

**ORDINANCE
2007- 45**

**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 11, 2007, and the Board of County Commissioners held adoption hearings on October 23, 2007 and November 13, 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 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 2007-13 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Rosa Del Mar, LLC
c/o Rutland Company LLC
10065 Emerald Coast Parkway West
Suite C-201
Destin, FL 32550

2. The property subject to this amendment is a 6.21 +/- acre parcel identified as # 34-2S-20-33270-034-0000, and further described as:

Lot 34, less and except the East 500 feet thereof, Santa Rosa Plantation, according to the map or plat thereof as recorded in Plat Book 2, Page 4, Public Records of Walton County, Florida, together with a 35 foot easement lying along the North line of said lot 34, running from Moll road, for the purpose of ingress and egress.

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 Neighborhood Planning Area-Infill with a residential density of up to eight dwelling units per acre.
7. Upon the legally effective date of this ordinance, the property will be re-designated Village Mixed Use with a residential density of twelve dwelling units per acre. However, Chapter 163, Florida Statutes, caps the maximum density of this parcel at ten (10) dwellings 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 13th day of November, 2007

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:



Martha Ingle
Martha Ingle
Clerk of Court

By: _____

Kenneth Pridgeh

Kenneth Pridgeh, Chair

SSA 2007-13

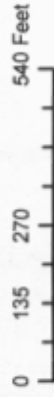
Total Acres: 6.21

From: NPA/Infill

To: Village Mixed Use



- SSA 2007-13
- Parcels
- Streets
- Conservation
- Conservation Residential 2:1
- Infill
- Institutional
- Parks & Recreation
- Residential Preservation
- Small Neighborhood
- Village Mixed Use



Walton County Planning and Development Services Division, Nov. 2007
 Z:\GIS\apps\pdp\2007_13\2007_13.dwg, 11/15/07
 This data is provided with the understanding that the conclusions drawn from such
 information are those of the user and not the responsibility of the Planning and
 Development Services Division. Errors or omissions should be reported to the
 Walton County Planning and Development Services Division 850-207-1195.

