

ORDINANCE NO 2023-819

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 30.92 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY LOW INTENSITY COASTAL LAKES (“CL”) TO CITY OF INVERNESS LOW DENSITY (“LD”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR 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 accordance with the requirements of 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 23-03CPA) and shall be effective within 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:

A PARCEL OF LAND LYING IN THE THE WEST ½ OF THE SOUTHEAST ¼ OT THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 19, SOUTH, RANGE 20 EAST, LESS AND EXCEPT THE WEST 951 FEET THEROF, ALL LYING NORTH OF THE RIGHT-OF-WAY OF STATE 581, CITRUS COUNTY, FLORIDA.

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. 30.92 acres depicted on the "Land Use Map" attached hereto is hereby reclassified from Citrus County Low Intensity Coastal Lakes ("CL") to City of Inverness Low Density ("LD").

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 sections, 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 adopted 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

BY: Linda Bega
LINDA BEGA, President

BY: Robert Plaisted
ROBERT PLAISTED, Mayor

ATTEST:

Susan Jackson
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

Robert Batzel
ROBERT BATSEL, City Attorney

LAND USE CASE MAP

OWNER: Delilah Chester Paul Jr.
CASE NUMBER: 2023-03-AN
PARCEL NUMBER: 1726271
PROPERTY SIZE: 30.92 acres
EXISTING LAND USE: Low Intensity Coastal Lakes "CL" (County)
EXISTING ZONING: Low Intensity Coastal Lakes "CL" (County)

