

**ORDINANCE
2007-41**

**An Ordinance Adopting a Large Scale Amendment to the
Walton County Future Land Use Map Series; Setting Forth
Authority for Adoption; Providing for Findings of Fact;
Providing for Severability; Providing for an Effective Date.**

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, F.S. delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, Chapter 163, Florida Statutes, established 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, Walton county afforded opportunity for public comments concerning the subject map amendment to the Comprehensive Plan during public hearings held before the Walton County Planning Commission and Board of County Commissioners; and

WHEREAS, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on July 25, 2006, and an adoption hearing on 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.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, that:

Section I, This ordinance shall be known as the Walton County Comprehensive Plan Large Scale Map Amendment LSA 06-01.3.

Section II. Findings of Fact. The Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Terry Anderson of Anderson Engineers, P.A. 4401 Highway 98 East, Santa Rosa Beach, FL. 32459 as agent for Kuykendall Properties, LLC

2. The property subject to this Ordinance and amendment is described as follows:

PARCEL A: (O.R.B. 2564, Page 1863)

Lot 20. Subdivision of East Half of Section 23, Township 2 South, Range 20 West, Plat Book 2, Page 4, all lying and being in Walton County, Florida; less and except; Begin at

the Southwest corner of said Lot 20; thence East along South boundary 260.5 feet, North 150 feet, West 260.5 feet and South 150 feet to point of beginning; and

PARCEL B: Lot 21, Santa Rosa Plantation Company's Plat of Section 23, Township 2 South, Range 20 West, according to the map or plat thereof as recorded in Plat Book 2 Page 4 of the Public Records of Walton County; Florida.

PARCEL C (O.R.B. 2652, Page 1689)

Lots 13, 14, 15, and 16 of the South end of the East $\frac{1}{2}$ of Section 23, Township 2 South, Range 20 West of the Public Records of Walton County, Florida.

3. The proposed amendment is compatible with development in the area of the subject property.
4. The property will be provided with adequate potable water and sewer service.
5. Any development under this amendment will be required to properly design retention of storm water runoff in accordance with County Regulations.
6. The property is currently categorized as Neighborhood Planning Area-Infill (8:1) and Conservation Residential (1:2.5).
7. Upon the legally effective date of this Ordinance, the property will be categorized as Village Mixed Use (12:1).

Section III. Future Land Use Map Amendment. The Walton County Comprehensive Plan Future Land Use Map is hereby amended changing the above described parcel consisting of approximately 57.5 acres from Neighborhood Planning Area-Infill (8:1) and Conservation Residential (1:2.5) to Village Mixed Use (12:1).

Section IV. An official, true and correct copy of the Future Land Use Map and amendment shall be filed with the Walton County Clerk and also maintained at the Walton County Planning and Development Services Division, which shall be responsible for administration of the Comprehensive Plan.

Section V. Severability. If any portion of the Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of the Ordinance shall not be affected by such invalidity.

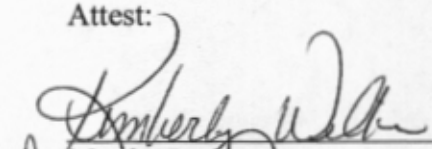
Section VI. Effective Date

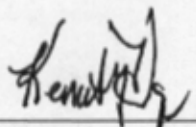
This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 23rd day of October, 2007.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:


Martha Ingle
Clerk of Court

By: 
Kenneth Pridgen, Chair

