

Ordinance Number 2016-19

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 LOW DENSITY ON 109 ACRES FROM GENERAL COMMERCIAL; 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 2015-018 application filed by Walton County BCC, 76 North 6<sup>th</sup> Street, DeFuniak Springs, Florida 32433, 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 2015-018 during public hearings held before the Walton County Planning Commission on March 10, 2016 and Board of County Commissioners on April 12, 2016. Specifically, the Board held a transmittal hearing on April 26, 2016 and an adoption hearing on July 12, 2016.

b. Large Scale Amendment Number 2015-018 will amend the adopted Future Land Use Map designation on 109 acres, identified by parcel number(s) 12-1S-20-32000-015-0000, 12-1S-20-32000-057-0000, 12-1S-20-32000-051-0000, 12-1S-20-32000-016-0050, 12-1S-20-32000-016-0060, 12-1S-20-32000-016-0040, 12-1S-20-32000-012-0000, 12-1S-20-32000-020-0000, 12-1S-20-32000-012-0040, 12-1S-20-32000-012-0020, 12-1S-20-32000-016-0080, 12-1S-20-32000-016-0070, 12-1S-20-32000-016-0000, 12-1S-20-32000-006-0000, 12-1S-20-32000-027-0000, 12-1S-20-32000-034-0000, 12-1S-20-32000-005-0000, 12-1S-20-32000-013-0000, 12-1S-20-32000-012-0030, 12-1S-20-32000-017-0000, 12-1S-20-32000-014-0000, 12-1S-20-32000-012-0010, 12-1S-20-32000-026-0000, 12-1S-20-32000-046-0000, 12-1S-20-32000-023-0000, 12-1S-20-32000-016-0010, 12-1S-20-32000-016-0020, 12-1S-20-32000-009-0000, 12-1S-20-32000-010-0000, 12-1S-20-32000-016-0030, 12-1S-20-32000-067-0010, 12-1S-20-32000-019-0000, 12-1S-20-32000-037-0000, and a portion of parcels 12-1S-20-32000-040-0010 and 12-1S-20-32000-049-0000 which are located 3.5 miles west of the State Road 20 and U.S.

Highway 331 intersection and more particularly described "in Exhibit A attached to this ordinance and incorporated by reference".

c. The property is currently categorized as General Commercial. The proposed amendment is compatible with development in the area of the subject property.

d. The property is currently served with adequate public facilities, but is not 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 for the Portland Community, designated as Large Scale Amendment Number 2015-018, is hereby approved for transmittal to the appropriate State agencies; and 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 parcel to be within the Rural Low Density category. This addition increases the Rural Low Density land use category by 109 +/- 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 July 12, 2016.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:



Alex Alford, Clerk





Sara Comander, Chair

Approved for form and sufficiency

  
Mark Davis, County Attorney

JUL 15



EXHIBIT A  
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION:

COMMENCE AT A 4"x 4" CONCRETE MONUMENT (LB 7584), SAID POINT BEING THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 18 WEST WALTON COUNTY, FLORIDA; THENCE ALONG SAID NORTH SECTION LINE, SOUTH 88°21'10" EAST, A DISTANCE OF 2671.20 FEET TO A 4"x 4" CONCRETE MONUMENT (ST. REGIS); THENCE SOUTH 88°20'49" E., A DISTANCE OF 1141.65 FEET TO A ½" CAPPED IRON ROD (LB 7584); THENCE DEPARTING SAID SECTION LINE, SOUTH 71°19'51" WEST, A DISTANCE OF 304.90 FEET TO A ½" CAPPED IRON ROD (LB 7584); THENCE SOUTH 50°20'54" WEST, A DISTANCE OF 232.63 FEET TO A ½" CAPPED IRON ROD (LB 7584); THENCE SOUTH 08°23'05" WEST, FOR A DISTANCE OF 159.52 TO A ½" CAPPED IRON ROD (LB 7584); THENCE SOUTH 10°32'30" EAST, A DISTANCE OF 462.53 FEET TO A ½" CAPPED IRON ROD (LB 7584); THENCE SOUTH 19°22'50" EAST, A DISTANCE OF 437.34 FEET, TO A ½" CAPPED IRON ROD (LB 7584); THENCE SOUTH 01°47'54" WEST, A DISTANCE OF 547.57 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE SOUTH 13°33'49" WEST, A DISTANCE OF 321.17 FEET TO A ½" CAPPED IRON ROD (LB 7584); THENCE SOUTH 01°39'38" EAST, A DISTANCE OF 621.63 FEET TO A ½" CAPPED IRON ROD (LB 7584); THENCE NORTH 76°12'13" WEST, A DISTANCE OF 777.07 FEET TO A POINT; THENCE NORTH 50°48'45" WEST, A DISTANCE OF 499.03 FEET TO A POINT; THENCE SOUTH 70°35'33" WEST, A DISTANCE OF 351.43 FEET TO A POINT; THENCE NORTH 89°50'51" WEST, A DISTANCE OF 1340.05 FEET TO A POINT; THENCE NORTH 57°59'31" WEST, A DISTANCE OF 826.70 FEET TO A POINT SAID POINT BEING ON THE WEST LINE OF SAID SECTION 8; THENCE ALONG THE WEST SECTION LINE, NORTH 01°22'31" EAST, A DISTANCE OF 2023.85 FEET TO THE POINT OF BEGINNING.