

This instrument is being rerecorded due to the Ord. No. scrivener error

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 #2018-SSA-01.

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

- 1. Property Owner's Name and Address:

Marcus and Sylvia Parish 304 Sheraton Drive Andalusia, AL 36420-5035	Inst. #20180007630 Bk: 3067 Pg: 2546 Page 1 of 2 Recorded: 3/8/2018 3:13 PM Alex Alford Clerk of Courts, Walton County, Florida Deputy Clerk KELLEY
--	--
- 2. Identification of Subject Property:

Address: 700 US Highway 331 South, DeFuniak Springs, FL 32435
 Parcel Identification Number: 34-3N-19-19000-025-0000 (3.928⁺/. acres of land)
 Legal Description: Begin at a point on the Freeport Road in the SW corner of North 1/2 of North 3/4 of NE 1/4 of SE 1/4, Section 34, Township 3 North, Range 19 West, run thence North 150 feet; thence West approximately 1,142 feet; thence South 150 feet; thence East approximately 1,145 feet to Point of Beginning in Walton County, Florida.
- 3. These parcels are served with adequate potable water and wastewater services.
- 4. Currently, the parcel has the City of DeFuniak Springs zoning classifications of R-1 (Single-Family Residential) and Agricultural.
- 5. 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 from R-1 (Single-Family Residential) and Agricultural 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.

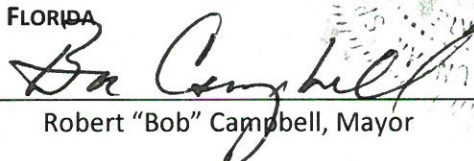
Section 5. Severability. If any portion of this Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of this Ordinance shall not be affected by such invalidity.

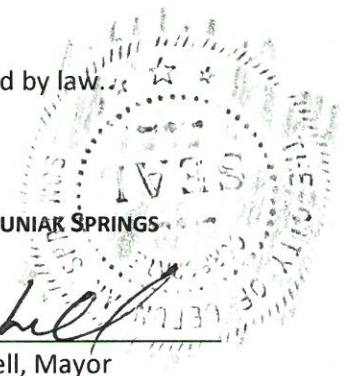
Inst. #201800022017 Bk: 3078 Pg: 1428
Page 1 of 2 Recorded: 7/2/2018 2:59 PM
Alex Alford Clerk of Courts, Walton County, Florida
Deputy Clerk MORRISON

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

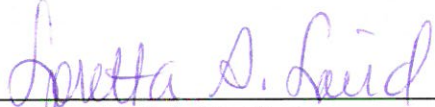
ADOPTED THIS 26RD DAY OF FEBRUARY, 2018.

**CITY COUNCIL OF THE CITY OF DEFUNIAK SPRINGS
CITY, FLORIDA**

By: 
Robert "Bob" Campbell, Mayor



ATTEST:



Loretta A. Laird, City Clerk

Monday, January 22, 2018:	City Council Scheduled Public Hearing/Authorized Advertisement
Thursday, January 25, 2018:	Staff Published Legal Ad in Newspaper/Mailed Notices to Adjoining Property Owners
Monday, February 12, 2018:	City Council Held 1st Reading of Ordinances
Monday, February 15, 2018:	Planning Board Held Special Meeting/Recommended Approval to Council
Monday, February 26, 2018:	City Council Held Public Hearing/Rendered Decision/Conducted 2nd Reading of Ordinances