

ORDINANCE NO. 1117

AN ORDINANCE OF THE CITY OF LYNN HAVEN, FLORIDA, AMENDING SECTION 4.02.01 OF THE LYNN HAVEN UNIFIED LAND DEVELOPMENT CODE RELATED TO MINIMUM LOT AREA IN THE 1911 HISTORIC PLAT OVERLAY DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, Section 4.02.01(B) of the Lynn Haven Unified Land Development Code (the "ULDC") establishes specific additional requirements for residential lots within the 1911 Historic Plat Overlay District (the "1911 Plat"); and

WHEREAS, the City amended such requirements via Ordinance # 965 on December 11th, 2012; and

WHEREAS, the City Commission now desires to repeal certain of those prior requirements;

NOW THEREFORE, BE IT HEREBY ENACTED BY THE PEOPLE OF THE CITY OF LYNN HAVEN, FLORIDA:

SECTION 1. From and after the effective date of this ordinance, Section 4.02.01(B) of the ULDC is amended to read as follows (deleted text, **stricken**; new text, **underlined**; comments, *[bracketed and italics]*):

B. Specific **additional**-requirements for the 1911 Historic Plat Overlay District (1911 Plat).

The minimum lot area for construction of a dwelling unit within the LDR low density residential district in the 1911 Plat is ~~7,500~~ 13,500 square feet. The minimum lot width for construction of a dwelling unit in the 1911 Plat is 75 feet. For parcels that have property frontage along an alley as shown by the 1911 Plat, the minimum lot area for construction of a dwelling unit shall be 13,500 square feet.

A single-family dwelling may be constructed on a lot/parcel with less than a-15,000 square feet or less than 75 feet/feet of lot width if the in the low density residential district within the 1911 Plat under the following conditions:

1. Front and side setbacks for a residential unit shall be met.

2. The parcel consists of ~~any~~ single lot or a combination of an odd number of multiple lots which ~~was platted & recorded in the official records of~~ are contiguous along a single street in a single block as shown on the 1911 Plat.

3. The combined lots were assessed in the County ~~prior to~~ tax rolls as a single parcel or an odd number of contiguous parcels as of January 14, 1975.

~~/Please note that the table-~~When all of these conditions apply, the number of dwelling units allowed shall be according to Table 4.02.01(B) ~~(4)~~.

Table 4.02.01(B) ~~4~~: 1911 Historic Plat Reconfigurations ~~- is stricken in its entirety~~.

| <u>Assessed no. of lots as of 1/14/1975</u> | <u>Maximum Buildable Lots</u> | <u>Minimum Lot Area</u> | <u>Minimum Lot Width</u> |
|---|-------------------------------|-------------------------|--------------------------|
| <u>1</u> | <u>1</u> | <u>7,500</u> | <u>50'</u> |
| <u>3</u> | <u>2</u> | <u>11,250</u> | <u>75'</u> |
| <u>5</u> | <u>3</u> | <u>11,250</u> | <u>75'</u> |
| <u>7</u> | <u>4</u> | <u>11,250</u> | <u>75'</u> |
| <u>9</u> | <u>5</u> | <u>11,250</u> | <u>75'</u> |

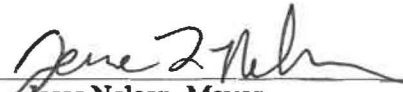
SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. The appropriate officers and agents of the City are authorized and directed to codify, include, and publish the provisions of this Ordinance within the Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained.

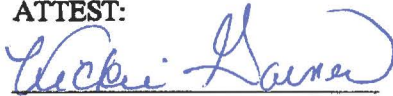
SECTION 4. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED, AND ADOPTED this 1st day of DECEMBER, 2021.

CITY OF LYNN HAVEN,
FLORIDA

BY: 
Jesse Nelson, Mayor

ATTEST:


Vickie Gainer,
City Manager/Clerk

First Reading: August 10, 2021

Second Reading (tabled for discussion): August 24, 2021

Discussion: September 15, 2021

Tabled for further discussion: September 28, 2021

Tabled till December 1, 2021 special meeting: November 9, 2021

Final Reading: December 1, 2021