

**ORDINANCE
2008-31**

SSA 2008-13

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 September 11, 2008, and the Board of County Commissioners held adoption hearings on September 23, 2008 and October 14, 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 2008-13 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Nasri, Hanie
415 Hideaway Bay Drive
Destin, FL 32541

1

2. The property subject to this amendment is a 5.07 +1- acre

tract identified as parcels #34-2S-20-33270-060-0001, and #34-2S-20-33270-060-0002, and further described as:

(34-25-20-33270-060-0001); The South half of Lot 60 in Section 34, Township 2 South, Range 20 West, of the Public Records of Walton County, Florida. Less and except: Commence at the Southeast corner of Lot 60, in Section 34, Township 2 South, Range 20 West, of the Public Records of Walton County, Florida; thence North 89 degrees 07 minutes 11 seconds West, along the South line of said Lot 60, a distance of 792.00 feet to the Point of Beginning; thence continue North 89 degrees 07 minutes 11 seconds West a distance of 504.81 feet; thence North 00 degrees 56 minutes 59 seconds East a distance of 135.69 feet; thence South 89 degrees 06 minutes 27 seconds East a distance of 505.10 feet; thence South 01 degrees 04 minutes 28 seconds West a distance of 135.58 feet to the Point of Beginning. All according to the Plat of Santa Rosa Plantation as Recorded in Plat Book 2, Page 4 of the Public Records of Walton County, Florida.

(34-25-20-33270-060-0002); Commence at the Southeast corner of Lot 60, in Section 34, Township 2 South, Range 20 West, of the Public Records of Walton County Florida, thence North 89 degrees 07'1 1" West, along the South line of said Lot 60, a distance of 792.00 feet to the Point of Beginning thence continue North 89 degrees 07'1 1" West a distance of 504.81 feet, thence North 00 degrees 56'59" East a distance of 135.69 feet thence South 89 degrees 06'27" East a distance of 505.10 feet, thence South 01 degrees 04'28" West a distance of 135.58 feet to the Point of Beginning.

The west 33' of these parcels are understood to be reserved for roadway and utilities purposes.

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 conservation residential 2:1, with an allowed residential density of two dwelling units per acre.
7. Upon the legally effective date of this ordinance, the property will be re-designated small neighborhood, 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 28th day of October, 2008.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

for Martha Ingle
Martha Ingle
Clerk of Court

By:

Larry Jones
Larry Jones, Chair

SSA 2008-13

Total Acres: 5.07 +/-

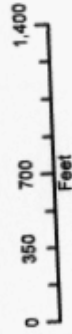
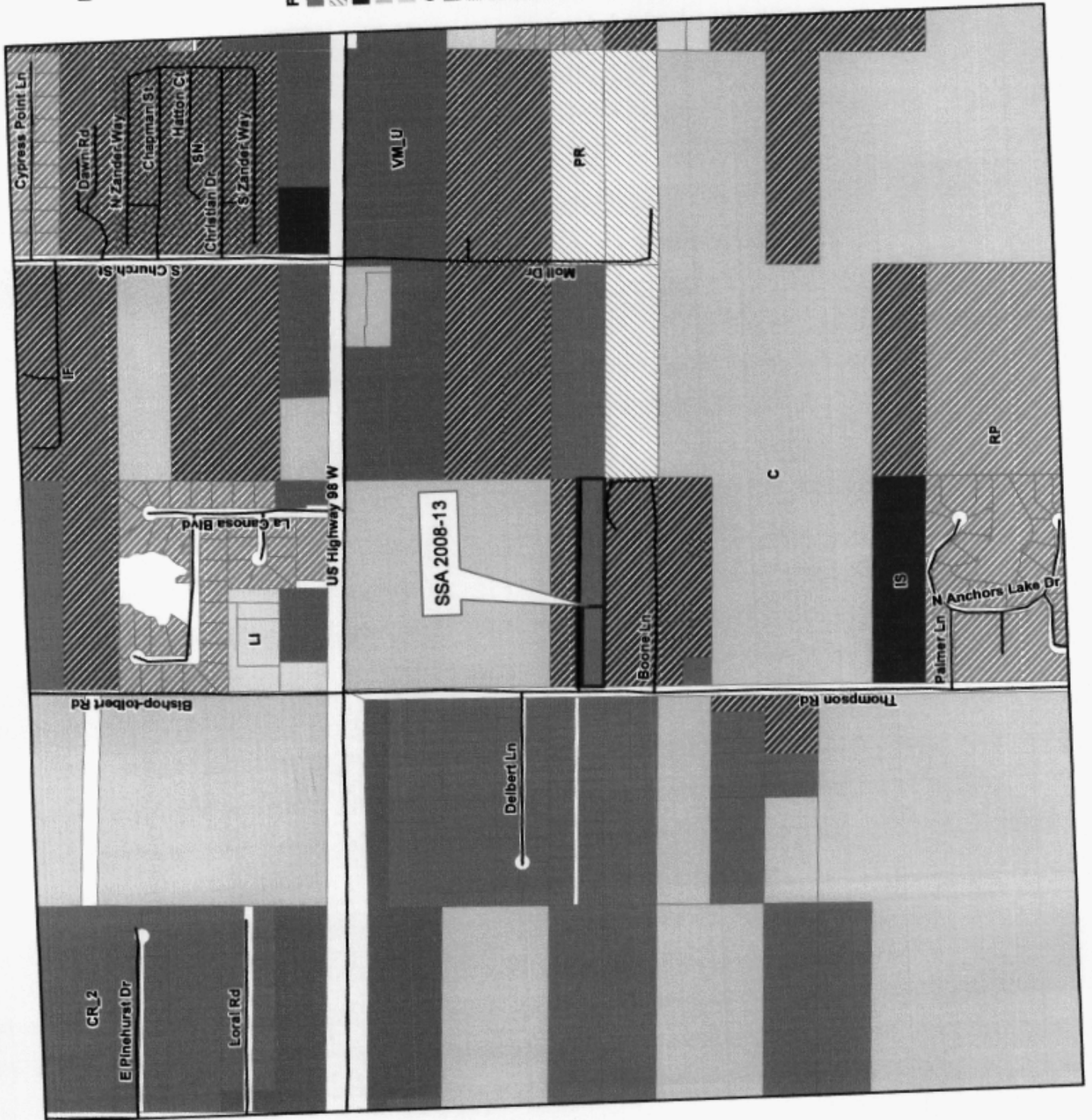
From: Conservation
Residential 2:1

To: Small Neighborhood



Future Land Use Districts

- Coastal Center
- PR
- IS
- Conservation
- Light Industrial
- Conservation Residential
- CR 1/10 (1 unit per 10 acres)
- CR 1/2.5 (1 unit per 2.5 acres)
- CR 2 (2 units per acre)
- Mixed Use Centers (South)
- Village Mixed Use
- Neighborhood Planning Areas (NPA)
- Infill
- Residential Preservation
- Small Neighborhood
- SSA 2008-13
- Parcels
- Streets



Walton County Planning and Development Services Division, May, August 13, 2008
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