



City Council Agenda Form

Meeting Date: 11/28/2022
Department: Planning
Public Hearing: Yes No

For Clerk's Use Only
AGENDA ITEM #

	X	
<i>Consent Agenda</i>	<i>Regular Agenda</i>	<i>Closed Session</i>

Presenter: Chris Wallace, AICP, Planning Director

Request Type: Informational Discussion Action Item

Does this item require legal review? Yes No **City Attorney E-Mail attached?** Yes No

Time Required for Request: 5 Minutes

Agenda Item Title: 2022-SSA-05, Walton County's request to amend the FLUM for all property owned by Walton County located within DeFuniak Springs.

Attachment(s):

Draft Ordinance for 2022-SSA-05

Brief Summary:

Consider actions for the small-scale map amendment for Walton County

Action Requested:

Staff respectfully request a motion for the following action:

1. Approval to conduct a public hearing and the 2nd Reading of the SSA Ordinance.
2. Adopt the Ordinance approving the SSA amendment

Issue Overview:

Background Information & Issue Summary:

Anna Hudson, acting on behalf of The Walton County Board of Commissioners, is requesting a Small-Scale Amendment to amend the Future Land Use Map (FLUM) from Low-Density Residential, Medium-Density Residential, and Commercial to an Institutional designation. There are 15 individual parcels included in this request. The Planning Board reviewed this request on October 3, 2022 and voted unanimously to recommend approval. The City Council held the 1st reading of the Ordinance on November 14, 2022.

Financial Impacts:

To be determined.

Staff Recommendations/Comments:

Approval of all actions previously requested.

Ordinance Number ____

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.

(Walton County owned property)

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. 2022-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. 2022-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 2022-SSA-05, Walton County's request to amend the FLUM for all property owned by Walton County located within DeFuniak Springs. The amendment area consist of 15 individual parcels.
2. The amendment area is legally described as:

A PORTION OF MAP OF LAKE DEFUNIAK, MAP OF DEFUNIAK SPRINGS, AND WILLIAM W. FLOURNOY'S SUBDIVISION NO. 1, ALL BEING RECORDED IN THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 1628 MAP OF DEFUNIAK SPRINGS BY W. J. VANKIRK, WALTON COUNTY, FLORIDA; THENCE WEST 276.76 FEET; THENCE SOUTH 0° 06' 45" EAST, 235.0 FEET; THENCE WEST, 166.0 FEET; THENCE SOUTH 0° 06' 45" EAST, 50.0 FEET; THENCE WEST, 267.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 83; THENCE SOUTH 0° 06' 45" EAST, 93.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0° 06' 45" EAST, ALONG SAID RIGHT-OF-WAY LINE, 120.06 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF A BEARING OF EAST, 307.0 FEET; THENCE NORTH 0° 06' 45" WEST, 120.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LOCATED WITHIN BLOCK 1628 ACCORDING TO W. J. VANKIRK'S MAP OF THE VICINITY OF DEFUNIAK SPRINGS, FLORIDA, ON FILE IN THE OFFICE OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA. COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 1628 WITH THE EAST RIGHT-OF-WAY (R/W) LINE OF HIGHWAY 83, (66 FOOT RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES 04 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 498.06 FEET ALONG SAID RIGHT-OF-WAY LINE TO A 1/2" #3532 IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 120.06 FEET TO A CONCRETE MONUMENT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 307.02 FEET ALONG A LINE AND IT'S EXTENSION, AS SURVEYED BY RAYMOND RICHARDSON AND ASSOCIATES, TO AN IRON ROD; THENCE NORTH 00 DEGREES 10 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 119.63 FEET TO A 1/2" 3532 IRON ROD; THENCE NORTH 89 DEGREES 55 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 306.83 FEET, ALONG THE SOUTH LINE OF A PARCEL LAND AS SURVEYED BY LEONARD HINSON DATED 06/25/1996, TO THE POINT OF BEGINNING.

TOGETHER WITH

LOTS 13-24, BLOCK B, W. W. FLOURNOY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA.

TOGETHER WITH

LOTS 859 AND THE WEST 1/2 LOT 860, LOTS 862-864, LOTS 874-875 LESS SOUTH 91.14 FEET, THE SOUTH 91.14 FEET OF LOT 874, EAST 1/2 OF LOT 895, LOTS 896-897 LESS THE NORTH 50.92 FEET, MAP OF LAKE DEFUNIAK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA.

