

ORDINANCE NO. 726

AN ORDINANCE OF THE CITY OF VALPARAISO, FLORIDA AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR PURPOSE; PROVIDING FOR LAND USE CHANGE TO 1.80 ACRES OF LAND MOL; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

- WHEREAS,** the City of Valparaiso has the authority to enact this ordinance changing its Comprehensive Plan in accord with Chapters 163. 3187, 166.021, and 166.041 Florida Statutes, and the adopted Comprehensive Plan, Section 7.07; and
- WHEREAS,** this small scale amendment to the Comprehensive Plan is compatible with adjacent land use categories; and
- WHEREAS,** the Planning and Advisory Board conducted a PUBLIC HEARING using quasi-judicial procedures on 06 February 2023 to address amending the Future Land Use Map in that part of the City of Valparaiso, identified as Plat 7, Block 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7 and Block 2, Lot 5 (253E), from Low Density Residential to Commercial; and
- WHEREAS,** the City Commission sitting as the Local Planning Agency conducted a PUBLIC HEARING on 13 February 2023 on said amendment to the Future Land Use Map.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VALPARAISO, FLORIDA:

1. That the Future Land Use Map of the adopted Comprehensive Plan is hereby amended by changing the Future Land Use category of the parcels described above from Low Density Residential to Commercial. The parcel locations are indicated in Exhibit A, which is attached hereto and made a part hereof.

2. Effective Date

This ordinance and plan amendment shall become effective thirty-one (31) days after adoption on second reading by the City Commission, unless the amendment is challenged pursuant to Section 163.3187, F.S. If challenged, the effective date shall be the date a Final Order is issued by the Department of Community Affairs or the Administration Commission finding that the amendment is in compliance in accordance with Section 163.3184 F.S. If applicable, the provisions of Section 163.3189(2)(b), F.S. also govern this ordinance.

ADOPTED IN SESSION THIS _____ DAY OF _____, 2023.

ORDINANCE NO. 727

AN ORDINANCE OF THE CITY OF VALPARAISO, FLORIDA AMENDING ITS ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR A ZONING CHANGE TO .28 ACRES MOL OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-1, COMMERCIAL DISTRICT LIMITED; PROVIDING FOR ZONING MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Valparaiso has the authority to enact this ordinance changing its Zoning Map in accordance with the Land Development Code; and

WHEREAS, this zoning change is compatible with adjacent land use categories; and

WHEREAS, the Planning Commission conducted a PUBLIC HEARING using quasi-judicial procedures on 06 February 2023 to address rezoning that part of the City of Valparaiso, identified as 405 Government Avenue, Parcel Number 12-1S-23-1140-0002-0070, Plat 7, from R-1A, Single Family Residential, to C-1, Commercial District Limited; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VALPARAISO, FLORIDA:

1. That the Zoning Map of the city is hereby amended by changing the zoning district of the property described above from Single Family Residential (R-1A) to Commercial District Limited (C-1). The parcel location is indicated in Exhibit A, which is attached hereto and made a part hereof. The parcel is specifically described as Plat 7, Block 2, Lot 7, located at 405 Government Avenue, containing .28 acres, more or less.

2. Effective Date

This ordinance and the zoning map shall become effective simultaneously with final adoption of Ordinance No. 726.

ADOPTED IN SESSION THIS ____ DAY OF ____.

ORDINANCE NO. 728

AN ORDINANCE OF THE CITY OF VALPARAISO, FLORIDA AMENDING ITS ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR A ZONING CHANGE TO .28 ACRES MOL OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-1, COMMERCIAL DISTRICT LIMITED; PROVIDING FOR ZONING MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Valparaiso has the authority to enact this ordinance changing its Zoning Map in accordance with the Land Development Code; and

WHEREAS, this zoning change is compatible with adjacent land use categories; and

WHEREAS, the Planning Commission conducted a PUBLIC HEARING using quasi-judicial procedures on 06 February 2023 to address rezoning that part of the City of Valparaiso, identified as 407 Government Avenue, Parcel Number 12-1S-23-1140-0002-0060, Plat 7, from R-1A, Single Family Residential, to C-1, Commercial District Limited; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VALPARAISO, FLORIDA:

1. That the Zoning Map of the city is hereby amended by changing the zoning district of the property described above from Single Family Residential (R-1A) to Commercial District Limited (C-1). The parcel location is indicated in Exhibit A, which is attached hereto and made a part hereof. The parcel is specifically described as Plat 7, Block 2, Lot 6, located at 407 Government Avenue, containing .28 acres, more or less.

2. Effective Date

This ordinance and the zoning map shall become effective simultaneously with final adoption of Ordinance No. 726.

ADOPTED IN SESSION THIS _____ DAY OF _____.

