

Ordinance 923

AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT TO THE CITY OF DEFUNIAK SPRINGS LAND DEVELOPMENT CODE; CHANGING THE ZONING DESIGNATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CONFLICTS PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE (Property located at 1667 Highway 83 N)

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires the City of DeFuniak Springs, Florida to prepare, adopt, and enforce a comprehensive plan; and

WHEREAS, Chapter 163, Part II, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the City of DeFuniak Springs, Florida adopted Ordinance No. 669, November 13, 2000 (Comprehensive Plan) and Ordinance 793, October 25, 2010 (Evaluation and Appraisal Report), and Ordinance No. 881 on June 26, 2017 (Land Development Code); and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, the City of DeFuniak Springs has prepared an amendment to its Official Zoning Map, to be known as Zoning Map Amendment No. 2021-RZ-01; and

WHEREAS, the City Council of DeFuniak Springs held a Public Hearing to adopt Zoning Map Amendment No. 2021-RZ-01, pursuant to Section 163.3184, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and

WHEREAS, in exercise of its authority, the City Council of DeFuniak Springs, Florida finds it necessary and desirable to adopt and does hereby adopt Zoning Map Amendment No. 2021-RZ-01, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within City of DeFuniak Springs.

NOW, THEREFORE, BE IT ORDAINED by City Council of the City of DeFuniak Springs, Florida, as follows:

SECTION I. PURPOSE AND INTENT.

This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, as amended.

SECTION II. OFFICIAL ZONING MAP AMENDMENTS.

The DeFuniak Springs City Council hereby adopts the following amendment to the Official Zoning Map which will be updated consistent with the action of the DeFuniak Springs City Council as set forth in this Ordinance:

1. Application number 2021-RZ-01, Craig Thomas has requested to amend the Official Zoning Map district designations on an amendment area that is approximately 15+/- acres in size.

2. The amendment area is identified as parcel# 23-3N-19-19000-003-0097, 23-3N-19-19000-003-0098, 23-3N-19-19000-003-0099 and is legally described as:

A parcel of land situated in Section 23, Township 3 North, Range 19 West, Walton County, Florida, being a portion of the parcel of land as described in Official Records Book 3019, Page 2946, of the Public Records of Walton County, Florida; and being more particularly described as follows: Begin at a found iron pipe 1" in diameter marking the purported Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 19 West, Walton County, Florida; thence proceed S 88 deg. 51'38" E, along the North line of the Southeast Quarter of the Northwest Quarter of said Section a distance of 468.88 feet to the Northwest corner of the parcel of land as described in Official Records Book 3116, Page 1325, of the Public Records of Walton County, Florida; thence departing said North line proceed S 01 deg. 31'07" W, a distance of 185.00 feet; thence proceed N 88 deg. 51'11" W, a distance of 475.00 feet; thence proceed N 01 deg. 31'07" E, a distance of 185.06 feet to the South line of the Northwest Quarter of the Northwest Quarter of said Section; thence proceed S 87 deg. 42'54" E along said South line for a distance of 6.12 feet to the Point of Beginning.

A parcel of land situated in Section 23, Township 3 North, Range 19 West, Walton County, Florida, being a portion of the parcel of land as described in Official Records Book 3019, Page 2946, of the Public Records of Walton County, Florida; and being more particularly described as follows:

Commence at a found iron pipe 1" in diameter marking the purported Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 19 West, Walton County, Florida; thence proceed S88°51'38"E, along the North line of the Southeast Quarter of the Northwest Quarter of said Section, a distance of 488.88 feet to the Northwest corner of the parcel of land as described in Official Records Book 3116, Page 1325, of the Public Records of Walton County, Florida; thence departing said North line proceed 801°31'07"W, a distance of 185.00 feet to the Point of Beginning; thence continue 501°31'07"W, a distance of 185.00 feet; thence proceed N88°51'38"W, a distance of 475.00 feet; thence proceed N01°31'07"E, a distance of 185.06 feet; thence proceed S88°51.11"E, a distance of 475.00 feet to the Point of Beginning.

