

**ORDINANCE**

**2007-55**

**SSA 2007-19**

**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 November 8, 2007, and the Board of County Commissioners held adoption hearings on November 27, 2007 and December 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 2007-19 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Blue, F. Lloyd Jr., and Bruner, Adlee  
P.O. Box 1569  
Santa Rosa Beach, FL 32459

2. The property subject to this amendment is a 7.67 +/- acre parcel identified as #36-1N-17-04050-000-0000, and further described as:

Start at the northwest corner of U.S. Government Lot 7, Section 36, Township 1 North, Range 17 West, Walton County Florida, thence South 36 degrees 00' 03" East, 265.40 feet to the point of beginning; thence South 83 Degrees, 42' 40" East, 431.13 feet; thence South 37 Degrees 44' 40" East, 150 feet; thence South 25 Degrees 09' 30" East, 225 feet; thence South 34 Degrees 19' 40" West, 545 feet; thence South 37 Degrees 33' 30" West, 150 feet; thence South 11 Degrees 51' 40" West, 375 feet; thence South 87 Degrees 11' 40" West, 56 feet; thence North 01 Degrees 43' 02" West, 1303.12 feet more or less to the point of beginning.

Less and except 20' roadway about the North, South, East, and West boundaries, and as shown on the record plat of Cowford Subdivision as recorded in Plat book 13 Page 35, Public Records of Walton County Florida.

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 Large Scale Agriculture, with an allowed residential density of one dwelling unit per 40 acres and General Agriculture, with an allowed residential density of one dwelling unit per 10 acres.
7. Upon the legally effective date of this ordinance, the property will be redesignated Commercial, with no allowed residential density.
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.

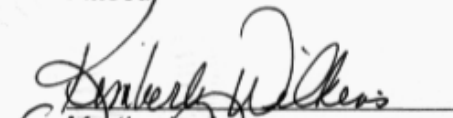
**Section 2. Effective Date**

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 11th day of December, 2007.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:)

  
Martha Ingle  
Clerk of Court

By:   
Chair

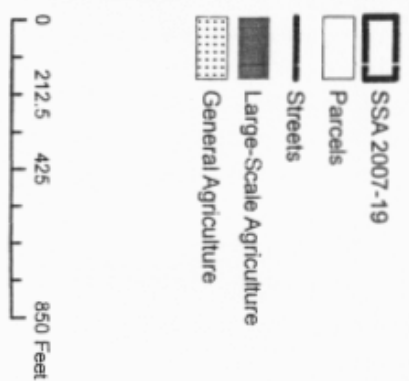


**SSA 2007-19**

Total Acres: 7.67

From: General and Large Scale Agriculture

To: Commercial



Walton County Planning and Development Services Division, Map 12320007  
 To: Commercial, Purpose: 2007-19, 2007-19, 2007-19  
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