

**ORDINANCE
2007-56**

SSA 2007-23

**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 December 6, 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 2007-23 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

McGill, Robert E. Jr. and McGill Robert E. III
36008 Emerald Coast Pkwy. #301
Destin, FL 32541

2. The property subject to this amendment is a 6.075 +1- acre parcel identified as part of parcel # 26-2N-19-18010-000-0000, and further described as:

All that parcel of land lying in and being situated in the northwest one quarter of the northwest one quarter of section 26, Township 2 North, Range 19 West, Walton County, Florida, and being lots 2 through 9 of Lake LeAnna Estates, a Subdivision, as recorded in Plat Book 5, page 53 of the Public Records of Walton County, Florida and being more particularly described as follows:

Commence at a 1' diameter concrete permanent reference monument marking the apparent southwest corner of the northwest one quarter of the northwest one quarter of Section 26, Township 2 North, Range 19 West, Walton County, Florida, same being the southwest corner of LeAnna Estates, a subdivision as recorded in Plat Book 5, Page 53 of the Public Records of Walton County, Florida; thence go North 90 degrees 00 minutes 00 seconds East along the South boundary line of said subdivision a distance of 1336.19 feet; thence departing said South line go North 00 degrees 43 minutes 00 seconds East along the East boundary line of said subdivision a distance of 185.00 feet; thence departing said East line go North 71 degrees 29 minutes 40 seconds West a distance of 157.52 feet to a point on the East right-of-way line of Marie Lane (60' R/W); thence go South 00 degrees 43 minutes 00 seconds West along said East right of way line a distance of 47.50 feet; thence go North 90 degrees 00 minutes 00 seconds West along the South right of way line of Marie Lane (60' R/W) a distance of 1010.00 feet thence go North 00 degrees 41 minutes 00 seconds East along the West right of way line of Marie Lane (60' R/W); a distance of 60.00 feet; thence departing said right-of-way go North 89 degrees 19 minutes 00 seconds West a distance of 176.29 feet; to the West boundary line of Lake LeAnna Estates; thence go South 00 degrees 41 minutes 00 seconds West along said west line a distance of 247.50 feet to aforesaid 1 foot diameter permanent reference marker and the point of beginning. The above described parcel containing 6.075 acres; more or less.


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, with an allowed residential density of one dwelling unit per five acres.
7. Upon the legally effective date of this ordinance, the property will be re-designated Urban 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 11th day of December, 2007.

Attest:


Martha Ingle
Clerk of Court

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: _____


Chair

