

**ORDINANCE
2007-15**

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 07-06 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

M.C. Davis as Trustee of the M.C. Davis 2006 Trust
651 Don Bishop Road
Santa Rosa Beach, FL 32459

2. The property subject to this amendment is a 4.15 acre parcel # 33-2S-20-33260-032-0000, further described as:

Lot 32, Section 33, 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, Florida.

Less and Except:

A portion of Lot 32, 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 33, Township 2 South, Range 20 West, Walton County, Florida, described as follows: Commence at a 0.152 meter by 0.152 meter St. Joe Paper Company concrete monument marking the southwest corner of the Southeast 1/4 of said Section 33; thence North 01°46'47" East 1511.476 meters (4,958.90 feet) along the west line of the East 1/2 of said Section 33 to POINT OF BEGINNING; thence continue North 01°46'47" East 85.508 meters (280.54 feet) along said west line to the existing southerly right of way line of State Road 30 (U.S. 98); thence departing said west line, run South 87°41'16" East 400.964 meters (1,315.50 feet) along said existing southerly right of way line of State Road 30 to the east line of said Lot 32; thence departing said existing southerly right of way line, run South 01°41'39" West 48.391 meters (158.76 feet) along said east lot line to a point on a non-tangent curve; thence departing said east lot line (from a tangent bearing of North 88°37'06" West), run northwesterly along said curve to the right (concave northerly) having a radius of 4641.240 meters (15,227.13 feet), an arc length of 75.374 meters (247.29 feet), through a central angle of 00°55'50" to end of curve; thence North 87°41'16" West 312.666 meters (1,025.81 feet); thence South 01°46'47" West 36.505 meters (119.77 feet); thence North 87°41'42" West 12.993 meters (42.63 feet) to POINT OF BEGINNING

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.

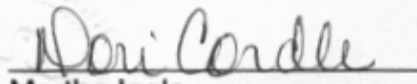
6. The property is currently designated conservation.
7. Upon the legally effective date of this ordinance, the property will be re-designated village mixed use. Chapter 163, Florida Statutes, caps the maximum density of this parcel at ten (10) dwellings per acre.

Section 2. Effective Date

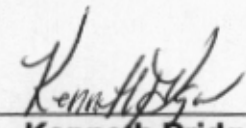
This ordinance shall take effect as provided by law.

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

Attest:


Martha Ingle
Clerk of Court

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: 
Kenneth Pridgen, Chair