

**ORDINANCE
2005-75**

**AN ORDINANCE ADOPTING A LARGE SCALE
AMENDMENT TO THE WALTON COUNTY
FUTURE LAND USE MAP SERIES; SETTING
FORTH AUTHORITY FOR ADOPTION;
PROVIDING FOR FINDINGS OF FACT;
PROVIDING FOR SEVERABILITY; PROVIDING
FOR AN EFFECTIVE DATE.**

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, Chapter 163, Florida Statutes, allows local governments to adopt large scale amendments; and

WHEREAS, after due public notice, Walton County held the requisite public hearings to afford opportunity for public comments concerning the subject large scale amendment to the Future Land Use Map; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.01 .03(F) of the Walton County Land Development Code as codified in Ordinance 97-28.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, that:

Section I. This ordinance shall be known as the Walton County Comprehensive Plan Map Amendment #05-01 C.12.

Section II. Findings of Fact. The Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Cletis Wilson represented by Terry Anderson, P.E., 4401 Highway 98 East, Santa Rosa Beach, FL 32459.

2. The property subject to this Ordinance and amendment is described as follows:

Parcel #s 05-2N- 18-09000-001-0000 and 06-2N-1 8-09000-001 -GOAD

E3/4 LESS 1-10 ROW OR 799-1 73 OR 533-319 OR 1415-53 OR 1433-50
(Long Legal description see Exhibit A attached)

3. The proposed amendment is compatible with development in the area of the subject property.
4. The property will be on potable well and septic systems provided by the City of DeFuniak Springs.
5. Any development under this amendment will be required to properly design retention of storm water runoff in accordance with County Regulations.
6. The property is currently categorized as General Agriculture 1:10.
7. Upon the legally effective date of this Ordinance, the property will be categorized as Rural Low Density (1:1).

Section III. Future Land Use Map Amendment. The Walton County Comprehensive Plan Future Land Use Map is hereby amended changing the above described parcel consisting of approximately 448 acres from General Agriculture 1:10 to Rural Low Density 1:1.

Section IV. An official, true and correct copy of the Future Land Use Map and amendments shall be filed with the Walton County Clerk and also maintained at the Walton County Planning and Development Services Division, which shall be responsible for administration of the Comprehensive Plan.

Section V. Severability. If any portion of the Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of the Ordinance shall not be affected by such invalidity.

Section VI. Effective Date. This Ordinance shall become effective as provided by law.

ADOPTED THIS 28th DAY OF NOVEMBER , 2005.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: Scott A. Brannon
Scott Brannon, Chairman

ATTEST:

Crystalscomieis
Martha Ingle, Clerk of Court

EXHIBIT A

FILED A RECORDED
DATE 04/18/96 TIME 12:33

C12
WILSON

FL 523664 B 1433 P 50
CO:WALTON ST:FL

Prepared by:
Kathleen K. DeMaria
Smith, Sauer, DeMaria & Johnson
P.O. Box 12446
Pensacola, Florida 32582-2446

CATHERINE KING CLERK
CO:WALTON ST:FL

DOC STAMPS .70 ✓
INTANG TAX .00

WARRANTY DEED

THIS INDENTURE, Made this 27th day of April, 1996, between Cletis L. Wilson and Marilyn I. Wilson, husband and wife, of the County of Walton, State of Florida, hereinafter referred to as "grantor" and Cletis L. Wilson, for his life and Cletis L. Wilson and Marilyn I. Wilson, as Trustees of that certain Trust by and between Cletis L. Wilson as Grantor and Cletis L. Wilson and Marilyn I. Wilson, as Trustees, whose post office address is 750 Lake Wilson Dr., DePue Springs, Florida 32433, whose Social Security Number is 522 289798, hereinafter called "grantee".

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, Cletis L. Wilson, for his life a life estate in all of their interest in the following described land, and Cletis L. Wilson and Marilyn I. Wilson, as Trustees of that certain Trust Agreement by and between Cletis L. Wilson, as Grantor and Cletis L. Wilson and Marilyn I. Wilson, as Trustees all of their interest in the following described land, situate, lying and being in Walton County, Florida, to wit:

Parcel 1:

The East 23.75 acres of Northeast 1/4 of Northeast 1/4 of Section 5, Township 2 North, Range 18 West, Walton County, Florida.

Parcel 2:

The North 23.87 acres of the Northwest 1/4 of Southeast 1/4, Section 5, Township 2 North, range 18 West, Walton County, Florida.