A parcel of land situated in section 23, township 3 north, range 19 west, Walton County, Florida; being a portion of the parcels described in official records book 3150, page 3063, official records book 3136, page 1302, and official records book 3019, page 2946 of the public records of Walton County, Florida; and being more particularly described as follows:

Commence at a found iron pipe 1" in diameter marking the purported northwest corner of the southeast quarter of the northwest quarter of section 23, township 3 north, range 19 west, Walton County, Florida; thence proceed n87°42'54"w, along the south line of the northwest quarter of the northwest quarter of said section, a distance of 6.12 feet to the northwest corner of the parcel described in official records book 3120, page 2967 said point also being the point of beginning; thence departing said south line proceed s01°31'07"w, a distance of 370.12 feet to the southwest corner of the parcel described in official records book 3129, page 4727; thence proceed n87°42'154"w, a distance of 1297.78 feet to the purported west line of the southwest quarter of the northwest quarter of said section; thence proceed n01°31'33"e along said west line, a distance of 370.12 feet to the aforementioned south line of the northwest quarter of the northwest quarter; thence proceed s87°42'54"e along said south line, a distance of 1297.73 feet to the point of beginning.

3. The amendment area is currently designated R-1, Low Density Residential on the Official Zoning Map adopted within the DeFuniak Springs Land Development Code.
4. Upon the legally effective date of this Ordinance, the Official Zoning Map designation for the amendment area will be designated as I, Industrial, as illustrated on Exhibit 1 (attached).
5. Any future development under this amendment will be required to meet all of the standards of the City of DeFuniak Springs Comprehensive Plan and Land Development Code.

SECTION III. CONFLICT WITH OTHER ORDINANCES OR CODES.

All Ordinances or parts of the Code of Ordinances of the City of DeFuniak Springs, Florida, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV. FILING.

An official, true, and correct copy of the zoning 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 Land Development Code.

SECTION V. SEVERABILITY.

Should any word, phrase, sentence or section of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this Ordinance, and the remainder of the Ordinance shall remain in full force and effect.

SECTION VI. EFFECTIVE DATE.

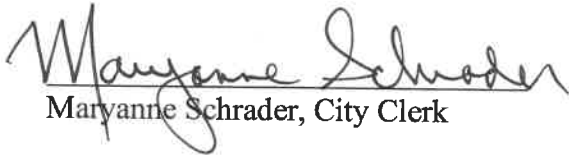
The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land

planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

Duly enacted, by the City Council of the City of DeFuniak Springs, Florida at a regularly scheduled public hearing on the 14th of June 2021.

CITY COUNCIL
DEFUNIAK SPRINGS, FLORIDA

Attest:


