

ORDINANCE NO. 885

**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-04.

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

1. Property Owner's Name and Address:

Glenn Hillary Louise ET AL
498 Ricker Avenue
Santa Rosa Beach, FL 32459

2. Legal Description of Subject Property:

Parcel Identification Number: 25-3N-19-19070-000-8470

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATE AND LYING IN THE CITY OF DEFUNIAK SPRINGS, COUNTY OF WALTON, STATE OF FLORIDA, CONTAINED WITHIN THE FOLLOWING METES AND BOUNDS, NAMELY: BEGINNING FOR THE SAME AT THE POINT WHERE THE NORTH LINE OF NELSON STREET INTERSECTS THE WEST LINE OF SEVENTH STREET (AS SAID STREETS ARE NOW ESTABLISHED) AND RUNNING THENCE ALONG THE WEST LINE OF SEVENTH STREET, NORTH 4°25' WEST, ONE HUNDRED FORTY (140) FEET TO A CONCRETE MONUMENT, SIX INCHES BY SIX INCHES BY THREE FEET, SET IN THE SOUTH LINE OF PUBLIC ALLEY (20 FEET WIDE); THENCE ALONG SAID LINE OF SAID ALLEY, SOUTH 85°35' WEST, ONE HUNDRED FIFTY FEET TO A SIMILAR MONUMENT; THENCE SOUTH 4°25' EAST, ONE HUNDRED FORTY FEET TO A CONCRETE MONUMENT, SIX INCHES SQUARE SET IN THE NORTH LINE OF NELSON STREET, AFORESAID, AND THENCE ALONG THE NORTH LINE OF NELSON STREET, NORTH 85°35' EAST, ONE HUNDRED FIFTY FEET TO A SIMILAR MONUMENT SET AT THE POINT OF BEGINNING; BEING A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP THREE (3) NORTH, RANGE NINETEEN (19) WEST, OF THE TALLAHASSEE MERIDIAN IN WALTON COUNTY, FLORIDA, INCLUDED IN THE ORIGINAL SUBDIVISION KNOWN AS "LAKE DEFUNIAK" (NOW DEFUNIAK SPRINGS) MADE BY W. J. VANKIRK, AS PER PLAT THEREOF FILED MARCH 24, 1886, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, IN AND FOR THE COUNTY AND STATE, AFORESAID, AND THOUGH NOT SO DESIGNATED ON SAID PLAT, THE LAND FIRST ABOVE DESCRIBED HAS BEEN FOR YEARS COMMONLY AND GENERALLY KNOWN AS LOTS NUMBERED 847, 848 AND 849, IN SUBDIVISION MADE BY W. J. VANKIRK, AS AFORESAID.

- 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 C-1 (Commercial Restricted).
- 3. Upon the legally effective date of the Ordinance, the property, in its entirety, will have a zoning designation of Mixed Use.

Section 3. Zoning Map Amendment. The DeFuniak Springs Zoning Map is hereby amended by changing the zoning classification of the above-described parcel from C-1 (Commercial Restricted) to Mixed Use.

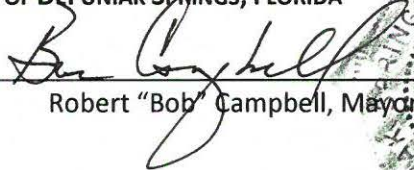
Section 4. Filing. An official, true and correct copy of the zoning amendment shall be filed with the Walton County Clerk and also maintained at the City of DeFuniak Springs Planning Department, which shall be responsible for administration of the Land Development Code.

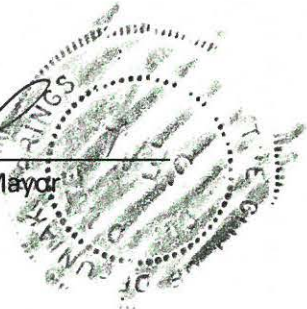
Section 5. Severability. If any portion of this Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of this Ordinance shall not be affected by such invalidity.

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

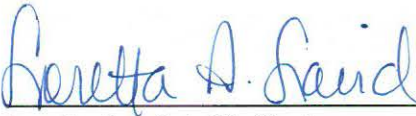
ADOPTED THIS 23RD DAY OF OCTOBER, 2017.

