

**ORDINANCE  
2007-13**

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 June 14, 2007, and the Board of County Commissioners held adoption hearings on June 26, 2007 and July 10, 2007, 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 07-03 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

G & G Global Development, Inc.  
P.O. Box 6023  
Miramar Beach, FL 32550

2. The property subject to this amendment is an 8.05 acre part of parcel # 36-2S-20-33290-000-0610, further described as:

A portion of Lot 61 of the 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, lying in Section 36, Township 2 South, Range 30 West, Walton County, Florida and lying south of State Road 30 per Florida Department of Transportation right-of-way map Financial Project Number 2206421, less and except the following described parcel:

Begin at the intersection of the westerly boundary of Lot 63 of the 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, and the southerly right-of-way of State Road 30 shown on Florida Department of Transportation right of way map Financial Project Number 2206421, said point being marked by a 5/8" iron rod and cap stamped "ANA LB3293"; said point also being a point on a curve concave to the south and having a radius of 13164.34 feet: thence along said southerly right-of-way line and along said curve to the right, through a central angle of 03 degrees 29 minutes 34 seconds (chord of said arc bearing south 78 degrees 46 minutes 00 seconds east a distance of 802.38 feet) run an arc distance of 802.50 feet to the end of said curve being marked by a 5/8" iron rod and cap stamped "ANA LB3293"; thence departing said curve and said southerly right-of-way, run south 40 degrees 29 minutes 29 seconds west a distance of 1093.01 feet to a point on the southerly boundary of lot 61 lying a distance of 134.05 feet from the southwest corner of said lot 61; thence along said southerly boundary of said lot 61, run north 88 degrees 01 minutes 35 seconds west a distance 134.05 feet to a 5/8" iron rod and cap marked "ANA LB3293" marking the southwest corner of said lot 61; thence departing said southerly boundary, along the westerly boundary of said lot 61, run north 03 degrees 17 minutes 57 seconds east a distance of 330.00 feet to the southwest corner of said lot 62 being marked by a 5/8" iron rod and cap stamped "ANA LB3293"; thence along the westerly boundaries of lot 62 and 61, run north 03 degrees 18 minutes 07 seconds east a distance of 654.56 feet to the point of beginning. Said lands containing 8.048 acres, more or less.

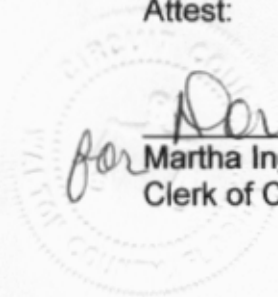
3. The proposed amendment is compatible with development in the surrounding area.
4. The property currently has access to adequate potable and wastewater services.
5. Any development under this amendment will be required to meet all of the standards of the Walton County Land Development Code.
6. The property is currently designated conservation residential two dwellings per acre.
7. Upon the legally effective date of this ordinance, the property will be re-designated village mixed use. Chapter 163, Florida Statutes, caps the maximum density of this parcel at ten (10) dwellings per acre.

## Section 2. Effective Date

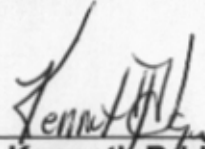
This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 10th day of July, 2007

Attest:

for Dari Cordle  
Martha Ingle  
Clerk of Court

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

By:   
Kenneth Pridgen, Chair