ORDINANCE NO. 729

AN ORDINANCE OF THE CITY OF VALPARAISO, FLORIDA AMENDING ITS ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR A ZONING CHANGE TO .26 ACRES MOL OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-1, COMMERCIAL DISTRICT LIMITED; PROVIDING FOR ZONING MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Valparaiso has the authority to enact this ordinance changing its Zoning Map in accordance with the Land Development Code; and

WHEREAS, this zoning change is compatible with adjacent land use categories; and

WHEREAS, the Planning Commission conducted a PUBLIC HEARING using quasi-judicial procedures on 06 February 2023 to address rezoning that part of the City of Valparaiso, identified as 409 Government Avenue, Parcel Number 12-1S-23-1140-0002-0050, Plat 7, from R-1A, Single Family Residential, to C-1, Commercial District Limited; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VALPARAISO, FLORIDA:

1. That the Zoning Map of the city is hereby amended by changing the zoning district of the property described above from Single Family Residential (R-1A) to Commercial District Limited (C-1). The parcel location is indicated in Exhibit A, which is attached hereto and made a part hereof. The parcel is specifically described as Plat 7, Block 2, Lot 5, located at 409 Government Avenue, containing .26 acres, more or less.

2. Effective Date

This ordinance and the zoning map shall become effective simultaneously with final adoption of Ordinance No. 726.

ADOPTED IN SESSION THIS _____ DAY OF _____.

ORDINANCE NO. 730

AN ORDINANCE OF THE CITY OF VALPARAISO, FLORIDA AMENDING ITS ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR A ZONING CHANGE TO .26 ACRES MOL OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-1, COMMERCIAL DISTRICT LIMITED; PROVIDING FOR ZONING MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Valparaiso has the authority to enact this ordinance changing its Zoning Map in accordance with the Land Development Code; and

WHEREAS, this zoning change is compatible with adjacent land use categories; and

WHEREAS, the Planning Commission conducted a PUBLIC HEARING using quasi-judicial procedures on 06 February 2023 to address rezoning that part of the City of Valparaiso, identified as 411 Government Avenue, Parcel Number 12-1S-23-253E-0002-0050, Plat 7, from R-1A, Single Family Residential, to C-1, Commercial District Limited; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VALPARAISO, FLORIDA:

1. That the Zoning Map of the city is hereby amended by changing the zoning district of the property described above from Single Family Residential (R-1A) to Commercial District Limited (C-1). The parcel location is indicated in Exhibit A, which is attached hereto and made a part hereof. The parcel is specifically described as Plat 7, Block 2, Lot 5, located at 411 Government Avenue, containing .26 acres, more or less.

2. Effective Date

This ordinance and the zoning map shall become effective simultaneously with final adoption of Ordinance No. 726.

ADOPTED IN SESSION THIS ____ DAY OF ____.

ORDINANCE NO. 731

AN ORDINANCE OF THE CITY OF VALPARAISO, FLORIDA AMENDING ITS ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR A ZONING CHANGE TO .28 ACRES MOL OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-1, COMMERCIAL DISTRICT LIMITED; PROVIDING FOR ZONING MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Valparaiso has the authority to enact this ordinance changing its Zoning Map in accordance with the Land Development Code; and

WHEREAS, this zoning change is compatible with adjacent land use categories; and

WHEREAS, the Planning Commission conducted a PUBLIC HEARING using quasi-judicial procedures on 06 February 2023 to address rezoning that part of the City of Valparaiso, identified as 413 Government Avenue, Parcel Number 12-1S-23-1140-0002-0040, Plat 7, from R-1A, Single Family Residential, to C-1, Commercial District Limited; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VALPARAISO, FLORIDA:

1. That the Zoning Map of the city is hereby amended by changing the zoning district of the property described above from Single Family Residential (R-1A) to Commercial District Limited (C-1). The parcel location is indicated in Exhibit A, which is attached hereto and made a part hereof. The parcel is specifically described as Plat 7, Block 2, Lot 4, located at 413 Government Avenue, containing .28 acres, more or less.

2. Effective Date

This ordinance and the zoning map shall become effective simultaneously with final adoption of Ordinance No. 726.

ADOPTED IN SESSION THIS _____ DAY OF _____.

ORDINANCE NO. 732

AN ORDINANCE OF THE CITY OF VALPARAISO, FLORIDA AMENDING ITS ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR A ZONING CHANGE TO .36 ACRES MOL OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-1, COMMERCIAL DISTRICT LIMITED; PROVIDING FOR ZONING MAP AMENDMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Valparaiso has the authority to enact this ordinance changing its Zoning Map in accordance with the Land Development Code; and

WHEREAS, this zoning change is compatible with adjacent land use categories; and

WHEREAS, the Planning Commission conducted a PUBLIC HEARING using quasi-judicial procedures on 06 February 2023 to address rezoning that part of the City of Valparaiso, identified as 428 Edge Avenue, Parcel Number 12-1S-23-1140-0002-0030, Plat 7, from R-1A, Single Family Residential, to C-1, Commercial District Limited; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF VALPARAISO, FLORIDA:

1. That the Zoning Map of the city is hereby amended by changing the zoning district of the property described above from Single Family Residential (R-1A) to Commercial District Limited (C-1). The parcel location is indicated in Exhibit A, which is attached hereto and made a part hereof. The parcel is specifically described as Plat 7, Block 2, Lot 3, located at 428 Edge Avenue, containing .36 acres, more or less.

2. Effective Date

This ordinance and the zoning map shall become effective simultaneously with final adoption of Ordinance No. 726.

ADOPTED IN SESSION THIS _____ DAY OF _____.
