

ORDINANCE NO. 832

**AN ORDINANCE ADOPTING A SMALL SCALE
FUTURE LAND USE AND ZONING MAP
AMENDMENTS 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 Future Land Use and zoning map amendments; 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 Future Land Use and zoning amendments;

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 # 2013-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:
Bishop H Sanders, Rebecca Hayles, Rosemary McHenry
PO Box 490
DeFuniak Springs FL 32435

2. The property subject to this Ordinance is described as follows:
Property Parcel Identification Numbers: 27-3N-19-19420-000-0100; 27-3N-19-19420-000-0130; 27-3N-19-19420-000-0135; 27-3N-19-19420-000-0050; 27-3N-19-19420-000-0020; 27-3N-19-19420-000-0071 and the south 513 feet of 27-3N-19-19420-000-0072 with a legal description of: Commence at the Southwest corner of Lot 1 of Kam Akers S/D or 1096-64 continue 600 ft. to the Southeast corner of Lot 6 Kam Akers Subdivision and the Westerly R/W line of Royal Drive (40 R/W); thence N 08° 55' 59" E 269.70 to a ¾" iron pipe (no id number) thence N 82o 08' 04" W 283.05 ft. to a ½" Capped iron rod on the easterly line of Lot 3 Kam Akers S/D; thence N 08o 16' 42" E 264.38 ft. to a ½" capped iron rod (identification number 6469); thence N 80o 21' 00" W 300.19 ft. to the Westerly R/W line of Lot 1 of Kam Akers S/D and the Easterly R/W line of Twin Lakes Drive (40 ft. R/W); thence go S08o 13' 48" W 517.85 to the POB all lying within Section 27, Township 3 North, Range 19 West, in Walton County, Florida.

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 LOW DENSITY RESIDENTIAL and COMMERCIAL and a zoning designation of R-1

SINGLE FAMILY RESIDENTIAL and C-2 COMMERCIAL GENERAL DISTRICT.

5. Upon the legally effective date of the Ordinance, the property will have a land use designation of INDUSTRIAL and a zoning classification of LIGHT INDUSTRIAL.

Section 3. Future Land Use Map Amendment and Zoning Change. The DeFuniak Springs Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended changing the above-described parcel consisting of approximately 2.3 acres from Commercial to Industrial land use and to a zoning classification of C-2 Commercial General District to Light Industrial and 2.90 acres from Low Density Residential to Industrial land use and to a zoning classification of R-1 Single Family Residential to Light Industrial as attached in Exhibit "A".

Section 4. Filing. An official, true and correct copy of the Future Land Use and Zoning amendment changes 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.

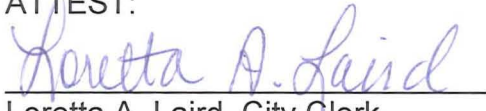
ADOPTED THIS 22nd DAY OF April, 2013.

CITY COUNCIL OF THE CITY OF
DEFUNIAK SPRINGS, FLORIDA

By: _____


Robert "Bob" Campbell, Mayor

ATTEST:



Loretta A. Laird, City Clerk

EXHIBIT “A”

