

Ordinance Number 2015 - 28

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, 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, pursuant to Section 163.3184, Florida Statutes, the Walton County Planning Commission and Board of County Commissioners have held 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 having been provided, the Walton County Planning Commission held a public hearing on May 14, 2015 and the Walton County Board of County Commissioners held a transmittal hearing on June 9, 2015 and the Walton County Board of County Commissioner held an adoption hearing of the proposed amendment on July 28, 2015 to consider the adoption of the proposed amendment to its comprehensive plan, in accordance with Section 163.3184, Florida Statutes; 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

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, 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:

Azland 1, LLC – Marge Perry
P.O. Box 550
Freeport, FL 32439

2. Amendment Number 2015-008 LSA: Amend the adopted Future Land Use Map designation of 132.93 +/- acres in Walton County north of the Choctawhatchee Bay. The property is located on County Clay Pit Road, 2 miles east of Highway 331 via Rock Hill Road identified by parcel number 05-1N-18-08000-004-0010, more particularly described as:

EXHIBIT "A"

Being 132.95 acres out of Section 5, Township 1 North, Range 18 West, Walton County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of Section 5, Township 1 North, Range 18 West, thence N88°21'00"W along the South line of Section 5, 2671.18 feet to the point of beginning; thence continue along said South line, N88°21'00"W, 2671.18 feet to the Southwest corner of said Section 5; thence N01°46'8"E, 282.35 feet to point on the Easterly right of way of an unimproved road; thence along said east line N52°01'01"E, 180.17 feet; thence N37°23'32"E, 309.02 feet; thence N26°39'20"E, 205.53 feet; thence N36°52'27"E, 251.05 feet; thence N14°29'10"E, 180.67 feet; thence N28°33'10"E, 235.83 feet; thence N09°29'02"E, 381.63 feet; thence N25°19'22"W, 341.88 feet; thence N01°31'47"E, 243.70 feet; thence N04°45'28"E, 303.95 feet; thence departing said east line, run S87°51'03"E, 2052.74 feet; thence S01°29'36"W, 2638.00 feet to the point of beginning. Containing 132.95 acres. Bearings are based on the south line of Section 5, being N88°21'00"W.

Together with a 30.00 foot easement for ingress and egress, lying 15.00 feet on each side of and parallel to the following described centerline:

Commence at the Southwest corner of Section 5, Township 1 North, Range 18 West, Walton County, Florida; thence N01°46'08"E, 301.86 feet to the Point of Beginning of said centerline of easement; thence S75°13'23"W, 618.67 feet; thence S87°08'55"W, 213.18 feet; thence S72°21'55"W, 250.48 feet; thence S64°36'24"W, 534.39 feet; thence S57°11'50"W, 488.97 feet; thence S42°47'23"W, 519.53 feet; thence S12°52'43"W, 376.11 feet to the point of curvature of a curve concave northwesterly and having a radius of 150.00 feet; thence along the arc of said curve, through a central angle of 59°31'47", an arc distance of 155.85 feet (chord bearing and distance, S42°38'37"W, 148.93 feet) to the point of tangency of said curve; thence S72°24'30"W, 69.62 feet to the easterly maintenance line of an unimproved county maintained road and the terminus of said centerline of easement.



3. The proposed amendment is compatible with future development in the area of the subject property.
4. The property use will not require public potable water facilities.
5. The property is currently designated as Public Facilities.
6. Upon the legally effective date of this Ordinance, the property will be designated as Industrial.

7. Any future development under this amendment 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 regularly scheduled public hearing on the 8th day of December, 2015.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

for 
Alex Alford
Clerk of Circuit Court and County Comptroller



By: 
Sara Comander, Chair