Parcel 3:

Commencing where the North right-of-way line of Interstate 10 intersects the East right-of-way of State Road 280, run East along right-of-way of Interstate 10 to the East line of the Southwest 1/4 of Southwest 1/4 of Section 5, Township 2 North, Range 18 West, run thence North along the East line of said property 80 feet; thence run West parallel to the North right-of-way line of Interstate 10 to the East boundary of State Road 280; thence run Southeasterly along the East boundary of State Road 280 to the Point of Beginning, being a part of the Southwest 1/4 of Southwest 1/4 of Section 5 and the Southeast 1/4 of Southeast 1/4 of Section 6, all in Township 2 North, Range 18 West, Walton County, Florida.

Parcel 4:

The East 3/4 of Section 5, Township 2 North, Range 18 West, Walton County, Florida. LESS AND EXCEPT the East 23.75 acres of the Northeast 1/4 of Northeast 1/4, and the North 23.87 acres of the Northwest 1/4 of the Southeast 1/4, together with appurtenant Easement. LESS AND EXCEPT existing road right of way for I-10.

THIS IS THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the current year, zoning ordinances and restrictions, limitations and easements of record.

The above described property bearing Property Appraiser Parcel Identification No. 05-24-18-0900-001-0000
06-24-18-0900-001-00A0

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Grantor of the trust has conferred on the trustee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this instrument.

**Grantor* and *Grantee* are used for singular or plural, as context requires.

RECORD VERIFIED
BY [Signature] DC

IN WITNESS WHEREOF, Grantor has hereunto set: grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kathleen K. DeMaria
Printed Name Kathleen K. DeMaria

Cletis L. Wilson
Cletis L. Wilson

Stacey D. Shurtz
Printed Name Stacey D. Shurtz

Social Security No. 513 78 9793

Kathleen K. DeMaria
Printed Name Kathleen K. DeMaria

Marilyn I. Wilson
Marilyn I. Wilson

Stacey D. Shurtz
Printed Name Stacey D. Shurtz

Social Security No. 726 18 5195

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of April, 1996, by Cletis L. Wilson and Marilyn I. Wilson, who are personally known to me or who have produced FL driver's licenses as identification.

Kathleen K. DeMaria
Notary Public

Kathleen K. DeMaria
Printed Name

(NOTARY SEAL)

My Commission Expires:



FL 523664 B 1433 P 51
CO:WALTON ST:FL

AMENDMENT INFORMATION
Date of Application: _____

NAME OF OWNER: Cletis Wilson

(If company or corporation, name of secretary and president)

Address: 750 Lake Wilson Drive
DeFuniak Springs, FL 32435

Owner's Telephone

Number: _____

Owner's FAX Number:

AGENT FOR OWNER:

Agents Address:

Agent's Telephone Number:

Agent's FAX Number:

Parcel Identification Number: 05-2N-1 8-09000-0Q1 -0000, 06-2N-1 8-09000-001-00A0

Legal Description:

Parcel 1: The East 23.75 acres of Northeast 74 of Northeast ¼ of Section 5. Township 2 North, Range 18 West, Walton County, Florida.

Parcel 2: The North 23.87 acres of the Northwest ¼ of Southeast ¼, Sections, Township 2 North. Range 18 West. Walton County, Florida.

Parcel 3: Commencing where the North right-of-way line of Interstate 10 intersects the East right-of-way of State Road 28Q run East along right-of-way of Interstate 10 to the East line of the Southwest ¼ of Southwest ¼ of Section 5, Township 2 North, Range is West, run thence North along the East line of said property 80 feet; thence run West parallel to the North right-of-way line of interstate 10 to the East boundary of State Road 280; thence run Southeasterly along the East boundary of State Road 280 to the Point of Beginning, being a part of the Southwest ¼ of Southwest ¼ of Section 5 and the Southeast ¼ of Section 6, all in Township 2 North, Range 18 West, Walton County, Florida.

Parcel 4: The East 74 of Section 5, Township 2 North. Range 15 West. Walton County,

Florida.

LESS AND EXCEPT the East 2335 acres of the Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$, and the North

23.87 acres of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, together with appurtenant Easement.

LESS

AND EXCEPTH existing road right of way for 1-10.

Location of Subject Property (Driving Directions from DeFuniak Springs to site):

From the east end of Bay Avenue, drive 2.55 miles south on CR 280. Take a left onto Lake

Wilson Drive. Property is located at the end of the road.

LSA_05-01 - C.12

Total Acres: 448

From: General Agriculture 1:10

To: Rural Low Density 1:1



- Streams
- Streets
- Parcels
- ▣ Amendments
- Effective Land Use**
- ▤ General Agriculture

0 225 450 900 Feet

