

ORDINANCE
2007- 47

**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 October 11, 2007, and the Board of County Commissioners held adoption hearings on October 23, 2007 and November 13, 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 2007-16 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Rex R. and Lumpann Chambless
75 Pisces Drive
Santa Rosa Beach, FL 32459

2. The property subject to this amendment is a 3.79 +/- acre parcel identified as # I 9-2S-1 9-24090-000-0080, and further

described as:

Commence on a P.R.M. at the northeast corner of lot 7, Block C, Pisces Cove Subdivision, as recorded in Plat Book 4, Page 38, Walton County, Florida; thence N 00°06'W along the northerly projection of the east line of said lot 7, a distance of 17.63 feet; thence East a distance of 240.0 feet to the P.O.B.; thence continue East a distance of 164.76 feet; thence S00°06'E a distance of 225.20 feet; thence West a distance of 99.77 feet; thence N16°1 1'27'W a distance of 234.50 feet to the P.O.B. Subject to a 15.0 feet easement along the westerly line thereof for private ingress and egress. Said property being in Section 19, Township 2 South, Range 19 West, Walton County, Florida.

Also,

Commence at the northwest corner of Lot 17, Block D, Pisces Cove Subdivision, 2nd Addition, thence East 99.79 feet to the West right-of-way of Pisces Drive, thence northerly along right-of-way a distance of 229.94 feet, thence North 34°12'30"East for a distance of 9 feet, thence West a distance of 260.24 feet, thence S0°06'00"E for a distance of 225.20 feet, thence West a distance of 99.79 feet, thence S16° I 1'27"E a distance of 147.86 feet, thence East a distance of 154 feet, thence N0°06'W a distance of 142 feet to Point of Beginning.

And also,

Commence at a P.R.M. at the northeast corner of Lot 7, Block C, Pisces Cove Subdivision, thence N00° 06'W along northerly projection of the East line of Lot 7 for a distance of 17.63 feet, thence East for a distance of 140 feet to Point of Beginning, thence continue East for a distance of 100 feet, thence S16°I I '27"E for a distance of 382.36 feet, thence West for a distance of 222 feet, thence N00°06'W for a distance of 202 feet, thence East for a distance of 16 feet, thence N00°06'West for a distance of 165 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 Neighborhood Planning Area-Residential Preservation Area with an allowed residential density of one dwelling unit per platted lot.
7. Upon the legally effective date of this ordinance, the property will be re-designated Low Density Residential with an allowed residential density of four dwelling units per acre.
8. 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.

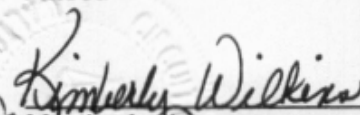
Section 2. Effective Date

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 13th day of November, 2007

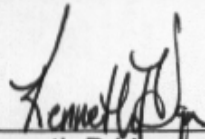
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Attest:


for Martha Ingle
Clerk of Court

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By:


Kenneth Pridden, Chair

