

AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT TO THE CITY OF DEFUNIAK SPRINGS LAND DEVELOPMENT REGULATIONS; SETTING FORTH AUTHORITY FOR ADOPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the City of DeFuniak Springs adopted Ordinance 669, November, 2000 (Comprehensive Plan) and Ordinance 577, March 1991 (Land Development Code); and

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 has prepared a zoning map amendment; and

WHEREAS, the City of DeFuniak Springs Planning Board has made its recommendations to the City of DeFuniak Springs City Council; and

WHEREAS, after due public notice, the City of DeFuniak Springs held the requisite public hearings to afford opportunity for public comments concerning the zoning amendment;

NOW THEREFORE, be it enacted by the City Council of the City of DeFuniak Springs, Florida that:

Section 1. Short Title. This ordinance shall be known as Small Scale Amendment # 09-SSA-01.

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

1. The applicant's name and address is:
Darrell and Nathan Boyles
204 N Main St
Crestview FL 32536
2. The property subject to this Ordinance is described as follows: Property Parcel Identification Numbers: 02-2N-19-18000-036-0000w ith a legal description of: Begin on the Eastern Boundary Line of the R/W of State Hwy No. 83 at a point 250 ft South of the NW corner of Section 2, Township 2N, Range 19 West, Run thence East 150 ft, thence South 100 feet, Thence West to the R/W of said State Road, Thence North along the R/W of said State Road to POB in Sec 2, Township 2 North, Range 19 West, in the Town of DeFuniak Springs, Florida. Containing 0.3 acres, more or less.
3. The property is or may be served with adequate potable water and wastewater services.
4. The property currently has a land use designation of COMMERCIAL and a zoning designation of R-1 SINGLE FAMILY RESIDENTIAL.
5. Upon the legally effective date of the Ordinance, the property will have a land use designation of COMMERCIAL and the zoning classification of C-1 COMMERCIAL RESTRICTED DISTRICT.

Section 3. Zoning Change. The DeFuniak Springs Zoning Map is hereby amended changing the above-described parcel consisting of approximately 0.3 acres from R-1 Single Family Residential to C-1 Commercial Restricted District as shown in "Exhibit A", attached.

Section 4. Filing. An official, true and correct copy of the Zoning change 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 Comprehensive Plan and 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 December, 2009.

CITY COUNCIL OF THE CITY OF DEFUNIAK
SPRINGS, FLORIDA

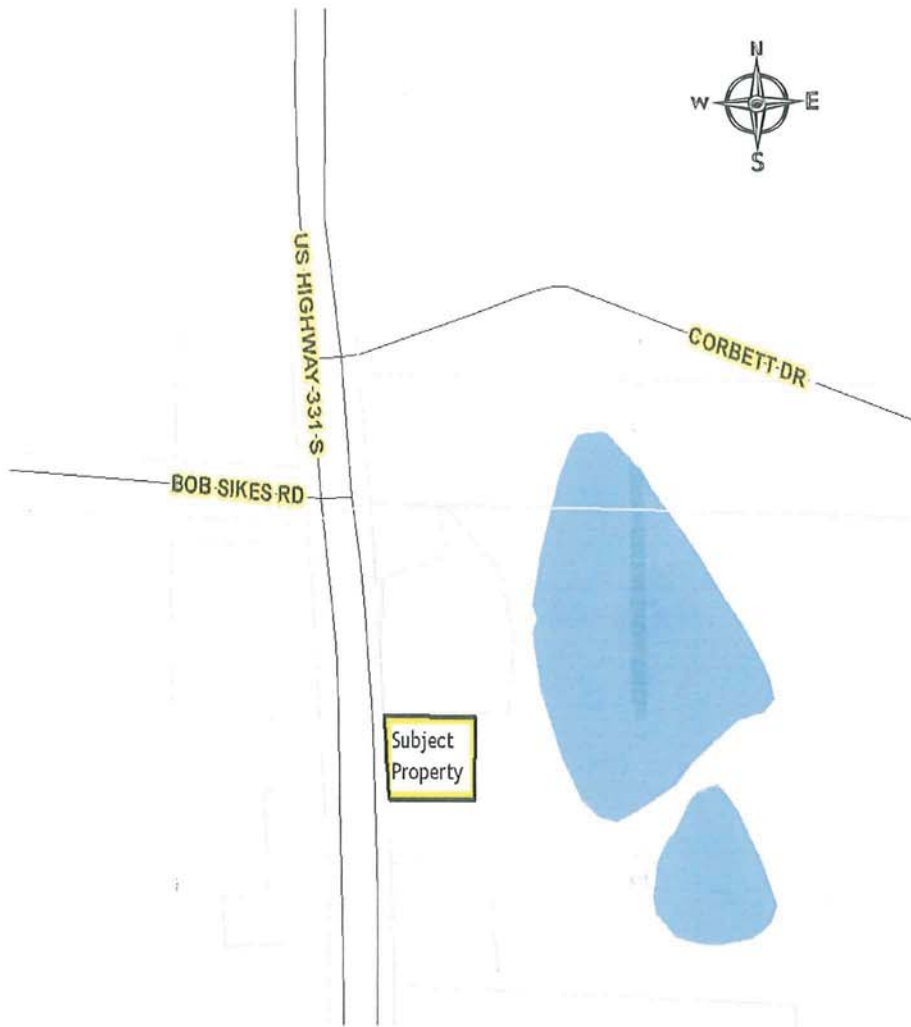
By: 
C. Harold Carpenter, Mayor

ATTEST:


Deputy Clerk

INSTR # 1102255
OR BK 2831 Pages 3920 - 3921
RECORDED 12/15/09 14:10:38
MARTHA INGLE, WALTON COUNTY
CLERK OF COURT
DEPUTY CLERK K DOUGLASS
#2

EXHIBIT "A"



Amendment Map for 09-SSA-01
Darrell and Nathan Boyles

ZONING CHANGE:
FROM: R-1 SINGLE FAMILY RESIDENTIAL
TO: C-1 COMMERCIAL RESTRICTED DISTRICT