

**ORDINANCE  
2008-32**

SSA 2008-14

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 2008-14 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Black Creek Village Development LLC  
17302 Chateau Pine Way  
Clermont, FL 34711

2. The property subject to this amendment is a 10.00 +/- acre tract identified as part of parcel #10-2S-18-15000-001-0000, and further described as:

Begin at the Southwest corner of Section 3, Township 2 South, Range 18 West, Walton County Florida; thence proceed along the West line of said section North 01 degrees 27 minutes 26 seconds East, a distance of 686.80 feet to a point on the Southerly line of an existing 60.00 foot right-of-way by county maintenance; thence proceed along said line South 67 degrees 20 minutes 25 seconds East, a distance of 887.97 feet; thence departing said right-of-way proceed South 01 degrees 27 minutes 45 seconds West, a distance of 365.73 feet to a point on the South line of the aforementioned section; thence proceed along said section line North 88 degrees 32 minutes 15 seconds West, a distance of 827.83 feet to the Point of Beginning.

Bearings are referenced to the West line of Section 3, Township 2 South, Range 18 West, Walton County, as being in N 01°27'26" E. Said parcel containing 10.00 acres.

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 agricultural, with an allowed residential density of one dwelling unit per 40 acres.
7. Upon the legally effective date of this ordinance, the property will be re-designated north bay neighborhood planning area-mixed use residential, with an allowed residential density of six 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.

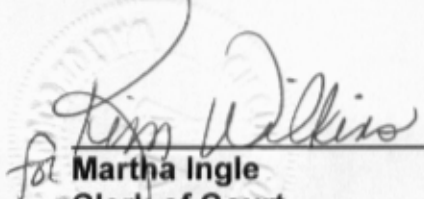
**Section 2. Effective Date:**

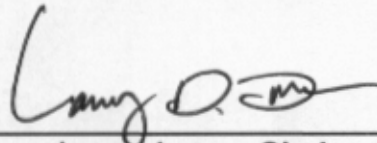
This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 14th day of October, 2008.

**BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA**

**Attest:**

  
\_\_\_\_\_  
for **Martha Ingle**  
**Clerk of Court**

**By:**   
\_\_\_\_\_  
**Larry Jones, Chair**

