

**ORDINANCE  
2005-16**

AN ORDINANCE ADOPTING A SMALL SCALE AMENDMENT TO THE WALTON COUNTY FUTURE LAND USE MAP SERIES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; AND PROVIDING FOR 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 public hearings on March 31, 2005, April 7, 2005, April 19, 2005, and April 21, 2005. The Board of County Commissioners held adoption hearings on April 5, 2005, and April 25, 2005; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.01.03(F) 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: The Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Terry Anderson representing Jason Blake Daniel.  
4401 HWY 98 East, Santa Rosa, FL 32459

2. The property subject to this Ordinance and amendment is described as follows:

Parcel 1 #28-2S-20-33220-000-0460 Lot 46; Section 28, Township 2 South, Range 20 West, Township 2 South, Range 20 West, According to the Plat of Santa Rosa Plantation as recorded in Plat Book 2, Page 4 of the public records of Walton County, Florida Less and Except: Begin at the point where the south line of said lot 46 intersects with the west right of

way line of Mussett Bayou Rd.; Thence South 90 degrees 00'00" West along the South line 46 for 340.28 feet; Thence leaving said South line North of 00 degrees 34'29" West for 300.00 feet; Thence North 90 degrees 00'00" East for a distance of 340.28 feet to said West right of way line of Mussett Bayou Rd.; Thence South 00 degrees 43'29" cast along said right of way line for 300.00 feet to the point of beginning. Parcel described contains 7.51 acres more or less, in Walton County, Florida.

Parcel 2 #28-2S-20-33220-000-0461 Lot 46; Section 28, Lot 46 Less and Except: Beginning at a point where South line of lot 46 intersects with right of way line of Mussett Bayou Rd., South 90 degrees 00'00" West along South line of lot 46, 340.28 feet. Leaving South line, North 00'34'29" West 300 feet. North 90 degrees 00'00" East 340.28 feet to West right of way of Mussett Bayou Rd. South 00 degrees 34'29" East along right of way line 300 feet to point of beginning. Official record 2442-618, Official record 2567-431. Lot described contains 2.34 acres more or less in Walton County, Florida.

3. The proposed amendment is compatible with development in the area of the subject property.
4. The property is currently served with adequate potable and wastewater services.
5. Any development under this amendment will be required to properly design retention of storm-water runoff in accordance with County Regulations.
6. The property is currently categorized as Conservation Residential (2:1).
7. Upon the legally effective date of this Ordinance, the property will be categorized as Neighborhood Planning Area/Infill.

## SECTION II. FUTURE LAND USE MAP AMENDMENT:

The Future Land Use Map shall be amended to show the above described parcel to increase the Neighborhood Planning Area/Infill category by 5.90 acres. The Future Land Use Map currently shows this parcel within the Conservation Residential (2:1).

**EFFECTIVE DATE:** The effective date of this plan amendment and Ordinance shall be thirty-one days after adoption, unless the amendment is challenged pursuant to Section 163.3187, F.S. If challenged, the effective date shall be the date a Final Order

is issued by the Department of Administrative Hearings finding the amendment in compliance in accordance with Section 163.3184, F.S.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a special meeting, on the 25th day of April, 2005.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

ATTEST:

By:   
Kenneth Pridgen, Chair

  
Martha Ingle, Clerk of Court