

**ORDINANCE  
2006-23**

AN ORDINANCE ADOPTING A SMALL SCALE  
AMENDMENT TO THE WALTON COUNTY FUTURE  
LAND USE MAP SERIES; PROVIDING FINDINGS  
OF FACT; AND PROVIDING 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 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 held a public hearing on November 9th, 2006, and the Walton County Board of County Commissioners held adoption hearings on November 28, 2006 and December 12, 2006, 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. FINDINGS OF FACT:**

Regarding small scale amendment # SSA 06-1.18 the Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Walton County

2. The property subject to this amendment is 7.49 acres, parcel #29-2S-20-33000-011-0000; being further described as follows:

LOT 16, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 20 WEST,  
MAP OF SANTA ROSA PLANTATION CO., ACCORDING TO THE  
PLAT THEREOF AS

RECORDED IN PLAT BOOK 2, PAGE 4, PUBLIC RECORDS OF WALTON COUNTY.

LESS & EXCEPT:

A PORTION OF LOT 16, MAP OF SANTA ROSA PLANTATION COMPANY, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, AND BEING IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT A 0.203 METER TRIANGULAR ST. JOE PAPER COMPANY CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH 02°04'22" WEST 745.903 METERS (2447.18 FEET) ALONG THE EAST LINE OF SAID SECTION 29 TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°04'22" WEST 59.310 METERS (194.59 FEET) ALONG SAID EAST SECTION LINE TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 30 (U.S. 98); THENCE DEPARTING SAID EAST SECTION LINE, RUN NORTH 87°41'16" WEST 20.002 METERS (65.62 FEET) ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 30; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 02°03'50" EAST 59.223 METERS (194.30 FEET); THENCE SOUTH 87°56'10" EAST 20.011 METERS (65.65 FEET) TO POINT OF BEGINNING;

CONTAINING 1185.7 SQUARE METERS (12,763 SQUARE FEET), MORE OR LESS, EXCLUSIVE OF AREA WITH IN EXISTING COUNTY ROAD RIGHT OF WAY.

DESCRIPTION:

(AS WRITTEN)

A PORTION OF LOT 16, SECTION 29, TOWNSHIP 2 SOUTH, RANGE 20 WEST, MAP OF SANTA ROSA PLANTATION COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF WALTON

COUNTY, FLORIDA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SOUTHEAST 1/4 OF SAID SECTION 29, THENCE ALONG THE EAST LINE OF SAID SECTION SOUTH 02°04'22" WEST A DISTANCE OF 2381.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, THENCE DEPARTING SAID EAST SECTION LINE AND ALONG THE NORTH LINE OF LOT 16 NORTH 88°03'06" WEST A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF DON BISHOP AND THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WEST RIGHT OF WAY SOUTH 02°25'35" WEST FOR A DISTANCE OF 65.72 FEET; THENCE ALONG SAID RIGHT OF WAY NORTH 87°56'10" WEST FOR A DISTANCE 32.04 FEET; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 02°03'50" WEST FOR A DISTANCE OF 194.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 98 (STATE ROAD 30); THENCE DEPARTING SAID WEST RIGHT OF WAY AN ALONG SAID NORTHERLY RIGHT OF WAY NORTH 87°41'16" WEST FOR A DISTANCE OF 1266.85 FEET TO THE WEST LINE OF SAID LOT 16; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, AND ALONG SAID WEST LINE NORTH 02°18'44" EAST FOR A DISTANCE OF 251.92 FEET TO THE AFORESAID NORTH LINE OF LOT 16; THENCE DEPARTING SAID WEST LINE, AND ALONG SAID NORTH LINE SOUTH 88°03'06" EAST FOR A DISTANCE 1298.20 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 7.49 ACRES OF LAND MORE OR LESS.

3. The proposed amendment is compatible with development in the surrounding area.
4. The property can be served with adequate potable and wastewater services.
5. Any development under this amendment will be required to meet all of the standards of the Walton County Land Development Code.
6. The property is currently designated conservation.
7. Upon the legally effective date of this ordinance, the property will be redesignated

village mixed use.

**Section 2. Effective Date**

This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida,

at a regular meeting on the \_\_\_\_\_ day of, \_\_\_\_\_, 2006

12th

Dec.

Attest:

*bar* Connie Marse  
Martha Ingle  
Clerk of Court

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

By: Kenneth Pridgen  
Kenneth Pridgen, Chair