

ORDINANCE NO. 880

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DEFUNIAK SPRINGS, FLORIDA, SETTING FORTH AUTHORITY FOR ADOPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, requires local governments desiring to revise their land development regulations to prepare and adopt land development regulation amendments; and

WHEREAS, the City of DeFuniak Springs adopted Ordinance 577, March 1991 (Land Development Code); and

WHEREAS, the Planning Board of the City of DeFuniak Springs recommends the zoning of the hereinafter-described property located in the City of DeFuniak Springs, Walton County, Florida, be amended as requested, on condition that adequate buffering is provided when the property is developed; and

WHEREAS, the City Council of the City of DeFuniak Springs adopts the recommendation of the Planning Board and finds that the recommended zoning is consistent with the City of DeFuniak Springs's adopted Land Development Code and Comprehensive Plan; 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 zoning map amendment; and

WHEREAS, the City Council of the City of DeFuniak Springs finds that the recommended zoning 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 Zoning Map Amendment #2017-SSA-02.

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

1. Property Owner's Name and Address:
SG Bay Springs, LLC
C/O The Shoptaw Group
3050 Peachtree RD NW STE 460
Atlanta, GA 30305
2. Legal Description of Subject Property:
COMMENCE AT A 1/2" IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 10, SOUTH 01°57'02" WEST, A DISTANCE OF 1887.59 FEET TO A POINT; THENCE DEPARTING SAID SECTION LINE, BEING N 87°52'15" WEST, A DISTANCE OF 9.02 FEET TO A 1/2" CAPPED IRON ROD (LB 7584), SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY 331 AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°58'38" EAST, A DISTANCE OF 113.54 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE DEPARTING SAID WEST RIGHT-OF-WAY OF SOUTH 88°37'12" WEST, A DISTANCE OF 14.85 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE 101.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14844.00 FEET AND A DELTA ANGLE OF 00°23'37", (CHORD BEARING OF SOUTH 02°10'07" EAST, CHORD DISTANCE OF 101.98 FEET), TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE SOUTH 87°20'03" WEST, A DISTANCE OF 73.19 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE 143.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 218.00 FEET AND A DELTA ANGLE OF 37°41'39", (CHORD BEARING OF NORTH 73°49'07" WEST, CHORD DISTANCE OF 140.85 FEET), TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE 130.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 357.00 FEET AND A DELTA ANGLE OF

20°58'58", (CHORD BEARING OF NORTH 65°27'47" WEST, CHORD DISTANCE OF 130.01 FEET), TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE NORTH 14°16'36" EAST, A DISTANCE OF 29.13 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE 102.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF OF 350.00 FEET AND A DELTA ANGLE OF 16°51'31", (CHORD BEARING OF NORTH 05°50'51" EAST, CHORD DISTANCE OF 102.61 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE NORTH 02°34'55" EAST, A DISTANCE OF 6.77 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE NORTH 87°52'15" EAST, A DISTANCE OF 318.56 FEET TO THE POINT OF BEGINNING
Parcel Identification Number 10-2N-19-18000-001-0050

1. These parcels are served with adequate potable water and wastewater services.
2. Currently, the parcel has the City of DeFuniak Springs zoning classifications of R-2, Multifamily Residential.
3. Upon the legally effective date of the Ordinance, the property, in its entirety, will have a zoning designation of C-2, Commercial General.

Section 3. Zoning Map Amendment. The DeFuniak Springs Zoning Map is hereby amended by changing the zoning classification of the above-described parcel to C-2, Commercial General.

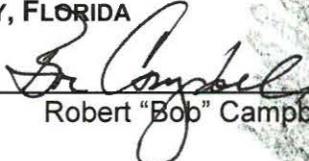
Section 4. Filing. An official, true and correct copy of the zoning amendment shall be filed with the Walton County Clerk and also maintained at the City of DeFuniak Springs Planning Department, which shall be responsible for administration of the Land Development Code.

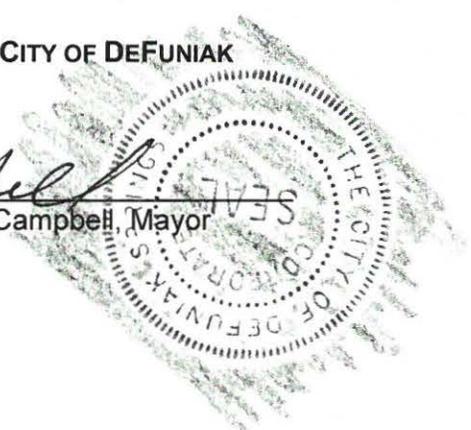
Section 5. Severability. If any portion of this Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of this Ordinance shall not be affected by such invalidity.

