ORDINANCE NO.99-12

AN ORDINANCE ADOPTING A SMALL SCALE AMENDMENT TO THE WALTON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; AND 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 a comprehensive plan amendment; and

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

WHEREAS, Walton County afforded opportunity for public comments concerning the subject small scale amendment to the Future Land Use Map; and

WHEREAS, after due public notice, the Walton County Planning Commission and the Board of County Commissioners held an adoption hearing on July 1, and July 12, 1999. NOW,

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

SECTION I. FINDINGS OF FACT: The Board of County Commissioners finds as follows:

1. The applicant's name and address is:

   Signature Properties, Inc.
   4935 E. Hwy. 30-A.
   Seagrove Beach, FL 32459

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

   Lots 2 & 3 Magnolia Dunes Subdivision
   Section 24, Township 3 South, Range 19 West, Walton County, Florida

   Parcel ID# 24-3S-19-25185-000-0000
   Parcel ID# 24-3S-19-25185-000-0030

3. The proposed amendment is compatible with development in the area of

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the subject lot.

4. The property is currently served with adequate potable and wastewater services.

5. This amendment will have no adverse effects on the environment and the development under this amendment will be properly designed to retain storm water run-off in accordance with County regulations.

6. The property is currently categorized as Neighborhood Planning Area/Residential Preservation

7. The residential land use has a density of 10 units or less per acre limit per Subsection 163.3187(1)(c)1.a(111)f., Florida Statutes.

Upon the legally effective date of this Ordinance, the property will be categorized as Village Mixed Use.

SECTION II. FUTURE LAND USE MAP AMENDMENT:

The Future Land Use Map is amended to show the above described parcel to be within the Village Mixed Use category. This addition increases the VMU land use category by .17 acres.

EFFECTIVE DATE: The effective date of this plan amendment and Ordinance shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187, F.S. If challenged, the effective date shall be the date a Final Order is issued by the Department of Administrative Hearings finding the amendment in compliance in accordance with Section 163.3184, F.S.

ADOPTED THIS 12TH DAY OF JULY, 1999.

JOEL PAUL, JR., CHAIRMAN
WALTON COUNTY BOARD OF COMMISSIONERS

ATTEST:
DAN BODIFORD, CLERK

CIRCUIT COURT WALTON COUNTY FLORIDA

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