

ORDINANCE NO. 2024-01

**AN ORDINANCE OF THE CITY OF BLOUNTSTOWN, FLORIDA, TO BE ENTITLED: AN ORDINANCE REZONING CERTAIN PARCELS OF REAL PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF BLOUNTSTOWN, FLORIDA; ESTABLISHING A PURPOSE AND INTENT; DESCRIBING SAID REAL PROPERTY; SETTING FORTH THE ZONING; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A COPY ON FILE.**

WHEREAS, Chapter 163, Florida Statutes empowers the City Council of the City of Blountstown, Florida to prepare and enforce comprehensive plans and Land Development Regulations for the development of the City; and

WHEREAS, Section 166.041, Florida Statutes empowers the City Council to adopt formal policy-making ordinances; and

WHEREAS, Section 166.041(3)(c), Florida Statutes, establishes the procedural requirements for the City Council to rezone specific parcels of private real property which would substantially change permitted use categories in zoning districts; and

WHEREAS, pursuant to Section 166.041, Florida Statutes, the City Council of the City of Blountstown, Florida, held the required public hearings, with due public notice having been provided, to obtain public comment, and having considered all written and oral comments received; and

WHEREAS, in exercise of its authority the City Council of the City of Blountstown, Florida, has determined it necessary and desirable to rezone the following described parcels of real property, to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future issues that may result from the use and development of land within the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Blountstown, Florida, as follows:

**Section 1. Purpose and Intent.**

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Sections 163.3202, Florida Statutes, and Chapter 166, Florida Statutes;

**Section 2. Description of Real Property**

The following described parcel of real property located within the city limits of the City of Blountstown, Florida are located to-wit:

A 4.45 Acre surveyed parcel immediately North of the right-of-way of Highway 71 North at 18069 North Main Street. More specifically described in the attached legal descriptions and more specifically depicted on the attached survey maps.

**Section 3. Setting Forth the New Zoning Classification.**

The above-described real properties are hereby changed as follows:

A 4.45 Acre surveyed parcel immediately North of the right-of-way of Highway 71 North. located in Section 29, Township 1 North, Range 8 West, from Residential R-1 to Commercial and Residential CR Zoning.

**Section 4. Applicability and Effective Date.**

The applicability and effect of this Ordinance and the amended version of the City of Blountstown Zoning Map shall become effective upon passage and filing in the City Book of Ordinances.

Section 5. Severability.

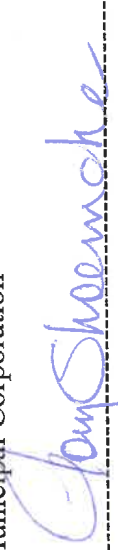
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

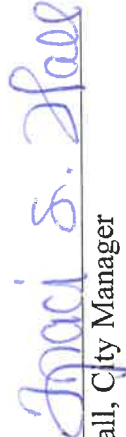
Section 6. Copy on File.

A certified copy of the enacting ordinance, as well as certified copies of the City of Blountstown Land Development Code and Zoning Map as amended shall be filed with the Clerk of the City of Blountstown, Florida, and copies shall be made available to the public for a reasonable publication charge.

PASSED AND DULY ADOPTED, with a quorum present and voting, by City Council of the City of Blountstown, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2024.  
ATTEST:

CITY OF BLOUNTSTOWN, FLORIDA  
A Municipal Corporation

By:   
HONORABLE Tony Shoemake, Mayor

ATTEST:   
Traci S. Hall, City Manager