

**ORDINANCE
2007-17**

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 07-08 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Alabama Electrical Cooperative, Inc./Chelco
2027 East Three Notch St.
P.O. Box 550
Andalusia, Alabama 36420

2. The property subject to this amendment is a 1.81 acre portion of parcel # I 0-3S-1 9-25000-001-0000, further described as:

A parcel of land lying in Section 10, Township 3 South, Range 19 West, Walton County, Florida, bounded on the West by the East right-of-way of State Road #395, being more particularly described as follows:

Commence at a found 4" by 4" concrete monument (no identification number) marking the northeast corner of said Section 10; thence proceed N88°16'25"W (reference bearing) along the north line of said Section 10 a distance of 813.98 feet to a point on the easterly right-of-way line of State Road #395; thence departing said north line proceed S06°25'54"E along said easterly right-of-way line a distance of 1325.69 feet to a point of curvature of a curve concave northeasterly and having a radius of 2827.51 feet; thence proceed southeasterly along said curve through a central angle of 11°00'03" an arc distance of 542.89' (chord = 542.05', chord bearing = S11°55'56"E) to the point of beginning; thence departing said easterly right-of-way line proceed N69°43'45"E a distance of 280.00 feet; thence proceed S20°16'15"E a distance of 280.00 feet; thence proceed S69°43'45"W a distance of 280.00 feet to a point on the aforesaid easterly right-of-way line and curve having a radius of 2827.51 feet; thence proceed northwesterly along said curve and easterly right-of-way line through a central angle of 05°40'34" an arc distance of 280.11 feet (chord = 280.00', chord bearing = N20°16'15"W) to the point of beginning. The above described parcel of land contains 1.81 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.
7. Upon the legally effective date of this ordinance, the property will be re-designated public facilities.

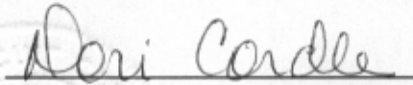
Section 2. Effective Date

This ordinance shall take effect as provided by law.

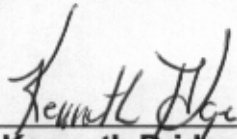
Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 10th day of July, 2007

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:



Martha Ingle
Clerk of Court

By: 
Kenneth Pridgen, Chair

