

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-03.

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

- 1. Property Owner's Name and Address:  
Kurt S. Hritz  
1826 Cook Road  
Westville, FL 32464
- 2. Legal Description of Subject Properties:  
Parcel Identification Number: 21-3N-19-19000-026-0000  
COM SW/C SE1/4 RUN N 3 DEG 37 MIN W 268.5 FT TO BEG, RUN S 86 DEG 23 MIN W 118.5 FT, N 100 FT, N 86 DEG 23 MIN E 561.7 FT, S 3 DEG 37 MIN E 102 FT, S 86 DEG 23 MIN W 467 FT TO BEG. LESS THE E220 FT OR 1245-139 OR 1429-11 OR 1492-158

AND

Parcel Identification Number: 21-3N-19-19000-029-0000  
COM SW/C SE1/4 RUN N 3 DEG 37 MIN W 168.5 FT TO BEG, S 86 DEG 23 MIN W 124.5 FT, N 100 FT, N 86 DEG 23 MIN E 376.4 FT, S 8 DEG 18 MIN W 102.4 FT, S 86 DEG 23 MIN W 246 FT TO BEG OR 1741-25

AND

Parcel Identification Number: 21-3N-19-19000-028-0010  
COM SE COR SW4 N 03 DEG 37 MIN W 68.5 FOR BEG S 86 DEG 23 MIN W 129.5 FT TO HWY 331 NLY ALONG HWY 100 FT N 86 DEG 23 E 321.4 FT S 100.2 FT S 86 DEG 23 MIN W 175 FT TO BEG OR 1428-278 OR 1492-155 OR 2074-433

- 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-1, Single Family Residential.

Inst: #20170027590 Bk: 3050 Pg: 994  
Page 1 of 3 Recorded: 8/21/2017 10:12 AM  
Alex Alford Clerk of Courts, Walton County, Florida  
Deputy Clerk KELLEY

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.

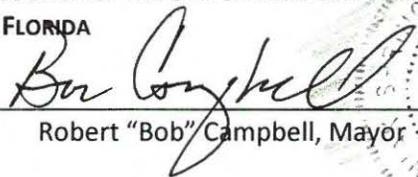
**Section 4. Filing.** An official, true and correct copy of the zoning amendment shall be filed with the Walton County Clerk and also maintained at the City of DeFuniak Springs Planning Department, which shall be responsible for administration of the Land Development Code.

**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 become effective as provided by law.

ADOPTED THIS 14TH DAY OF AUGUST, 2017.