Section 6. Effective Date. This Ordinance shall be come effective as provided by law.

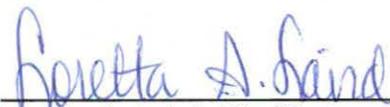
ADOPTED THIS 12TH DAY OF JUNE, 2017.

CITY COUNCIL OF THE CITY OF DEFUNIAK
SPRINGS
CITY, FLORIDA

By: 
Robert "Bob" Campbell, Mayor

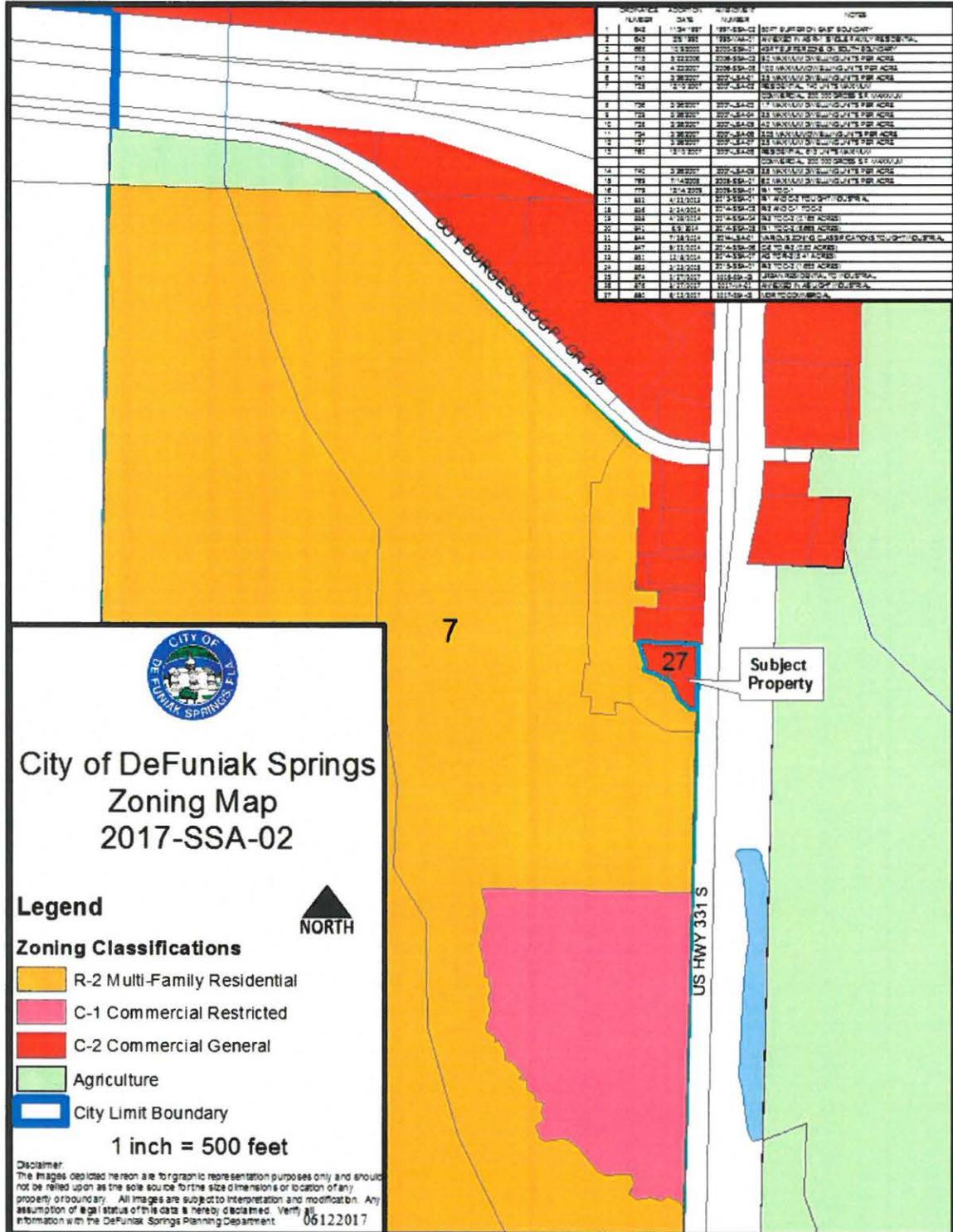


ATTEST:


Loretta A. Laird, City Clerk

Planning Board Meeting: May 1, 2017
City Council First Reading: May 8, 2017
City Council Second Reading: June 12, 2017

EXHIBIT "A"



Small Scale Amendment # 2017-SSA-02 SG Bay Springs, LLC
 Zoning Change
 From: R-2 Multi-Family Residential
 To: C-2 Commercial General District