

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CHIEFLAND, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 24-01 by CHW Professional Consultants, as agent for Williams Family Investments LLC and Williams Heritage Lllp, to amend the text of the Comprehensive Plan, Policy 1.1.b.1 is hereby added to read, as follows:

Policy 1.1.b The Comprehensive Plan shall function in total to require higher density residential, higher intensity commercial, and heavy industrial uses to locate in areas adjacent to arterial and collector roads where public facilities are available, concentrating infrastructure to create hubs supporting implementation of the planned form of physical development.

The adopted future land use map categories shall have the following densities or intensities:

AGRICULTURAL

A minimum lot size of ten (10) acres.

RESIDENTIAL

Permissible densities will range from one (1) dwelling unit per acre in areas with limited or no central services, to a maximum of twelve (12) dwelling units per acre in areas with available central services. Two land use categories have been created to include the full range of residential densities. The density limits for each land use category is listed as follows:

CATEGORY	DENSITY LIMIT
Single Family	4 Dwelling Units per Acre
High Density	12 Dwelling Units per Acre

The subject property of Comprehensive Plan amendment 06-L1 (Hardee, Peterson and Rowe) as identified on the Future Land Use Map shall be limited to maximum density of 2.5 dwelling units per acre.

COMMERCIAL

Lands classified as commercial use shall be used for the sale, rental and distribution of products or performance of services. Commercial intensity will be limited to a floor area ratio of 0.60 and a maximum impervious surface area of eighty percent (80%).

LOW INTENSITY COMMERCIAL

Lands classified as low intensity commercial use shall be used for the sale, rental and distribution of products or performance of services. Low Intensity Commercial will be limited to a floor area ratio of 0.40 and a maximum impervious surface area of sixty percent (60%).

INDUSTRIAL

The minimum lot size for Industrial land use shall be 20,000 square feet and allowed to a maximum floor area ratio of 0.80 and a maximum impervious surface area of eighty percent (80%).