

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.

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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 be come 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

