

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 #2019-RZ-02.

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

1. Property Owner's Name and Address:

AAA Truss, Inc.  
P O BOX 1129  
DeFuniak Springs, FL 32435-1129

2. Identification of Subject Property:

Parcel Identification Number: 23-3N-19-19000-003-0093 (4.47+/- acres of land)

Legal Description Parcel A

TRACT 1 - Book 1531 Page 252

COMMENCE AT THE SE CORNER OF THE SE ¼ OF SECTION 23, T3N, R19W, WALTON COUNTY, FLORIDA; THENCE N00015'28"W, 1327.97 FEET; THENCE S89021'47"W, 661.58 FEET; THENCE S00008'50"W, 166.20 FEET; THENCE N89017'57"E, 411.05 FEET TO THE WEST R/W LINE OF STATE ROAD NO 83 (SWALE/DITCH); THENCE S05052'01"W, ALONG SAID R/W LINE, 352.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S05052'01"W, ALONG SAID R/W LINE, 353.44 FEET TO THE NORTH R/W LINE OF A 75 FOOT GAS EASEMENT; THENCE N79056'30"W, ALONG SAID R/W LINE, 214.36 FEET; THENCE DEPARTING SAID R/W LINE ON A BEARING OF N00015'28"W, 311.39 FEET; THENCE N89021'47"E, 248.51 FEET TO THE POINT OF BEGINNING.

TRACT 2 – BOOK 2733 PAGE 712

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 19 WEST OF WALTON COUNTY, FLORIDA; THENCE N00015'28"W, 1327.97 FEET; THENCE S89021'47"W, 661.58 FEET; THENCE S00008'50"W, 166.20 FEET; THENCE N89017'57"E, 411.06 FEET; THENCE S05052'01"W, 574.15 FEET; THENCE S89021'50"W, 2448.61 FEET TO THE POINT OF BEGINNING; THENCE S00015'28"E, 311.39 FEET; THENCE N79056'30"W, 280.53 FEET; THENCE N00015'28"W, 259.33 FEET; THENCE N89021'47"E, 276 FEET TO THE POINT OF BEGINNING.

TRACT 3 – BOOK 2733 PAGE 718

COMMENCE AT THE SE CORNER OF THE SE ¼ OF SECTION 23, T3N, R19W, WALTON COUNTY, FLORIDA; THENCE N00015'28"W, 1327.97 FEET; THENCE S89021'47"W, 661.58 FEET; THENCE S00008'50"W, 166.20 FEET; THENCE N89017'57"E, 411.06 FEET; THENCE S0552'01"W, 574.15 FEET; THENCE S89021'50"W, 348.61 FEET TO THE POINT OF BEGINNING; THENCE S89021'47"W, 176 FEET; N00015'28"W, 222.65 FEET, N89021'47"E, 176 FEET, S00015'28"E, 222.65 FEET TO POINT OF BEGINNING.

NOTE: IT IS THE OPINION OF THIS SURVEY THAT THE CALL OF S05052'01"W 352.73 FT IN THE TRACT 1 DESCRIPTION SHOULD BE S05052'01"W 574.15 FT.

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 LI, Light Industrial and C-2, General Commercial.
5. Upon the legally effective date of the Ordinance, the property, in its entirety, will have a zoning designation of R-2, Multifamily Residential.

**Section 3. Zoning Map Amendment.** The DeFuniak Springs Zoning Map is hereby amended by changing the zoning classification of the above-described parcel from LI, Light Industrial and C-2, General Commercial to R-2, Multifamily Residential, as illustrated by attached in Exhibit "A".

**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.

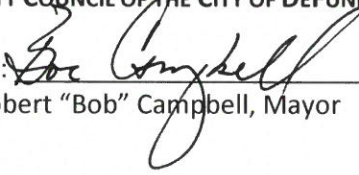
**Section 5. Severability.** If any portion of this Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of this Ordinance shall not be affected by such invalidity.

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

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

ADOPTED THIS 22ND DAY OF JULY, 2019.

CITY COUNCIL OF THE CITY OF DEFUNIAK SPRINGS FLORIDA

By:   
Robert "Bob" Campbell, Mayor

ATTEST:

  
Cynthia Permenter, Deputy City Clerk

