

ORDINANCE
2007-24

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 August 9, 2007, and the Board of County Commissioners held adoption hearings on August 28, 2007 and September 11, 2007, and;

WHEREAS, this ordinance shall be considered a final order as required in Section 10.03.04 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 2007-15 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Trout Branch LLC
P.O. Box 6773
Destin, FL 32550

2. The property subject to this amendment is a split tract of 6.91 +/- acres contained within the parcel identified as

19-1S-20-32000-005-0000, and further described as:

Tract One

Commence at a found 4"x4" concrete monument L.B. #3501 marking the southeast corner of the northwest quarter of the northeast quarter of Section 19, Township 1 South, Range 20 West, Walton County, Florida.

Thence N 87° 15' 10" W for a distance of 330.13 feet; thence S01° 51' 21"W for a distance of 255.53 feet; thence S 77° 00' 31" W for a distance of 614.75 feet to a point of beginning. Thence N 01° 36' 13" E for a distance of 343.15 feet; thence S 88° 23' 47" E for a distance of 306.00 feet; thence S 01° 36' 13" W for a distance of 197.61 feet; thence to P.C. of a curve with a radius of 85.00 feet thence along said curve for a distance of 21.68 feet; (S 05° 42' 08" E) thence S 13° 00' 28" E for a distance of 17.29 feet to P.C. of a curve with a radius of 25 feet; thence along said curve for a distance of 39.28 feet (S 32° 00' 02" W); thence S 77° 00' 31" W for a distance of 305.06 feet to POB.

Tract Two

Commence at a found 4"x4" concrete monument L.B. #3501 marking the southeast corner of the northwest quarter of the northeast quarter of Section 19, Township 1 South, Range 20 West, Walton County, Florida.

Thence N 87° 15' 10" W for a distance of 330.13 feet; thence S 01° 51' 21" W for a distance of 255.53 feet; thence S 77° 00' 31" W for a distance of 614.75 feet; thence N 01° 36' 13" E for a distance of 517.15 feet to POB. Thence S 88° 23' 47" E for a distance of 306.00 feet; thence N 01° 36' 13" E for a distance of 326.12 feet to a P.C. of a curve with a radius of 75 feet; thence along said curve for a distance of 64.25 feet; (N 26° 08' 30" E); thence N 50° 41' 06" E for a distance of 31.57 feet; thence N 01° 30' 41" E for a distance of 256.90 feet; thence N 77° 00' 31" E for a distance of 64.37 feet; thence N 41° 08' 14" W for a distance of 122.61 feet; thence S 46° 31' 22" W for a distance of 176.29 feet; thence S 46° 14' 11" W for a distance of 14 feet; thence S 71° 17' 42" W for distance of 213.35 feet; thence S 01° 36' 13" W for

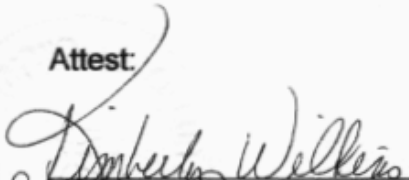

a distance of 557.80 feet to POB.

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 Rural Village.
7. Upon the legally effective date of this ordinance, the property will be redesignated Industrial.

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 11th day of September, 2007.

<p>Attest:</p>  <p>Martha Ingle Clerk of Court</p>	<p>BOARD OF COUNTY COMMISSIONERS WALTON COUNTY, FLORIDA</p> <p>By: </p> <p>Kenneth Pridgen, Chair</p>
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