

**ORDINANCE  
2008-37**

SSA 2008-17

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 October 9, 2008, and November 13, 2008, and the Board of County Commissioners held adoption hearings on October 28, 2008, November 25, 2008 and December 9, 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 2008-17 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

HSH Properties LLLP  
Swatty, Ronald  
7486 Douglas Boulevard  
Douglasville, GA 30135

2. The property subject to this amendment is a 9.185 +1- acre parcel of land lying in Section 19, Township I South, Range 18 West, Walton County, Florida, Being more particularly described as follows:

Commence at the Southwest corner of the Southwest one quarter of the Northwest one quarter of Section 19, Township 1 South, Range 18 West, Walton County, Florida; Thence proceed north 01 degrees 32 minutes 26 seconds East along the West line of Section 19, a distance of 437.04 feet, more or less, to a point on the North right-of-way line of State Road 20 (Public R/W varies) as shown on the Florida Department of Transportation Right-of-Way Map F.P. Number 4134521, Sheet 1 of 6, and the POINT OF BEGINNING; thence departing said North right-of-way line, continue North 01 degrees 32 minutes 26 seconds East along the West line of said Section 19, a distance of 890.38 feet, more or less, to a point of intersection with the West line of Section 19 and the North line of the South one half of the Northwest one quarter of said section; thence departing the West line of said Section 19, proceed South 88 degrees 56 minutes 06 seconds East along said North line, a distance of 489.25 feet, more or less, thence departing said North line, proceed South 01 degrees 32 minutes 26 seconds West, a distance of 661.90 feet, more or less, to a point on the North line of a parcel recorded in Official Records Book 2686, Page 285, of the Public Records of Walton County, Florida; thence proceed North 85 degrees 22 Minutes 56 seconds West on the North line of said parcel, a distance of 166.98 feet, more or less, to the Northwest corner of said parcel thence proceed South 01 degrees 09 minutes 04 seconds West along the West line of said parcel, a distance of 258.94 feet, more or less, to a point of intersection with the West line of said parcel, and the aforesaid North right-of-way line of State Road 20; thence departing said West line of parcel described in Official Records book 2686, Page 285, proceed North 85 degrees 22 minutes 56 seconds West along said North right-of-way line of State Road 20, a distance of 324.72 feet, more or less, to the POINT OF BEGINNING of the parcel herein described.


Said parcel containing 9.185 acres, more or less. [400099.91 square feet]

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 Rural Village, with an allowed residential density of two 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 9th day of December, 2008

 <p>Attest. <i>Kim Wilk</i> for <u>Martha Ingle</u> Clerk of Court</p>	<p>BOARD OF COUNTY COMMISSIONERS WALTON COUNTY, FLORIDA</p> <p>By: <u><i>Sara Comander</i></u> Sara Comander, Chair</p>
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# SSA 2008-17

Total Acres: 9,185 +/-

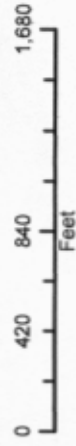
From: Large-Scale Agriculture

To: North Bay NPA  
Mixed Use Residential



- Future Land Use Districts**
- Estate Residential
  - General Agriculture
  - Large-Scale Agriculture

- SSA 2008-17
- Parcels
- Streets



Walton County Planning and Development Services Division, Inc. 12/20/2008  
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This data is provided with the understanding that the cartographic system from which  
this data was derived is not a true horizontal or vertical datum. The data is a digital  
representation of the land use districts, and any errors should be reported to the  
Walton County Planning and Development Services Division 850-267-1565.

