

ORDINANCE
2008-27

SSA 2008-06
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 July 10, 2008, and the Board of County Commissioners held adoption hearings on July 22, 2008 and August 12, 2008, and;

WHEREAS, this ordinance shall be considered a final order as required in Section 10.0304 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 2008-06 the Walton County Board of County Commissioners finds as follows:

1. The applicant's name and address is:

Reinhart, John R. and
Kramer, David
PO Box 1650
Santa Rosa Beach FL 32459

2. The property subject to this amendment is a 0.72 +1- acre parcel identified as # 32-2S-20-33010-004-0010, and further described as:

Lots I & 2, Block 4 of Beachview Heights Subdivision unrecorded OR 435-201 OR 1694-103 OR 1841-433 OR 2639-2892, Public Records of Walton County, Florida and more particularly described as follows:

Commence at the Southeast corner of Section 32, Township 2 South, Range 20 West; thence West along the Section line, a distance of 306.28 feet; thence angle North 90°, a distance of 215 feet to the Southwest corner of Lot 2, Block 4, for the point of beginning; thence continue North a distance of 140 feet to the Northwest corner of Lot 2, Block 4; thence angle 90° East a distance of 103.85 feet to the Northeast corner of Lot 2 and the North corner of Lot 1, Block 4; thence Southeast along the West right of way line of State Road South 30-A (Alternate U.S. 98) a distance of 187.50 feet to the Southeast corner of Lot 1, Block 4; thence angle 129° 01 minutes right West along the North right of way line of a 20 foot alley a distance of 122.56 feet to the Southwest corner of Lot I and the Southeast corner of Lot 2, Block 4; thence continue West along the North right of way of a 20 foot alley a distance of 103.85 feet to the Southwest corner of Lot 2, Block 4 and the Point of Beginning all in Walton County, Florida.

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 Residential Preservation, with an allowed residential density of one dwelling unit per platted lot.
7. Upon the legally effective date of this ordinance, the property will be redesignated Infill, with an allowed residential density of up to eight 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.

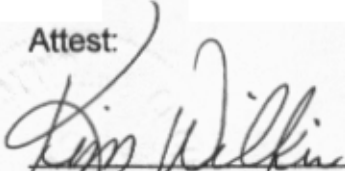
Section 2. Effective Date:

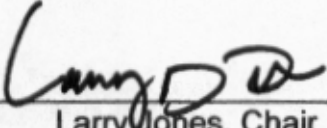
This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 12th day of August, 2008

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

Attest:  _____
Martha Ingle
Clerk of Court

By:  _____
Larry Jones, Chair

SSA 2008-06

Total Acres: 0.72

From: Residential
Preservation

To: Infill



Future Land Use Districts

- Conservation
- Institutional

Conservation Residential

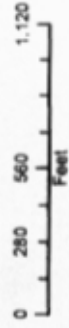
- CR 1/2.5 (1 unit per 2.5 acres)
- CR 2 (2 units per acre)

Mixed Use Centers (South)

- Village Mixed Use

Neighborhood Planning Areas (NPA)

- Infill
- Residential Preservation
- SSA 2008-06
- Parcels
- Streets



Walton County Planning and Development Services Division, July 2008
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