'21" E, A DISTANCE OF 82.14 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 330.00 FEET; 4) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°32'41", AN ARC DISTANCE OF 31.94 FEET, (CHORD BEARING = N 77°48'17" E, CHORD = 31.92 FEET); THENCE DEPARTING SAID NORTH RIGHT OF WAY AND PROCEED ALONG WEST, NORTH AND EAST GOLF COURSE AMENITY BOUNDARIES THEREOF, FOLLOWING FIVE (5) CALLS:

1) N 09°25'22" W, A DISTANCE OF 238.33 FEET; 2) THENCE S 87°03'57" E, A DISTANCE OF 480.62 FEET; 3) THENCE N 89°08'07" E, A DISTANCE OF 129.57 FEET; 4) THENCE N 78°12'34" E, A DISTANCE OF 159.55 FEET; 5) THENCE S 11°47'26" E, A DISTANCE OF 194.86 FEET TO THE POINT LYING ON SAID NORTH RIGHT OF WAY LINE; THENCE N 78°52'18" E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 119.17 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY, PROCEED N 01°18'06" E, A DISTANCE OF 1332.01 FEET; THENCE S 88°50'52" E, A DISTANCE OF 1319.65 FEET; THENCE N 01°13'10" E, A DISTANCE OF 733 FEET, MORE OR LESS TO A POINT ON THE CENTERLINE OF A CREEK;

THENCE MEANDER NORTHWESTERLY ALONG SAID CENTERLINE OF A CREEK AND THE AFORESAID SEASONAL HIGH WATER LINE OF THE NORTHEASTERLY SHORE, A DISTANCE OF 2672 FEET, MORE OR LESS TO THE AFORESAID "POINT A".

SAID PARCEL CONTAINING 1165.4 ACRES, MORE OR LESS.

PARCEL 2 (RURAL VILLAGE)

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;
THENCE S 00°35'35" W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 2608.94 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY, PROCEED S 88°19'59" E, A DISTANCE OF 1328.7616 FEET; THENCE S 00°24'44" W, A DISTANCE OF 1308.20 FEET; THENCE N 88°10'39" W, A DISTANCE OF 1332.96 FEET TO A POINT ON SAID WEST BOUNDARY OF SECTION 21;
THENCE N 00°35'35" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 1304.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.90 ACRES, MORE OR LESS.

AND;

PARCEL 1 (GENERAL COMMERCIAL)

A PARCEL OF LAND, LYING IN SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N 00°06'40" W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 475.71 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF FLORIDA STATE ROAD 10 (U.S. HIGHWAY 90), SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUE N 00°06'40" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 400.72 FEET TO THE SOUTHWEST CORNER OF AN OUTPARCEL; THENCE DEPARTING SAID SECTION BOUNDARY, PROCEED ALONG SOUTH AND EAST BOUNDARIES THEREOF, THE FOLLOWING TWO (2) CALLS: 1) N 78°58'43" E, A DISTANCE OF 589.89 FEET; 2) THENCE N 05°48'01" W, A DISTANCE OF 728.96 FEET; THENCE N 85°28'02" E, A DISTANCE OF 433.72 FEET TO A POINT ON FUTURE WEST RIGHT OF WAY LINE OF BLACKSTONE ROAD WITH SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 628.41 FEET; THENCE ALONG SAID WEST RIGHT OF WAY, THE FOLLOWING FOUR (4) CALLS:
1) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°21'08", AN ARC DISTANCE OF 299.99 FEET, (CHORD BEARING = S 20°58'57" E, CHORD = 297.15 FEET),

TO THE POINT OF TANGENCY OF SAID CURVE; 2) THENCE S 34°39'30" E, A DISTANCE OF 117.81 FEET; 3) THENCE S 55°20'30" W, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1180.00 FEET; 4) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°41'02", AN ARC DISTANCE OF 364.20 FEET, (CHORD BEARING = S 25°13'18" E, CHORD = 362.76 FEET); THENCE DEPARTING SAID WEST RIGHT OF WAY N 75°05'48" E, A DISTANCE OF 80.02 FEET TO A POINT OF INTERSECTION WITH FUTURE EAST RIGHT OF WAY LINE OF BLACKSTONE ROAD AND FUTURE NORTH RIGHT OF WAY LINE OF BLACKSTONE LANE; THENCE ALONG SAID NORTH RIGHT OF WAY, THE FOLLOWING FOUR (4) CALLS:

1) N 75°05'48" E, A DISTANCE OF 225.36 FEET; 2) THENCE N 71°40'06" E, A DISTANCE OF 92.09 FEET; 3) THENCE N 69°51'21" E, A DISTANCE OF 82.14 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 330.00 FEET; 4) THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°32'41", AN ARC DISTANCE OF 31.94 FEET, (CHORD BEARING = N 77°48'17" E, CHORD = 31.92 FEET); THENCE DEPARTING SAID NORTH RIGHT OF WAY AND PROCEED ALONG WEST, NORTH AND EAST GOLF COURSE AMENITY BOUNDARIES THEREOF, FOLLOWING FIVE (5) CALLS:

1) N 09°25'22" W, A DISTANCE OF 238.33 FEET; 2) THENCE S 87°03'57" E, A DISTANCE OF 480.62 FEET; 3) THENCE N 89°08'07" E, A DISTANCE OF 129.57 FEET; 4) THENCE N 78°12'34" E, A DISTANCE OF 159.55 FEET; 5) THENCE S 11°47'26" E, A DISTANCE OF 194.86 FEET TO THE POINT LYING ON SAID NORTH RIGHT OF WAY LINE; THENCE N 78°52'18" E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 119.17 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY S 01°18'06" W, A DISTANCE OF 274.37 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF FLORIDA STATE ROAD 10 (U.S. HIGHWAY 90); THENCE S 78°59'49" W (REFERENCE BEARING) ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2673.91 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 33.82 ACRES, MORE OR LESS.