CITY COUNCIL OF THE CITY OF DEFUNIAK SPRINGS  
CITY, FLORIDA

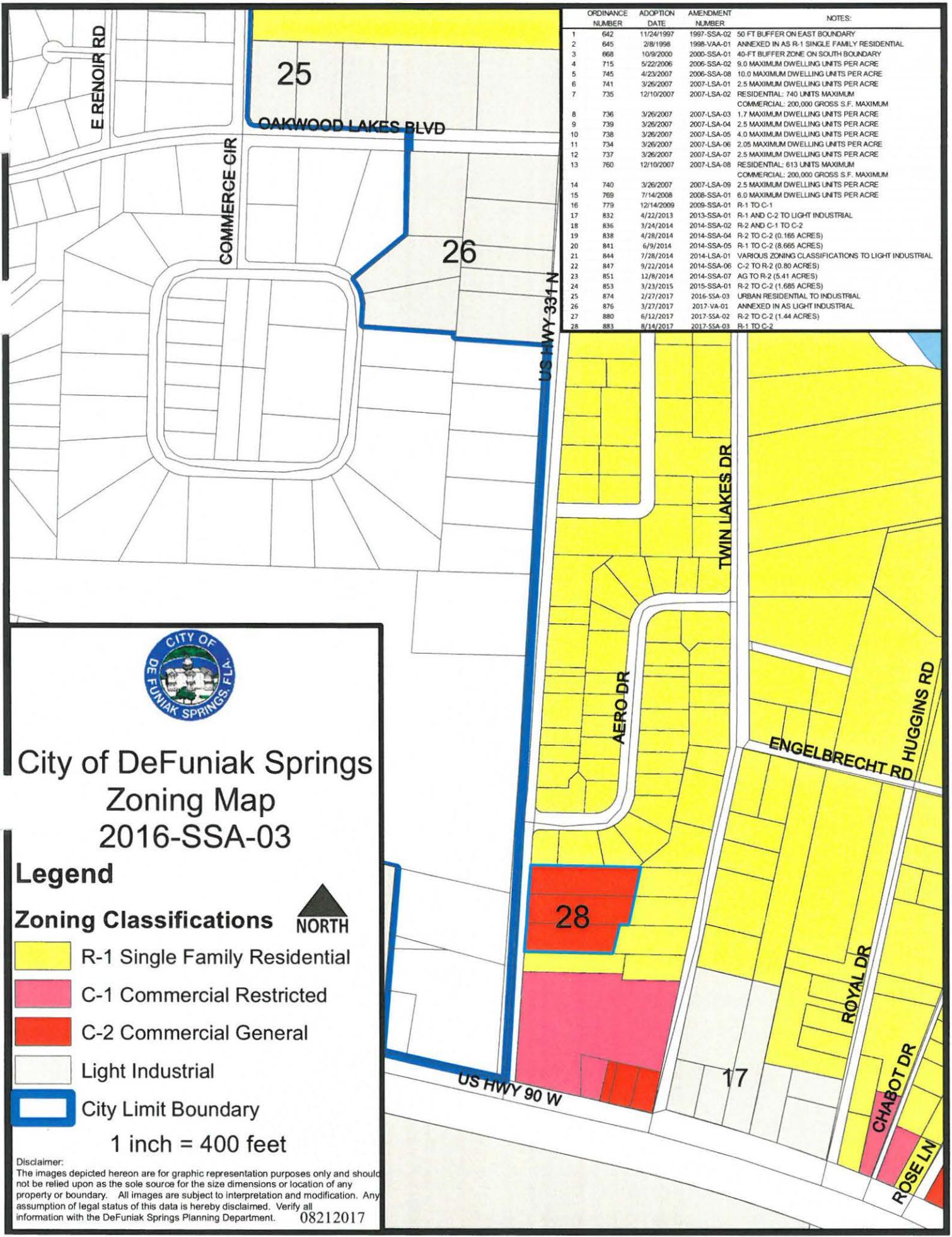
By:   
Robert "Bob" Campbell, Mayor



ATTEST:

  
Loretta A. Laird, City Clerk

Planning Board Meeting: June 5, 2017  
City Council First Reading: June 12, 2017  
City Council Second Reading: July 24, 2017  
August 14, 2017



ORDINANCE NUMBER	ADOPTION DATE	AMENDMENT NUMBER	NOTES:
1	11/24/1997	1997-SSA-02	50 FT BUFFER ON EAST BOUNDARY
2	645	2/8/1998	1998-VAA-01 ANNEXED IN AS R-1 SINGLE FAMILY RESIDENTIAL
3	668	10/9/2000	2000-SSA-01 40-FT BUFFER ZONE ON SOUTH BOUNDARY
4	715	5/22/2006	2006-SSA-02 9.0 MAXIMUM DWELLING UNITS PER ACRE
5	745	4/23/2007	2006-SSA-08 10.0 MAXIMUM DWELLING UNITS PER ACRE
6	741	3/26/2007	2007-LSA-01 2.5 MAXIMUM DWELLING UNITS PER ACRE
7	735	12/10/2007	2007-LSA-02 RESIDENTIAL: 740 UNITS MAXIMUM COMMERCIAL: 200,000 GROSS S.F. MAXIMUM
8	736	3/26/2007	2007-LSA-03 1.7 MAXIMUM DWELLING UNITS PER ACRE
9	739	3/26/2007	2007-LSA-04 2.5 MAXIMUM DWELLING UNITS PER ACRE
10	738	3/26/2007	2007-LSA-05 4.0 MAXIMUM DWELLING UNITS PER ACRE
11	734	3/26/2007	2007-LSA-06 2.05 MAXIMUM DWELLING UNITS PER ACRE
12	737	3/26/2007	2007-LSA-07 2.5 MAXIMUM DWELLING UNITS PER ACRE
13	760	12/10/2007	2007-LSA-08 RESIDENTIAL: 613 UNITS MAXIMUM COMMERCIAL: 200,000 GROSS S.F. MAXIMUM
14	740	3/26/2007	2007-LSA-09 2.5 MAXIMUM DWELLING UNITS PER ACRE
15	769	7/14/2008	2008-SSA-01 6.0 MAXIMUM DWELLING UNITS PER ACRE
16	779	12/14/2009	2009-SSA-01 R-1 TO C-1
17	832	4/22/2013	2013-SSA-01 R-1 AND C-2 TO LIGHT INDUSTRIAL
18	836	3/24/2014	2014-SSA-02 R-2 AND C-1 TO C-2
19	838	4/28/2014	2014-SSA-04 R-2 TO C-2 (0.165 ACRES)
20	841	6/9/2014	2014-SSA-05 R-1 TO C-2 (8.665 ACRES)
21	844	7/28/2014	2014-LSA-01 VARIOUS ZONING CLASSIFICATIONS TO LIGHT INDUSTRIAL
22	847	9/22/2014	2014-SSA-06 C-2 TO R-2 (0.80 ACRES)
23	851	12/8/2014	2014-SSA-07 AG TO R-2 (5.41 ACRES)
24	853	3/23/2015	2015-SSA-01 R-2 TO C-2 (1.685 ACRES)
25	874	2/27/2017	2016-SSA-03 URBAN RESIDENTIAL TO INDUSTRIAL
26	876	3/27/2017	2017-VA-01 ANNEXED IN AS LIGHT INDUSTRIAL
27	880	6/12/2017	2017-SSA-02 R-2 TO C-2 (1.44 ACRES)
28	883	8/14/2017	2017-SSA-03 R-1 TO C-2



# City of DeFuniak Springs Zoning Map 2016-SSA-03

## Legend

- Zoning Classifications** NORTH
- R-1 Single Family Residential
  - C-1 Commercial Restricted
  - C-2 Commercial General
  - Light Industrial
  - City Limit Boundary
- 1 inch = 400 feet

Disclaimer:  
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