

ORDINANCE NO. 2023-__05__

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF CALHOUN COUNTY, FLORIDA, APPROVING THE APPLICATION OF JERRY WALKER, FOR AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN OF CALHOUN COUNTY, FLORIDA, DATED 2010-2025, AS AMENDED, BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM AGRICULTURE (1:10) TO RESIDENTIAL FOR ±86.69 ACRES OF LAND AT NW CORNER 274 (PARCEL ID. NUMBER: 32-2N-11-0000-0006-0200); PROVIDING FOR A COPY ON FILE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the Board of County Commissioners of Calhoun County, Florida, to prepare, amend and enforce a Comprehensive Plan to guide land use and development in the County; and

WHEREAS, the Planning Commission of Calhoun County, Florida, sitting as the Local Planning Agency, conducted a Public Hearing regarding this small-scale Comprehensive Plan Amendment on November 21, 2023, after due public notice, and considering the findings and advice of all interested parties; and

WHEREAS, the Board of County Commissioners of Calhoun County, Florida, held an Adoption Hearing on November 21, 2023, to consider the adoption of this small-scale Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the Adoption Hearing; and

WHEREAS, in exercise of its authority the Board of County Commissioners of Calhoun County, Florida, finds it necessary and desirable to adopt, and does hereby adopt, this small-scale Comprehensive Plan Amendment in order to encourage the most-appropriate use of land, water and resources, consistent with the public interest, and to deal effectively with future problems that may result from the use and development of land within Calhoun County, Florida, as provided below.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CALHOUN COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE. PURPOSE AND INTENT

This ordinance is enacted to carry out the purpose, the intent of, and exercise the authority set out in, the Local Government Comprehensive Act, Sections 163.3161 through 163.3215, Florida Statutes.

SECTION TWO. COMPREHENSIVE PLAN AMENDMENT ADOPTED

This small-scale Comprehensive Plan Amendment, as described in attached Exhibits A and B, is hereby adopted in order to amend the Future Land Use Map in the Comprehensive Plan of Calhoun County, Florida.

SECTION THREE. SEVERABILITY.

If any provisions or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION FOUR. COPY ON FILE

An official, true copy of this small-scale Comprehensive Plan Amendment, as adopted, shall be maintained by the Board of County Commissioners of Calhoun County.

SECTION FIVE. EFFECTIVE DATE

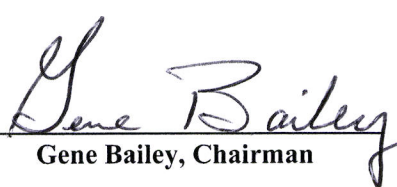
In accordance with Section 163.3187(3)(c), Florida Statutes, this small-scale Comprehensive Plan Amendment shall become effective 31 days after the date of adoption by the Board of County Commissioners of Calhoun County, Florida, if no challenge is filed. If this small-scale Comprehensive Plan Amendment is challenged within 30 days of the adoption date, then this amendment shall not become effective until the State Land Planning Agency or the Administration Commission issues a Final Order determining this amendment to be in compliance. No Development Orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED BY THE Board of County Commissioners of Calhoun County, Florida, this 21st day of November 2023.

Board of County Commissioners
of Calhoun County, Florida

ATTEST:

BY:


Gene Bailey, Chairman


Carla Hand, Clerk

Exhibit "A": Legal Description

**FLUM Amendment of ±86.69 acres at NW CO. RD 274 (Parcel ID. Number: 32-2N-11-0000-0006-0200)
from Agriculture (1:10) to Residential (J Walker)**

LEGAL DESCRIPTION:

The South 1/2 of the Southwest 1/4 and that part of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 2 North, Range 11 West., Calhoun County, Florida, lying South of County Road No. 274.

LESS AND EXCEPT the South 75.00 feet of the East 2085.75 feet of said Southwest

1/4. The above property being more particularly described as follows:

**BEGIN at a 6 inch square concrete monument marked SJPC (St. Joe Paper Company),
said monument marking the Southwest corner of Section**

**32, Township North, Range 11 West, Calhoun County, Florida; thence North
01 Degrees 41'30" East, along the West line of the Southwest**

1/4 of said Section, a distance of 1326.36 feet to a ½ inch iron rod and cap (PSM 2142)

**marking the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section; thence South
89 Degrees 14'25" East, along the North line of said Southwest 1/4 of the Southwest**

**1/4, a distance of 1319.70 feet to a 4 inch Square concrete monument (PSM 2142) marking
the Southwest corner of the**

**Northeast 1/4 of the Southwest 1/4 of said Section; thence North 01 Degrees 20'18" East, along the West.
line of said Northeast 1/4 of the Southwest 1/4, a distance of 533.08 feet to a 4 inch square concrete monu
ment (PSM 2142) on the South right-of-way (R/W)**

of line of County Road No. 274; thence South 70 Degrees 34'48"

**East, along said R/W line, 771.74 feet to a 4 inch square concrete monument
(PSM 2142) marking the beginning**

of a curve concave Northeasterly, having a radius of 5798.26 feet; thence

Southeasterly along the arc of said curve and said R/W line, through

**a central angle of 6 Degrees 00'34", an arc distance of 608.15 feet (chord of said arc being South 72 Degr
ees 59'46" East, 607.88 feet) to a 6 inch triangular concrete monument (SJPC) on the East line of said S
outhwest 1/4 of Section 32; thence South 00 Degrees 59'06" West, along said East**

**line of Southwest 1/4 and the approximate Westerly maintained R/W line of Cooper Road, a distance
of 1371.51 feet to a 4 inch square concrete**

**monument (PSM 2142); thence leaving said East line and said approximate R/W line, North 89 Degrees
08'57" West, a distance of 2085.93 feet to a 4 inch square concrete monument (PSM**

**2142); thence South 00 Degrees 51'03" West, a distance of 75.00 feet to a 4 inch square concrete
monument (PSM 2142) on the South line of said Southwest 1/4 of Section**

**32; thence North 89 Degrees 08'57" West, along said South line, a distance of 570.00 feet to the POINT
OF BEGINNING.**

Parcel Identification Number: R 32-2N-11-0000-0006-0200

Exhibit "B": Calhoun County Future Land Use Map (FLUM)

FLUM Amendment of ±86.69 acres at NW CO. RD 274 (Parcel ID. Number: 32-2N-11-0000-0006-0200) from Agriculture (1:10) to Residential (J Walker)

