

**ORDINANCE  
2005-69**

**AN ORDINANCE ADOPTING A FUTURE LAND USE  
MAP AMENDMENT TO THE WALTON COUNTY  
COMPREHENSIVE PLAN; SETTING FORTH THE  
AUTHORITY FOR ADOPTION; PROVIDING FOR  
SEVERABILITY; 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 large scale amendments; and

WHEREAS, after due public notice, Walton County held the requisite public hearings to afford opportunity for public comments concerning the subject large scale amendment to the Future Land Use Map; 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.** This ordinance shall be known as the Walton County Comprehensive Plan Map Amendment # 05-01 C.5.

**Section II. Findings of Fact.** The Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Marie Marshall and Lorraine Morgan represented by Terry Anderson, P.E. 4401 Highway 98 East, Santa Rosa Beach, FL 32459.

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

Parcel # 36-2S-19-24000-007-0000

LOT 4 LESS 3 A IN PEACH TREE CREEK S/D E1/2 OF NW1/4 OF SW1/4 SW1/4 OF SW1/4 except that portion previously sold by the grantors and except that

portion included in Peachtree Heights Subdivision according to plat recorded

in Plat Book 3 at Page 45 (Official Record Book 234, Pages 517 & 518), Walton County, FL.

3. The proposed amendment is compatible with development in the area of the subject property.
4. Regional Utilities currently serves this location with potable water and sewer.
5. Any development under this amendment will be required to properly design retention of stormwater 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/Small Neighborhood.

**Section III. Future Land Use Map Amendment.** The Walton County Comprehensive Plan Future Land Use Map is hereby amended changing the above described parcel consisting of approximately 39.9 acres from Conservation Residential 2:1 to Neighborhood Planning Area / Small Neighborhood.

**Section IV.** An official, true and correct copy of the Future Land Use Map and amendments 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 V. Severability.** If any portion of the Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of the Ordinance shall not be affected by such invalidity.

**Section VI. Effective Date.** This Ordinance shall become effective as provided by law.

**ADOPTED THIS 28<sup>TH</sup> DAY OF NOVEMBER, 2005.**

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

By: \_\_\_\_\_

*Scott A. Brannon*  
Scott Brannon, Chairman

ATTEST:

*Martha Ingle*  
Martha Ingle, Clerk of Court

# LSA\_05-01-C.5

Total Acres: 39.9

From: Conservation  
Residential 2:1  
To: NPA/Small Neighborhood



- Streams
- Streets
- Amendments
- Parcels
- CR\_2 Units per Acre
- In\_Fill
- Large Scale Amendment
- Residential Preservation
- State Lands
- Traditional Neighborhood
- Village Mixed Use

