

**ORDINANCE NO. 894**  
**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-MA-03 (RZ).

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

1. Property Owner's Name and Address:  
Richardson Family Trust  
1415 Windsor Avenue  
Longwood, FL 32750
2. Identification of Subject Property: 34-3N-19-19000-026-0000  
Address: 822 US Highway 331 South, DeFuniak Springs, FL 32435  
Legal Description: N 125 FT OF S1/4 OF NE1/4 OF SE1/4 SEC 34-3N-19W OR 1916-423 OR 2871-3112 OR 3056-3587
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.

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

**ADOPTED THIS 27<sup>TH</sup> DAY OF AUGUST, 2018.**

Inst. #20180031322 Bk: 3085 Pg: 1053  
Page 1 of 2 Recorded: 9/17/2018 1:29 PM  
Alex Afford Clerk of Courts, Walton County, Florida  
Deputy Clerk MORRISON

CITY OF DEFUNIAK SPRINGS, FLORIDA

By: *Bob Campbell*  
Robert "Bob" Campbell, Mayor

ATTEST:

*Loretta A. Laird*  
Loretta A. Laird, City Clerk

