

ORDINANCE NUMBER 2018-18

**AN ORDINANCE AMENDING SECTION 2.06 OF THE WALTON COUNTY LAND DEVELOPMENT CODE TO ADOPT THE GREENWAY STATION PLANNED UNIT DEVELOPMENT CONCEPTUAL MASTER PLAN AS AN OVERLAY DISTRICT; ESTABLISHING A DEFINED BOUNDARY; ESTABLISHING REGULATORY CONDITIONS FOR THE GREENWAY STATION PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT; PROVIDING FOR THE INCORPORATION OF THE GREENWAY STATION PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT AS APPENDIX PDO-5 TO THE WALTON COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; 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**, Sections 163.3201 and 163.3202, *Florida Statutes*, require local governments to implement the provisions of their comprehensive plans through the adoption of land development regulations; and

**WHEREAS**, Walton County has adopted a Land Development Code in accordance with these statutory requirements to ensure the County's orderly growth and development; and

**WHEREAS**, to ensure the County's continued orderly growth and development, Walton County finds it prudent to amend its Land Development Code to respond to the changing needs and conditions within the County; and

**WHEREAS**, it is the intent of the Walton County Comprehensive Plan, as stated in Objective L-1.17, to promote innovative development plans that conserve natural features of the land, promote compact development, encourage interconnectivity within the development and to the surrounding development, maximize open space, and include unique design features; and

**WHEREAS**, the Walton County Comprehensive Plan provides for the opportunity to the Board of County Commissioners to approve and incorporate these innovative development plans in Planned Unit Development Overlay Districts; and

**WHEREAS**, after duly noticed public hearings before the Walton County Planning Commission and the Walton County Board of County Commissioners, the Walton County Board of County Commissioners approved the Greenway Station PUD Conceptual Master Plan subject to certain conditions on July 10, 2018; and

**WHEREAS**, Walton County Comprehensive Plan Policy L-1.17.1 requires regulatory conditions pertaining to each development plan be adopted by ordinance approving a proposed Planned Unit Development.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY that the Walton County Land Development Code be amended to add the following:

**Section 1. Amendment.**

Section 2.06 of the Walton County Land Development Code is hereby amended to add the following:

2.06.07. Greenway Station PUD Overlay District.

The Greenway Station PUD Overlay District is an overlay district with specific standards that govern development within the boundary of the Greenway Station PUD Conceptual Master Plan approved by the Board of County Commissioners on July 10, 2018.

The boundary of the Greenway Station PUD Overlay District includes current tax ID parcels 20-2S-20-33300-000-0050 and 20-2S-20-33300-000-0052 as described in the legal description included in Attachment "A."

**Section 2. Incorporation.**

The Greenway Station PUD Overlay District, included in this Ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix PDO-5.

**Section 3. 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 4. Effective Date.**

This Ordinance shall take effect as provided by law.

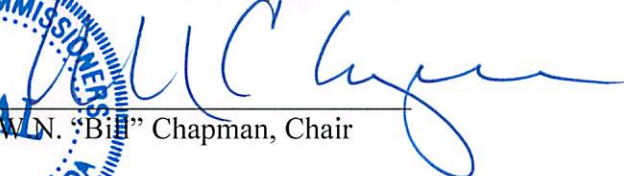
Duly enacted by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 30<sup>th</sup> day of August 2018.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
\_\_\_\_\_  
Alex Alford  
Clerk of Court



  
\_\_\_\_\_  
W.N. "Bill" Chapman, Chair



**Attachment A – Greenway Station PUD Overlay District (Appendix PDO-5)**

Parcel #: 24-3S-19-25000-004-0030 as described in the following legal description:

LEGAL DESCRIPTION (AS WRITTEN)

Begin at the Southwest Corner of the Northeast one quarter of the Northeast one quarter of Section 24, Township 3 South, Range 19 West, Walton County, Florida; Thence go North  $01^{\circ}02'00''$  East a distance of 528.00 feet; Thence go South  $89^{\circ}18'00''$  East, a distance of 660.00 feet; Thence go South  $01^{\circ}02'00''$  West, a distance of 39.98 feet to a point on the curved right of way line of Walton County Road (C-30A, I R/W) being concave Southeasterly and having a radius of 1482.67 feet; Thence go Southwesterly along the aforesaid curved right of way line, an arc distance of 117.56' (CH.-117.53', CH.BRG.=S54<sup>0</sup>41 '36"W) to the point of tangency; Thence go South  $53^{\circ}04'26''$  West a distance of 701.66 feet; Thence go North  $89^{\circ}18'04''$  West, a distance of 5.73 feet to the point of beginning. The above described parcel being in Section 24, Township 3 South, Range 19 West, Walton County, Florida,

AND

Commence at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 24, Township 3 South, Range 19 West, Walton County, Florida and run North  $00^{\circ}48'00''$  East along West line of said Northeast quarter of the Northeast quarter, 528.0 feet to the Point of Beginning; thence continue North  $00^{\circ}48'00''$  East, along said West line, 264.12 feet to an existing concrete monument; thence South  $89^{\circ}20'26''$  East 75.0 feet; thence South  $00^{\circ}48'00''$  West 264.11 feet; thence North  $89^{\circ}21'05''$  West 75.0 feet to the Point of Beginning.

LESS AND EXCEPT:

Commence at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 24, Township 3 South, Range 19 West, Walton County, Florida and run North  $00^{\circ}48'10''$  East along the West line of said Northeast quarter of the Northeast quarter 528.00 feet; thence South  $89^{\circ}21'05''$  East 610.91 feet to the Point of Beginning; thence continue South  $89^{\circ}21'05''$  East 50.0 feet; thence South  $00^{\circ}56'47''$  West 39.86 feet to a point on the Northerly right-of-way line of State Road 30-A, said point being on a curve, concave Southeasterly and having a radius of 1482.69 feet; thence run southwesterly along said curve and right-of-way line, 60.22 feet; through a central angle of  $2^{\circ}19'38''$ ; thence departing said curve and right-of-way line, run North  $00^{\circ}56'47''$  East 73.16 feet to the Point of Beginning.



# Walton County Board of County Commissioners

## Text File

76 N. 6th Street  
DeFuniak Springs, FL 32433  
www.co.walton.fl.us

File Number: 18-1316

Agenda Date: 8/30/2018

Version: 1

Status: Agenda Ready

In Control: Board of County Commissioners

File Type: Legislative Item

**Greenway Station Conceptual PUD Overlay Ordinance Adoption Hearing** - Request to approve by ordinance. Project is being reviewed by Tim Brown. An ordinance adding Section 2.06.06 to the Walton County Land Development Code to adopt the Greenway Station Conceptual PUD and Master Plan as an Overlay District; establishing a defined boundary; establishing regulatory conditions for the Planned Unit Development Overlay; providing for the incorporation of the Greenway Station Conceptual PUD and Master Plan as Appendix PDO-5 to the Walton County Land Development Code; providing for severability; and providing for an effective date.

**Department:** Planning and Development

**Submitted by:** Tim Brown

**Purpose/Summary Explanation or History:**

If required, has the material been reviewed by legal as to form?

List documents for execution: Ordinance

List documents requested to be shown during meeting: