

ORDINANCE NO. 2023-812

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 2016-713 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 2.37 ACRES FROM LOW DENSITY TO MEDIUM DENSITY. PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Inverness, Florida, to prepare and adopt a comprehensive plan in accord with the requirements of the said act; and

WHEREAS the City Council of the City of Inverness recognizes the need to plan for orderly growth and development and has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713, on July 7, 2016, including a Future Land Use Map, and has approved subsequent amendments; and

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 Comprehensive Plan Amendment 2023-SSA-813 and shall be effective with the incorporated areas of the City of Inverness.

Section 2. The City of Inverness Comprehensive Plan Future Land Use Map is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, and pursuant to the Code of Ordinances of the City of Inverness, Florida. The following described lands are hereby reclassified on the City of Inverness Comprehensive Plan, Future Land Use Map as set forth in Section 3, below, and as depicted on the attached "Land Use Map" attached hereto, which is incorporated by reference into this ordinance:

Legal Description:
LINCOLN PARK LOT 1 BLK D DESCR IN O R BK 448 PG 124

Legal Description:
COM 612.25 FT S & 175 FT W OF SE COR OF NE1/4 OF SE1/4 OF SEC 17 FOR A POB CONT W 155 FT S 50 FT E 155 FT N 50 FT TO POB DESCR IN OR BK 316 PG 481 & QCD 576 PG 1122 & OR BK 2549 PG 253

Legal Description
COM AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF S17, 19S, 20E, THN N 89DEG 56M 30S W, A DIST OF 20FT TO THE W'RLY ROW LN OF WASHINGTON ST AS SHOWN ON PLAT OF LINCOLD PARK SUBDIVISION PB 2 PG 50, THN S ALG SD W'RLY ROW LN A DST OF 570.84 FT TO THE POB, THN N 89DEG 56M 30S W A DST OF 472.45 FT TO THE N'ERLY ROW LIN OF THE SEABOARD COASTLINE

RAILROAD(ACL RAILROAD), THN S 31DEG 11M 53S E ALONG SAID ROW LN, A DST OF 198.47 FT, TO THE N'RLY ROW LN OF OLD WILDWOOD RD, THN N 85DEG 31M E ALONG SD ROW LN, A DST OF 59.81 FT S'WRLY CORNER OF LOT 1, BLOCK D OF SAID LINCOLN PARK SUBDIVISON, THN N 73.22 FT TO THE NW CORNER OF SAID LOT 1, BLOCK D, THN CNT N 50FT, THN RUN E 155 FT, THN RUN S 50 FT, THN RUN E ALONG THE N'RLY BNDR OF LOT 2, BLOCK 3 OF LINCOLN PARK SUBDIVISION A DST OF 155 FT TO THE NE CORNER OF SAID LOT 2, BLOCK D, THN RUN N ALONG THE AFORMND W'RLY ROW OF WASHINGTON ST A DST OF 91.42 FT TO THE POB. PT OF 17-19-20 KNOWN AS PARCEL 22210 ON CITRUS CO ASSESSMENT MAPS FURTHER DESC IN OR BK 832 PG 1707 & OR BK 834 PG 225 LESS PT DESC IN OR BK 576 PG 1122 TO MC MAHON (22200)

Legal Description

PT OF 17-19-20 KNOWN AS PARCEL 22120 ON CITRUS CO ASSESSMENT MAP 157A : COM AT THE SE CORNER OF THE NE 1/4 OF SE 1/4 OF SEC 17-19-20 TH RUN N 89DEG 56M 30S W A DIS OF 20 FT TO THE W'LY R/W LN OF WASHINGTON ST TH RUN S AL SD W'LY R/W LN A DIS OF 479.42 FT TO THE POB TH RUN N 89DEG 56M 30S W A DIS OF 528.06 FT TO THE NE'LY R/W LN OF THE R/R TH RUN S 31DEG 11M 53S E AL SD R/W LN A DIS OF 107.34 FT TH RUN S 89DEG 56M 30S E 472.45 FT TO THE AFOREMENTIONED W'LY R/W LN OF WASHINGTON ST TH N AL SD R/W LN 91.42 FT TO THE POB DESC IN OR BK 1290 PG 1643

Section 3. The City of Inverness Comprehensive Plan, Future Land Use Map is hereby amended as follows in the manner depicted on the attached map, which is incorporated by reference into this ordinance:

3.1. 2.37 acres depicted on the "Land Use Map" attached hereto is hereby reclassified from Low Density (LD) to Medium Density (MD).

Section 4. 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 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

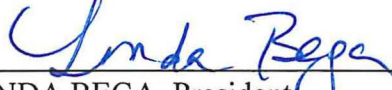
Section 6. Inclusion in the Comprehensive Plan. The provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 2016-713). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", "policy", or other appropriate designation.

Section 7. The effective date of this Comprehensive Plan amendment shall be 31 days after approval by the mayor, or upon becoming law without such approval, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the 17th day of October, 2023.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the 7th day of NOVEMBER, 2023.

CITY OF INVERNESS, FLORIDA


LINDA BEGA, President


ROBERT PLAISTED, Mayor

ATTEST:


SUSAN JACKSON, City Clerk

Approved as to form and correctness:


ROBERT BATSEL, City

LAND USE CHANGE

OWNER:	Brian Mobley
CASE NUMBER:	2023-SSA-813
PARCEL NUMBER(S):	0010 & 22200 & 22210 & 22120
PROPERTY SIZE:	2.37 Acres
CURRENT ZONING:	Low Density (LD)
PROPOSED ZONING:	Medium Density (MD)

