

ORDINANCE
2007-19

INSIR # 1008631
OF, BK 2771 Pages 334 - 336
RECORDED 08/21/07 10:26:05
MARTHA INGLE, WALTON COUNTY
DEPUTY CLERK T WARD
#1

**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 July 12, 2007, and the Board of County Commissioners held adoption hearings on July 24, 2007 and August 14, 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 2007-12 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

A&A Properties of Destin, Inc.
506 Hwy 98 E.
Destin, FL 32541

2. The property subject to this amendment is a 5.44 +1- acre parcel identified as #35-2N-19-18000-001-0058, and further described as:

Commence at the Northwest Corner of Section 35, Township 2 North, Range 19 West, Walton County, Florida, and run South 89 degrees 15 minutes 01 seconds East along the North line of said Section 35 a distance of 2163.02 feet to a point on the Westerly R/W line of U.S. Highway 331; thence South 07 degrees 23 minutes 33 seconds West along said R/W line 935.25 feet; thence departing said R/W line run North 87 degrees 18 minutes 18 seconds West, 270.32 feet to the Point of Beginning; thence continue North 87 degrees 18 minutes 18 seconds West, 331.45 feet; thence run North 567.28 feet to the Southerly line of a county maintained dirt road (Forest Oak Road); thence run North 75 degrees 53 minutes 28 seconds East, 219.36 feet; thence run North 68 degrees 29 minutes 57 seconds East, 205.47 feet; thence run North 58 degrees 57 minutes 13 seconds East, 24.77 feet; thence run South 07 degrees 23 minutes 33 seconds West, 730.61 feet to the 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 Estate Residential.
7. Upon the legally effective date of this ordinance, the property will be re-designated Commercial.

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 14th day of August, 2007.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:



Martha Ingle
Martha Ingle
Clerk of Court

By:

Kenneth Pridgen

Kenneth Pridgen, Chair