

**Ordinance  
2007-28**

**An Ordinance Adopting a Large Scale  
Amendment to the Walton County  
Future Land Use Map Series;  
Setting Forth Authority for Adoption;  
Providing for Findings of Fact;  
Providing for Severability;  
Providing for an Effective Date.**

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, **F.S.** delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, Chapter 163, Florida Statutes, established 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, Walton county afforded opportunity for public comments concerning the subject map amendment to the Comprehensive Plan during public hearings held before the Walton County Planning Commission and Board of County Commissioners; and

WHEREAS, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on July 25, 2006, and an adoption hearing on September 11, 2007; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.03.04 of the Walton County Land Development Code.

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 Large Scale Map Amendment LSA 06-01.1.

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

1. The applicant's name and address is:

St. Joe Timberland Company of Delaware LLC 100 Beckrich Road, Suite 200, Panama City Beach, FL 32407

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

Commencing at the southeast corner of Section 5, Township 3 South, Range 18 West, Walton County,

Florida; thence North 87°03'10" West, along the southerly boundary of said Section 5, a distance of 930.39 feet to the southeasterly right-of-way boundary of a 100 foot Gulf Power Company electric transmission line; thence North 49°09'50" West, along the southeasterly right-of-way boundary of said electric transmission line, a distance of 2056.78 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue North 49°09'50" West, a distance of 1582.92 feet; thence South 42°43'30" West, a distance of 739.61 feet; thence South 85°20'25" East, a distance of 327.77 feet; thence North 41°36'12" East a distance of 167.45 feet to the northeasterly right-of-way line of U.S. Highway 98 (269.03' right-of-way); thence South 49°10'31" East, along said northeasterly right-of-way line of U.S. Highway 98, a distance of 1326.97 feet; thence South 40°51'27" West, a distance of 1140.68 feet to the POINT OF BEGINNING. The above described parcel contains 39.515 acres, more or less.

3. The proposed amendment is compatible with development in the area of the subject property.
4. The property will be provided with adequate potable water and sewer service.
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 Large Scale Agriculture (1:40).
7. Upon the legally effective date of this Ordinance, the property will be categorized as Coastal Center (8:1).

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 39.5 acres from Large Scale Agriculture (1:40) to Coastal Center (8:1).

Section IV. 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 V. Walton County hereby adopts the following text amendment to the Future Land Use Element, Policy L-1.1 1.9;

*LSA 06-01.1 located north of US Highway 98, south of the Intracoastal Waterway and east of the Sea Crest Wastewater Treatment Plant will be limited to 316 residential dwelling units, and 150 of the residential dwelling units shall be affordable in accordance with Resolution 2005-40 approving the WaterSound DRI. Any proposed increase in the number of dwelling units will require a text amendment to the Walton County Comprehensive Plan.*

Section VI. The County hereby adopts the following text amendment to Coastal Management/Conservation Element, Policy C-3 .2.1 (f):

*Within the Regional General Permit (RGP) and Ecosystem Management Area (EMA), the RGP/EMA standards shall apply.*

Section VII. 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 VIII. Effective Date. This Ordinance shall become effective as provided by law.

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 25th day of September, 2007.

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

Attest:

*for* *Dori Cordle*  
Martha Ingle  
Clerk of Court

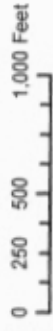
By: *Kenneth Fridgen*  
Kenneth Fridgen, Chair

# LSA\_06-01.1

Total Acres = 39.5



- Streets
- Parcels
- Business Park District
- Coastal Center
- Large-Scale Agriculture
- Conservation
- Court Ordered Overlay
- Public Facilities



Wilton County Planning and Development Services Division  
pro-schematic, 9/26/2007.  
2:10140011\_Program006/Amendment  
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