



Inst. #20200052629 Bk: 3174 Pg: 2626  
Page 1 of 5 Recorded: 12/21/2020 1:24 PM  
Alex Alford Clerk of Courts, Walton County, Florida  
Deputy Clerk KELLEY

**CLERK'S CERTIFICATE**

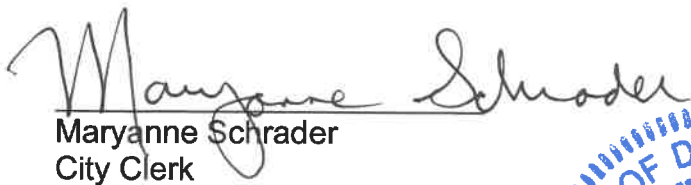
STATE OF FLORIDA )  
COUNTY OF WALTON ) ss.  
CITY OF DEFUNIAK SPRINGS )

I, Maryanne Schrader, City Clerk for said City of DeFuniak Springs, duly appointed, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 913 duly passed by the City Council of the City of DeFuniak Springs at a Regular meeting of said City Council on the 14th day of December 2020, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinances of the City kept by myself, a book labeled Ordinances.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal of said City at my office in the City of DeFuniak Springs, Florida, this 18<sup>th</sup> day of December 2020.

(SEAL)



Maryanne Schrader  
City Clerk  
City of DeFuniak Springs  
Walton County, Florida



**ORDINANCE 913**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF DEFUNIAK SPRINGS TO REFLECT A FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL FOR A PARCEL OF PROPERTY LOCATED AT 537 N. 20<sup>TH</sup> STREET, DEFUNIAK SPRINGS, FL; SETTING FORTH AUTHORITY FOR ADOPTION; PROVIDING FOR FINDINGS OF FACT; 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 which requires the City of DeFuniak Springs to prepare and adopt and enforce a comprehensive plan; and

**WHEREAS**, the City of DeFuniak Springs adopted Ordinance 669, November 2000 (Comprehensive Plan) and Ordinance 577, March 1991 (Land Development Code); and

**WHEREAS**, the Planning Board of the City of DeFuniak Springs, upon petition of the owner of said lands held a public hearing to consider the proposed Comprehensive Plan amendment from Commercial to Medium Density Residential October 5, 2020 and recommended the Future Land Use Map amendment of the property located within the City of DeFuniak Springs, Walton County, Florida, be approved for amendment as requested; and

**WHEREAS**, the City Council of the City of DeFuniak Springs held a first reading on November 23, 2020 and a second reading on December 14, 2020 and adopted the amendment, and finds that the Future Land Use Map amendment is consistent with the City of DeFuniak Springs's adopted Comprehensive Plan and Land Development Code; and

**WHEREAS**, after due public notice, the City of DeFuniak Springs City Council held the requisite public hearings to afford opportunity for public comments concerning the Future Land Use Map amendment; and

**WHEREAS**, the City Council of the City of DeFuniak Springs finds that the recommended amendment is in the best interest of the health, welfare, safety and morals of the citizens of City of DeFuniak Springs.

**Now THEREFORE**, be it enacted by the City Council of the City of DeFuniak Springs, Florida as follows:

**Section 1. Short Title.** This Ordinance shall be known as Future Land Use Map Small Scale Amendment#: 2020-SSA-02

**Section 2. Findings of Fact.** The City Council of the City of DeFuniak Springs finds the following:

1. Identification of Subject Property: 537 20<sup>th</sup> Street North, DeFuniak Springs, FL 32433 (Exhibit 1)  
Legal Description: See Exhibit 2.
2. The land use designation of the identified parcel shall be hereby changed from a designation of Commercial to Medium Density Residential as described in the legal description shown in Exhibit 1 and as otherwise identified by Walton County Property Appraiser parcel identification number 25-3N-19-19070-001-8190.

**Section 3. Future Land Use Map Amendment.** The DeFuniak Springs Future Land Use Map (FLUM) is hereby amended by changing the above-described property with current land category of Commercial.


**Section 4. Filing.** An official, true and correct copy of the Future Land Use Map amendment shall be filed with the Walton County Clerk and also maintained at the City of DeFuniak Springs Planning Department, which shall be responsible for administration of the Comprehensive Plan and Land Development Code.

**Section 5. Severability.** If any portion of this 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 this Ordinance shall not be affected by such invalidity.

**Section 6. Effective Date.** This amendment shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments shall not become effective until the state land planning agency (DEO) or the Administration Commission, respectively, issues a final order determining the adopted small-scale development amendment is in compliance (§163.3187, F.S.).

Adopted this 14th day of December 2020.

