

Walton County LDC Appendix PDO-1

PDO-1 Walton Apartments Conceptual PUD Overlay District

Overlay District Legal Description: The boundary of the overlay district includes current tax ID parcels 29-2S-19-24000-004-0000, 29-2S-19-24000-008-0100, and 29-2S-19-24070-003-0040, as described in the following legal description:

A.

FRACTL S1/2 OF NE1/4 E1/2 OF NW1/4 LESS MAGNOLIA S/D ALSO LESS DESC SOLD OF REC LOT 13 BLK A STARKE S/D UNREC ORB 56-235 ALSO LESS DESC SOLD LOT 17 BLK A LESS LOT 14 BLK A OR 751-238 OR 2335-1723 ***LESS & EXCEPT: THE N2 OF FRACTL SEC 29 LYING ELY & SLY OF BOWMAN BAYOU *LESS* LOTS 5 & 19 DESCRIBED AS: COM NE/C OF SE4: N87DEG56' 29"W ON N LN OF SE4 2144.60'; DPRT N LN N 02DEG03'31"E 370.2 FT TO POB; N 29DEG17'08"E 100 FT; N 60DEG42'52"W 636' MOL TO WATERS EDGE OF BOWMAN BAYOU; MEANDER SWLY ALG WATERS EDGE 111' MOL TO INTERSECTION WITH LN PASSED THUR POB BEARING N60 DEG42'52"W; DPRT WATER S 60DEG 42'52"E 589' MOL TO POB *AND* COM NE/C OF SE4: N 87DEG56'29" W ON N LN OF SE4 532.44'; DPRT N LN N 02DEG03'31"E 180.35' TO POB; N 84DEG35'13"W 72.35' TO PT OF CURVATURE WITH A CURVE CONCAVE NLY HAVING RADIUS OF 722.32'; ALG ARC OF CURVE THRU CNTRL ANGLE OF 03DEG02'53" AN ARC DIST OF 41.09' (CB & DIST= N 82DEG56'46"W 41.08'); DPRT CURVE N 10DEG40'57"E 236' MOL TO WATERS EDGE OF BAY; MEANDER ALG WATERS EDGE SELY 44' MOL & NELY 62' MOL TO INTERSEC WITH LN PASSED THRU POB BEARING N06 DEG59'49"E; DPRT WATER S06DEG 59'49"W 262' MOL TO POB OR 2497-1382 LESS & EXCEPT: ESTUARY S/D (24080) PB 16 PG 9 04R OR 2637-1899 &-1904 OR 2821-4109 and

COM SW/COR OF NW1/4 SEC 29. N 01 DEG 36'17"E 1324.18 FT. S 89 DEG 35'45"E 786.64 FT TO SE/LY ROW US HWY 331 FOR POB. S 89 DEG 35'45"E 432.05 FT TO E BDRY OF SW1/4 OF NW1/4. S 00 DEG 24'58"W 329.08 FT. N 89 DEG 43'04"W 557.34 FT TO SE/LY ROW US HWY 331. N 21 DEG 11'21"E 353.26 FT TO POB. OR 2661-2492 OR 2821-3944 OR 2821-4094

B. Permitted Uses: The property covered by this overlay district contains more than one land use designation (NPA-RPA, NPA-SN, and NPA-Infill). As allowed by Comprehensive Plan Policy L-1.12.1, the PUD overlay district may include all of the uses allowed in those categories but may not exceed the total allowable densities and intensities for each of those uses. The allowable uses approved for this overlay district more specifically described in the Final Order and Staff Report referred to in Section C below.

Walton County LDC Appendix PDO-1

C. Regulatory Conditions Pertaining to the Development Plan are as specifically described in the:

- a. Walton County Board of County Commissioners Final Order for the Walton Apartments Conceptual PUD and Master Plan as approved on August 11, 2009 and filed on August 13, 2009, and
- b. Walton County Development Services Division Staff Report prepared by Jason Bryan, AICP, dated August 11, 2009, and
- c. Walton County Comprehensive Plan and Land Development Code for development standards not otherwise specifically covered in the above described documents.

D. Walton Apartments Conceptual PUD Master Plan Map