CITY OF DEFUNIAK SPRINGS, FLORIDA

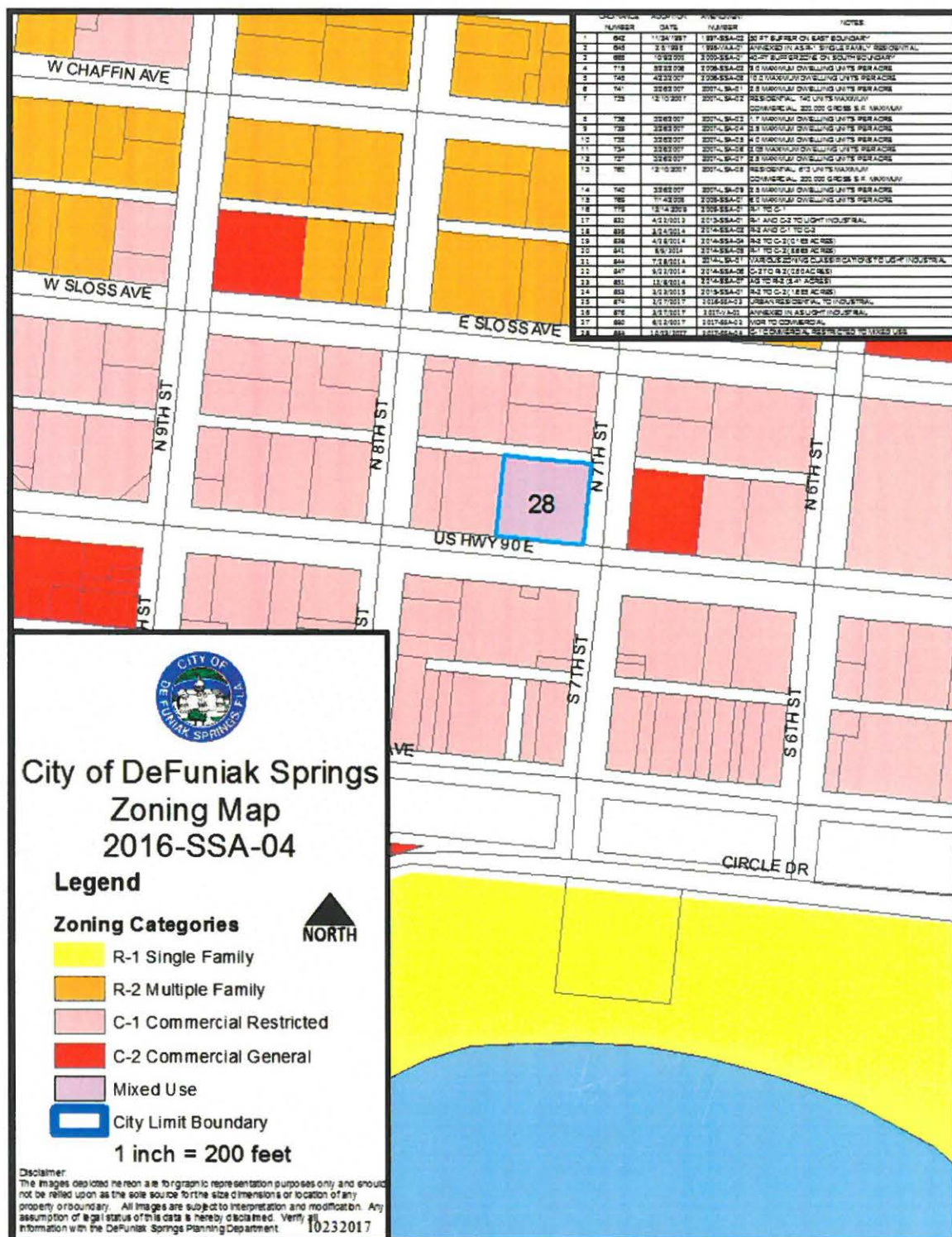
By: 
Robert "Bob" Campbell, Mayor



ATTEST:


Loretta A. Laird, City Clerk

Planning Board Meeting: September 5, 2017
City Council First Reading: September 11, 2017
City Council Second Reading: October 23, 2017



File Number: 2017-SSA-04
 Zoning Change
 From: C-1 Commercial Restricted
 To: Mixed Use