

## ORDINANCE NO. 2020-757

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.16 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL ("MDR") TO CITY OF INVERNESS SINGLE-FAMILY RESIDENTIAL ("R1"); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development; and

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713 on June 7, 2016 and subsequent amendments; and

WHEREAS, Chapter 163 Part II, Florida Statutes provides for and empowers the City to adopt Land Development Regulations, and

WHEREAS, the Planning and Zoning Commission of the City of Inverness held the required public hearings with public notice having been provided and, reviewed and considered all comments received during said public hearing and the amendment report concerning said application for amendment described below; and

WHEREAS, the City Council of the City of Inverness has determined that all provisions of this ordinance are consistent with the City of Inverness Comprehensive Plan.

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

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness Zoning Map Amendment 20-ZMA-03 and shall be effective with the incorporated areas of the City of Inverness.

Section 2. Revisions and Additions to the Zoning Map of the City of Inverness. Pursuant to Chapter 4 of the Land Development Code, the City of Inverness Zoning Map is hereby amended in conformity with the Zoning Map attached hereto and hereby incorporated, assigning new zoning designations to the lands described in the attached Exhibit A. This City of Inverness Zoning Map Amendment 20-ZMA-03 is adopted pursuant to Chapter 163 Part II, Florida Statutes, assigning a Single-family Residential ("R1") to 0.16 acres to the lands described on the corresponding portions of the attached Zoning Map.

Section 3. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be

declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 4. Inclusion in the Land Development Code. The provisions of this Ordinance shall become and be made a part of the City of Inverness Zoning Map. To this end, the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, including graphic revision to the zoning map.

Section 5. The effective date of this ordinance shall be the same as the effective date of Ordinance 2020-757.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the 15<sup>th</sup> day of December, 2020.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the 5<sup>th</sup> day of JANUARY, 2021.

CITY OF INVERNESS, FLORIDA


  
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JACKIE HEPFER, President  
JACQUIE

  
\_\_\_\_\_  
ROBERT PLAISTED, Mayor

ATTEST:

  
\_\_\_\_\_  
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

  
\_\_\_\_\_  
ROBERT BATSEL, City Attorney

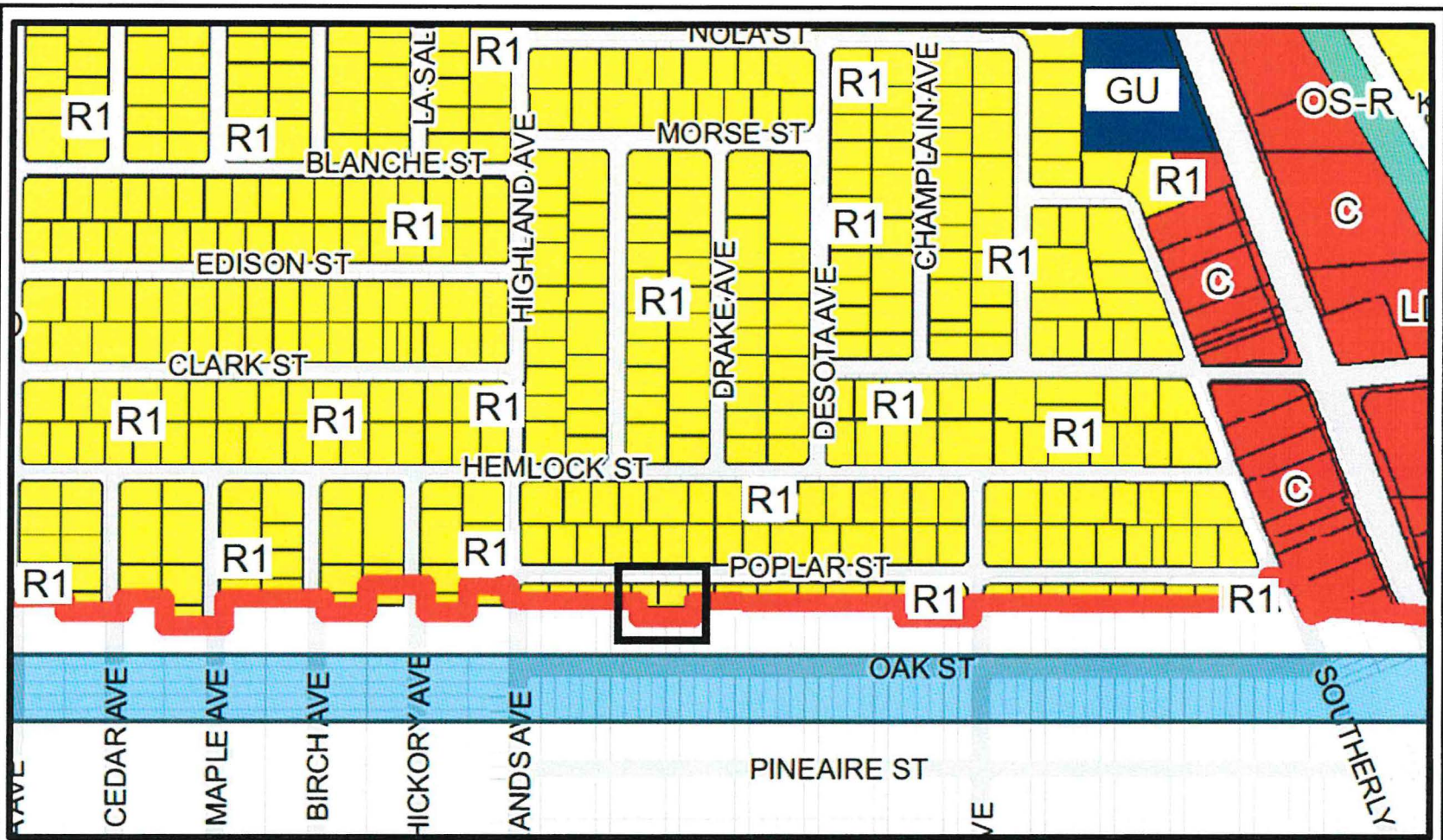
LEGAL DESCRIPTION:

**EXHIBIT "A"**

THE SOUTHERLY FORTY-FIVE FEET (45) OF INVERNESS HIGHLANDS SOUTH  
LOTS 9, 10, 11 & 12 BLK 232  
PLAT BOOK 3 PAGES 51-61







**SOURCE**  
City of Inverness Future Land Use Map

**509 & 513 Poplar St. Zoning**

**City of Inverness**  
Prepared by: Gregory A. Rice  
Date: September 29, 2020