Maryanne Schrader, City Clerk

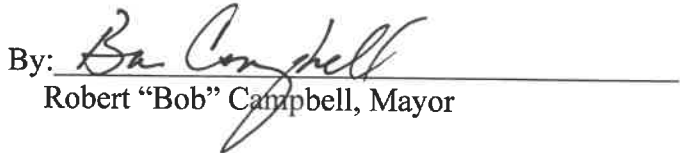
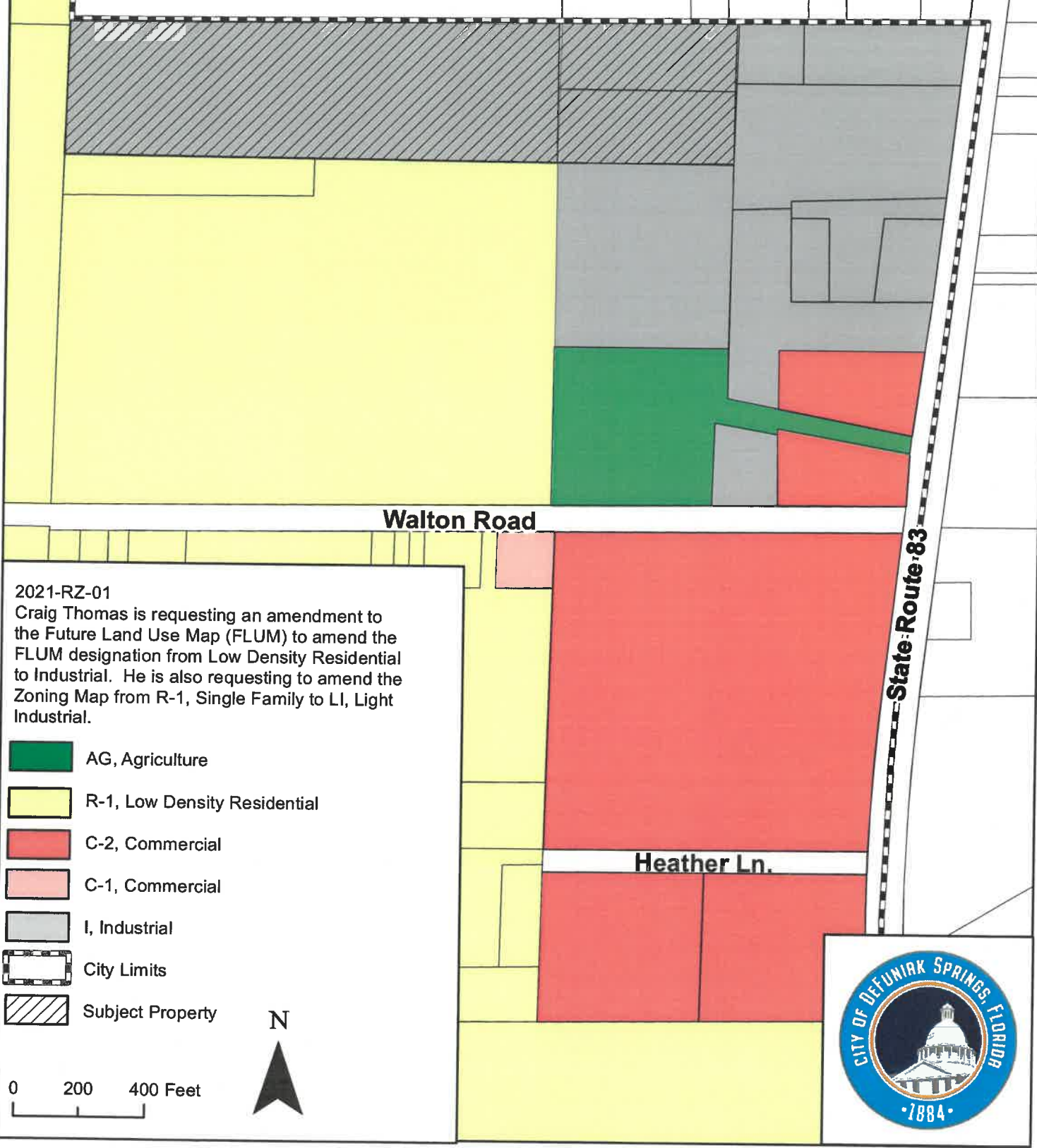
By: 
Robert "Bob" Campbell, Mayor










Exhibit 1

Walton County Zoning Jurisdiction



2021-RZ-01

Craig Thomas is requesting an amendment to the Future Land Use Map (FLUM) to amend the FLUM designation from Low Density Residential to Industrial. He is also requesting to amend the Zoning Map from R-1, Single Family to LI, Light Industrial.

-  AG, Agriculture
-  R-1, Low Density Residential
-  C-2, Commercial
-  C-1, Commercial
-  I, Industrial
-  City Limits
-  Subject Property

N

0 200 400 Feet