3. The amendment area is currently designated Low-Density Residential, Medium-Density Residential, and Commercial on the Future Land Use Map adopted within the DeFuniak Springs Comprehensive Plan.

4. Upon the legally effective date of this Ordinance, the Future Land Use Map designation for the amendment area will be designated as Institutional, as illustrated on Exhibit A (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 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 28th of November, 2022.

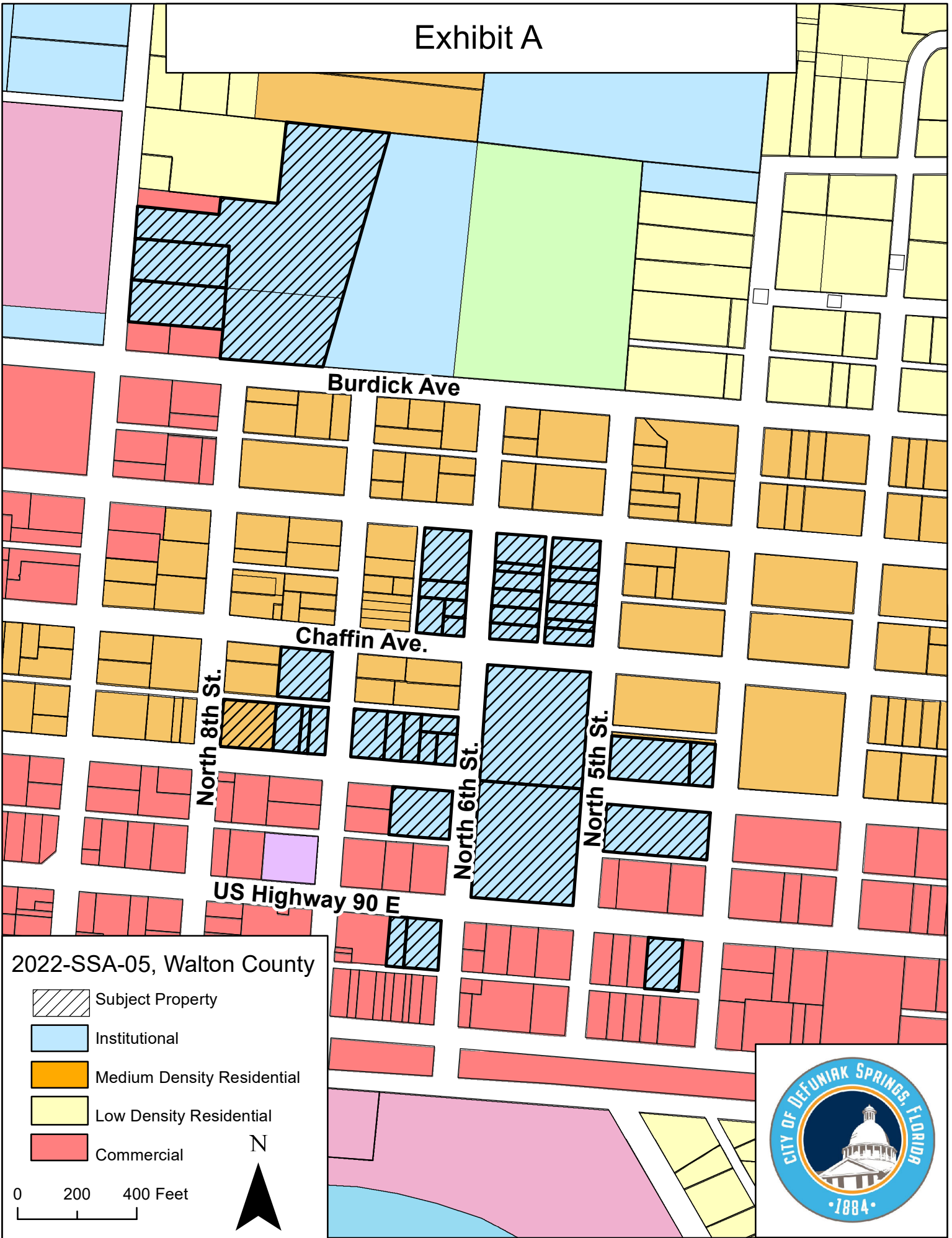
CITY COUNCIL
DEFUNIAK SPRINGS, FLORIDA

Attest:

Koby Townsend, City Clerk

By: _____
Robert "Bob" Campbell, Mayor

Exhibit A



2022-SSA-05, Walton County

-  Subject Property
-  Institutional
-  Medium Density Residential
-  Low Density Residential
-  Commercial

0 200 400 Feet

