

**ORDINANCE  
2008-14**

**SSA 2008-01**

**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 May 8, 2008, and the Board of County Commissioners held adoption hearings on May 27, 2008 and June 10, 2008, 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 2008-01 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Walton County Board of County Commissioners  
117 Montgomery Circle  
DeFuniak Springs, FL 32435

2. The property subject to this amendment is part of parcel #

34-1 S-I 9-23000-007-0020, a 9.74 acre tract further described as:

Exhibit A, attached

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, with an allowed residential density of two dwelling units per acre.
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**

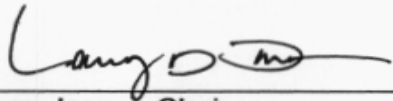
This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 10th day of June, 2008

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

  
for Martha Ingle  
Clerk of Court

By:   
Larry Jones, Chair

**DESCRIPTION:**

(AS WRITTEN)

**EXHIBIT A**

COMMENCE AT A HALF-INCH REBAR (#1748) MARKING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 331 AND THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 3280, SECTION 34, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE S 88°20'00" E 981.66 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 3280 TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 232.96 FEET; THENCE PROCEED NORTH 62 DEGREES 54 MINUTES 26 SECONDS EAST, A DISTANCE OF 174.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 3189.91 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 49 MINUTES 31 SECONDS, AN ARC DISTANCE OF 547.01 FEET, (CHORD BEARING AND DISTANCE = NORTH 57 DEGREES 59 MINUTES 41 SECONDS EAST, A DISTANCE OF 546.34 FEET), THENCE PROCEED NORTH 02 DEGREES 12 MINUTES 51 SECONDS EAST, A DISTANCE OF 207.63 FEET; THENCE PROCEED SOUTH 89 DEGREES 18 MINUTES 53 SECONDS EAST, A DISTANCE OF 334.47 FEET; THENCE PROCEED SOUTH 02 DEGREES 12 MINUTES 26 SECONDS WEST, A DISTANCE OF 833.15 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF COUNTY ROAD 3280; THENCE PROCEED ALONG SAID RIGHT-OF-WAY NORTH 88 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 83.31 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY PROCEED NORTH 01 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.84 FEET; THENCE PROCEED NORTH 17 DEGREES 16 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.28 FEET; THENCE PROCEED NORTH 35 DEGREES 59 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.93 FEET; THENCE PROCEED NORTH 26 DEGREES 30 MINUTES 40 SECONDS EAST, A DISTANCE OF 8.23 FEET; THENCE PROCEED NORTH 17 DEGREES 02 MINUTES 13 SECONDS EAST, A DISTANCE OF 26.03 FEET; THENCE PROCEED NORTH 17 DEGREES 02 MINUTES 13 SECONDS EAST, A DISTANCE OF 26.03 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 26 MINUTES 43 SECONDS, AN ARC DISTANCE OF 25.07 FEET, (CHORD BEARING AND DISTANCE = NORTH 11 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 24.03 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED NORTH 40 DEGREES 24 MINUTES 30 SECONDS WEST, A DISTANCE OF 51.21 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39 DEGREES 33 MINUTES 44 SECONDS, AN ARC DISTANCE OF 17.26 FEET, (CHORD BEARING AND DISTANCE = NORTH 60 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 16.92 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED NORTH 79 DEGREES 58 MINUTES 14 SECONDS WEST, A DISTANCE OF 28.46 FEET; THENCE PROCEED NORTH 47 DEGREES 52 MINUTES 33 SECONDS WEST, A DISTANCE OF 36.58 FEET; THENCE PROCEED NORTH 17 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 38.87 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 53 MINUTES 15 SECONDS, AN ARC DISTANCE OF 39.22 FEET, (CHORD BEARING AND DISTANCE = NORTH 62 DEGREES 16 MINUTES 25 SECONDS WEST, A DISTANCE OF 35.32 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 72 DEGREES 46 MINUTES 57 SECONDS WEST, A DISTANCE OF 37.99 FEET; THENCE PROCEED NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 45.48 FEET; TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 19.66 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 57 SECONDS, AN ARC DISTANCE OF 5.46 FEET, (CHORD BEARING AND DISTANCE = SOUTH 85 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 5.44 FEET), THENCE PROCEED SOUTH 77 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 32.26 FEET; THENCE PROCEED SOUTH 77 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 10.20 FEET; THENCE PROCEED SOUTH 88 DEGREES 46 MINUTES 30 SECONDS WEST, A DISTANCE OF 31.86 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 27 MINUTES 29 SECONDS, AN ARC DISTANCE OF 4.56 FEET, (CHORD BEARING AND DISTANCE = SOUTH 83 DEGREES 32 MINUTES 46 SECONDS WEST, A DISTANCE OF 4.56 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 78 DEGREES 19 MINUTES 01 SECONDS WEST, A DISTANCE OF 31.76 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39 DEGREES 14 MINUTES 57 SECONDS, AN ARC DISTANCE OF 17.13 FEET, (CHORD BEARING AND DISTANCE = SOUTH 58 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 16.79 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 39 DEGREES 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 58.05 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 05 MINUTES 25 SECONDS, AN ARC DISTANCE OF 14.87 FEET, (CHORD BEARING AND DISTANCE = SOUTH 22 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 14.66 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 04 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 26.88 FEET; THENCE PROCEED SOUTH 02 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 39.42 FEET; THENCE PROCEED SOUTH 06 DEGREES 18 MINUTES 37 SECONDS WEST, A DISTANCE OF 38.28 FEET; THENCE PROCEED SOUTH 02 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 30.89 FEET; TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.16 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79 DEGREES 31 MINUTES 17 SECONDS, AN ARC DISTANCE OF 34.91 FEET, (CHORD BEARING AND DISTANCE = SOUTH 40 DEGREES 44 MINUTES 53 SECONDS WEST, A DISTANCE OF 32.18 FEET), THENCE PROCEED SOUTH 00 DEGREES 51 MINUTES 59 SECONDS WEST, A DISTANCE OF 27.54 FEET; THENCE PROCEED SOUTH 07 DEGREES 49 MINUTES 38 SECONDS WEST, A DISTANCE OF 8.07 FEET TO A POINT ON THE AFOREMENTIONED RIGHT-OF-WAY LINE OF COUNTY ROAD 3280; THENCE PROCEED ALONG SAID RIGHT-OF-WAY NORTH 88 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 472.87 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 9.74 ACRES.

**SSA 2008-01**






Total Acres: 9.74

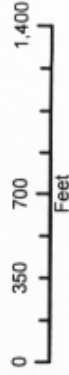
From: Rural Village

To: Commercial



**Future Land Use Districts**

-  Rural Village
-  Commercial
-  SSA 2008-01
-  Parcels
-  Streets



Walton County Planning and Development Services Division, Issued April 2008  
This map is a preliminary map and is not intended to be used for legal purposes.  
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Walton County Planning and Development Services Division 825-267-1955

