

Ordinance 929

**AN ORDINANCE ADOPTING A SMALL SCALE LAND USE MAP
AMENDMENT OF THE CITY OF DEFUNIAK SPRINGS
COMPREHENSIVE PLAN; CHANGING THE LAND USE
CLASSIFICATIONS; REPEALING ALL ORDINANCES IN
CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND
CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING
FOR AN EFFECTIVE DATE
(N 20th Street)**

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 a comprehensive plan future land use map amendment; and;

WHEREAS, the City Council of DeFuniak Springs held a Public Hearing to adopt Comprehensive Plan Amendment No. 2021-SSA-05, 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 Comprehensive Plan Amendment No. 2021-SSA-05, 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 the 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. FUTURE LAND USE MAP AMENDMENTS.

The DeFuniak Springs City Council hereby adopts the following amendment to the Comprehensive Plan Future Land Use 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-SSA-05, Sam Johnston has requested a Small-Scale Map Amendment, requesting to amend the adopted Future Land Use Map designations for an area that is approximately 8.16+/- acres in size.
2. The amendment area is identified as parcel number 25-3N-19-19070-001-8183.
3. The amendment area is legally described as:

The North 1/2 of block 1818 and all of block 1817 in sec 27-3N-19W according to the map of the vicinity of DeFuniak Springs & also that portion of the abandoned E1/2 of Wabash Ave ROW adjacent to the above described land & not included in the ROW of 20th St. Less and except the following described parcel; commence at a ½" iron pipe marking the NE corner of block 1817, then proceed south 88 deg 58'49" west line of said block a distance of 474.75 ft to the point of beginning; thence departing said north block line proceed south 01 deg 01' 11" east, perpendicular to said north block line a distance of 200 ft; thence proceed south 88 deg 58'49" west, parallel to said north block line a distance of 180.24 ft to the monumented easterly ROW line of 20th St; thence proceed north 22 deg 00'56" west along said ROW line a distance of 214.22 ft to the westerly extension of the aforementioned north line of block 1817; thence departing said ROW line and proceed north 88 deg 58'49" east along said block line a distance of 257 ft to the POB. Lying in and being a part of Section 27, Township 3 North, Range 19 West, Walton County, Florida.

4. The amendment area is currently designated Medium Density Residential on the Future Land Use Map adopted within the DeFuniak Springs Comprehensive Plan.
5. Upon the legally effective date of this Ordinance, the Future Land Use Map designation for the amendment area will be designated as Medium Density Residential, as illustrated on Exhibit 1 (attached).
6. 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 Ordinances, 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.

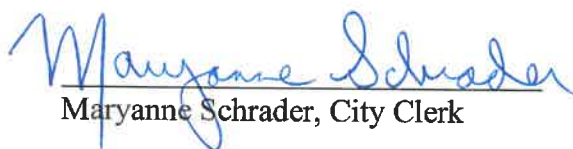
The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency

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 23rd of August 2021.

CITY COUNCIL
DEFUNIAK SPRINGS, FLORIDA

Attest:


Maryanne Schrader, City Clerk

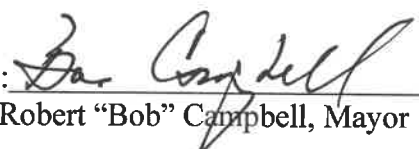
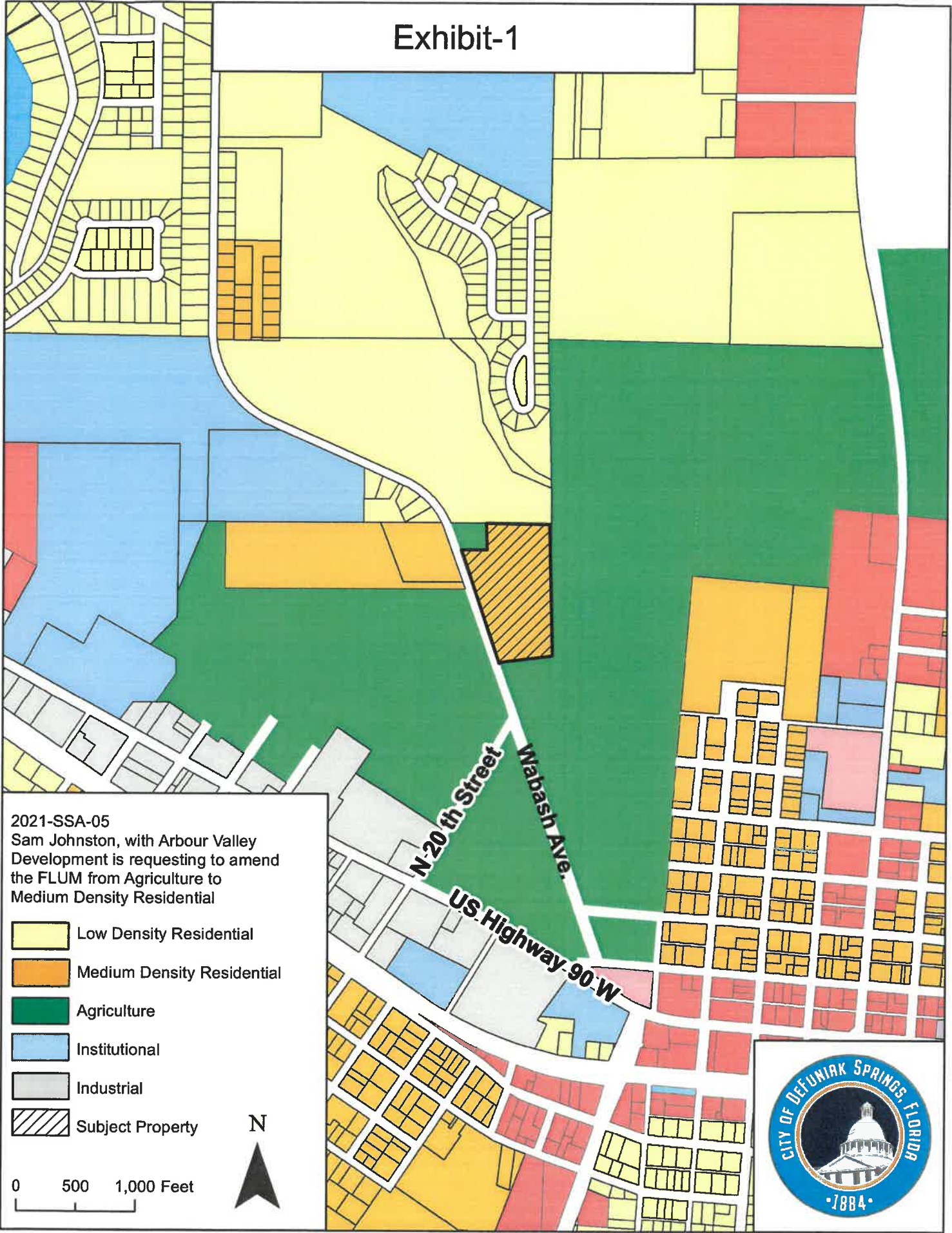






By: 
Robert "Bob" Campbell, Mayor



Exhibit-1



2021-SSA-05
Sam Johnston, with Arbour Valley
Development is requesting to amend
the FLUM from Agriculture to
Medium Density Residential

-  Low Density Residential
-  Medium Density Residential
-  Agriculture
-  Institutional
-  Industrial
-  Subject Property



0 500 1,000 Feet