City of DeFuniak Springs, Florida

By:   
Robert "Bob" Campbell, Mayor

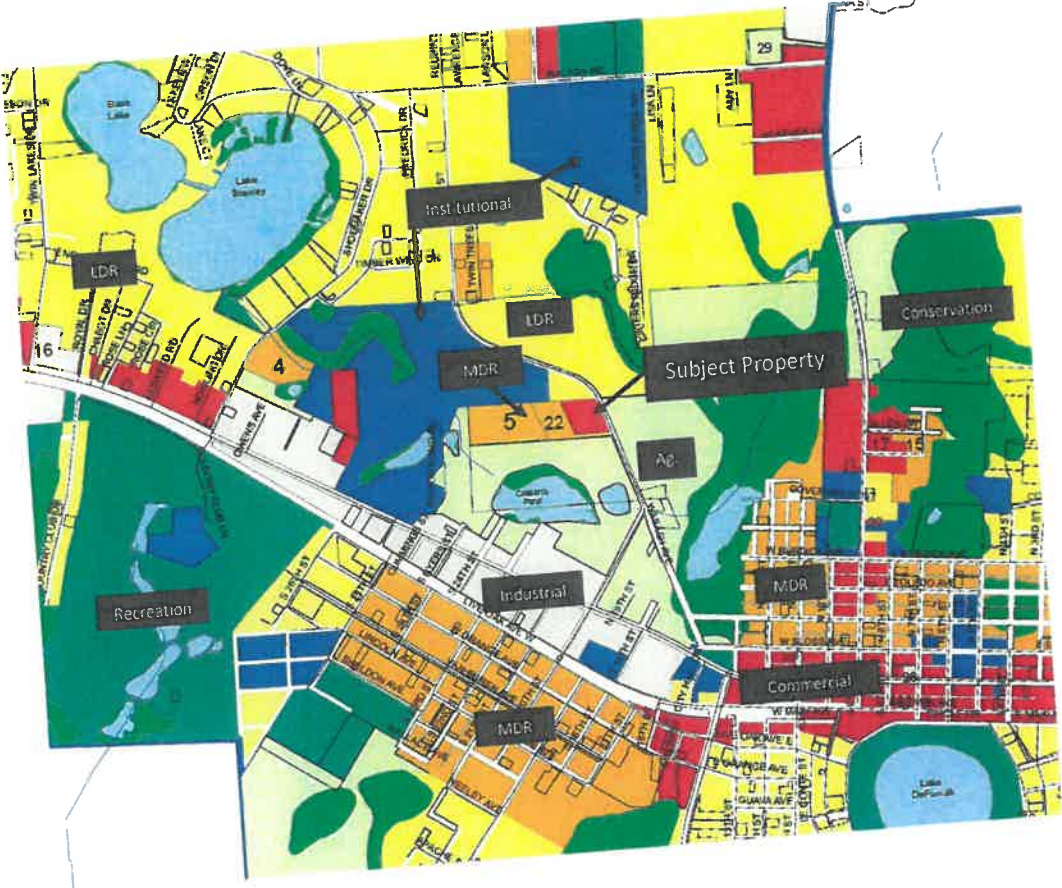
Attest:

  
Maryanne Schrader, City Clerk



Ordinance 913 Exhibit 1

Future Land Use Map



LEGAL DESCRIPTION

COMMENCE AT AN EXISTING 1/2" IRON ROD AND CAP (#4063), MARKING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, OF THE NORTHEAST 1/4, RUN NORTH 88 DEGREES 52'09" EAST (BEARING BASE), FOR 85.64 FEET TO A 1/2" IRON ROD (#4979), THENCE RUN SOUTH 22 DEGREES 07'37" EAST FOR 458.53 FEET TO THE WESTERN MOST RIGHT OF WAY LINE OR 20TH STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE APPARENT RIGHT OF WAY OF SAID 20TH STREET; RUN SOUTH 22 DEGREES 07'36" EAST 332.36 FEET TO A 1/2" IRON ROD; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 88 DEGREES 54'25" WEST FOR 1750.08 FEET TO A 1/2" IRON ROD; THENCE RUN NORTH 00 DEGREES 50'29" WEST FOR 500.00 FEET TO A 1/2" IRON ROD; THENCE RUN NORTH 88 DEGREES 55'04" EAST, FOR 1011.38 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT A 1/2" IRON ROD, (#4063), MARKING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 27, TOWNSHIP 3 NORTH RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, RUN NORTH 88 DEGREES 52'09" EAST (BEARING BASE), FOR 85.64 FEET TO A 1/2" IRON ROD (#4979), MARKING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 52'09" EAST FOR 458.53 FEET TO THE WESTERLY RIGHT OF WAT LINE OF 20TH STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE APPARENT RIGHT OF WAY OF SAID 20TH STREET; RUN SOUTH 22 DEGREES 07'36" EAST FOR 203.51 FEET TO A 1/2" IRON ROD (#4979); THENCE DEPARTING SAID RIGHT OR WAY RUN SOUTH 88 DEGREES 52'09" WEST FOR 458.53 FEET TO A 1/2" IRON ROD (#4979); THENCE RUN NORTH 22 DEGREES 07'37" WEST FOR 203.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

PARCEL 1:

COMMENCE AT AND EXISTING 1/2" IRON ROD AND CAP (#4063), MARKING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; RUN NORTH 88°52'09" EAST, BEARING (BASE), FOR 111.47 FEET TO A 1/2" IRON ROD AND CAP (#4979); THENCE RUN SOUTH 22°07'37" EAST FOR 482.00 FEET TO AN IRON ROD; THENCE RUN NORTH 88°52'09" EAST FOR 432.70 FEET TO THE WESTERN MOST RIGHT OF WAY LINE OF 20TH STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE APPARENT RIGHT OF WAY LINE OF SAID 20TH STREET; RUN SOUTH 22°07'36" EAST, 53.55 FEET TO A 1/2" IRON ROD; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 88°54'25" WEST FOR 1750.08 FEET TO A 1/2" IRON ROD; THENCE RUN NORTH 00°50'29" WEST FOR 500.00 FEET TO A 1/2" IRON ROD; THENCE RUN NORTH 88°55'04" EAST, FOR 1011.38 FEET TO THE POINT OF BEGINNING.