

**ORDINANCE  
2005-78**

**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.15.

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

1. The applicant's name and address is:

SFB Investments, LLP represented by Jack Rhodes consultant, Inc., Post Office Box 1918, Santa Rosa Beach, FL 32459.

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

Parcel # 34-2S-20-33270-059-0000; COM NW/C LOT 58, E 325 FT TO POB, S 210 FT, E 105 FT N 210 FT, W 105 FT TO BEG OR 139-524 described as

Parcel # 34-25-20-33270-058-0001; LOT 58 LESS 1 AC AND LESS OR 27-211 & LESS COM SW/C LOT 58, N 100 FT, E 100 FT, S 100 described as Parcel # 34-2S-20-33270-058-0003; COM NW/C OF LOT 58, E 430 FT TO POB THENCE S 210 FT THENCE E 105 FT, N 210 FT W 105 FT described as Parcel # 34-2S-20-33270-058-0004; COM AT SE COR OF LOT 58 RUN W 385 FT N 42 FT TO POB, W100 FT N 100 FT E 100 FT 5100 FT described as Parcel # 34-25-20-33270-058-0005.

3. The proposed amendment is compatible with development in the area of the subject property.
4. The property will be provided with adequate potable and wastewater services.
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 Conservation Residential 2:1.
7. Upon the legally effective date of this Ordinance, the property will be categorized as NPN Small Neighborhood.

**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 18 acres from Conservation Residential 2:1 to Neighborhood Planning Area / Small Neighborhood.

**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 28<sup>TH</sup> DAY OF NOVEMBER, 2005.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

By: Scott A. Brannon  
Scott Brannon, Chairman

**ATTEST:**

*for Crystal Scomeis*  
Martha Ingle, Clerk of Court

# LSA\_05-01-C.15

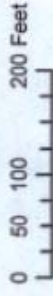
Total Acres: 18

From: CR 2:1

To: NPA/SN 10:1



- Streams
- Streets
- Amendments
- Parcels
- CR\_2 Units per Acre
- State Lands
- Small Neighborhood



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