

ORDINANCE NO. 24-03

AN ORDINANCE OF THE CITY OF CHIEFLAND, FLORIDA, AMENDING THE CITY OF CHIEFLAND LAND DEVELOPMENT REGULATIONS CODE, AS AMENDED; RELATING TO THE REZONING OF MORE THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 24-01, BY THE PROPERTY OWNERS OF SAID ACREAGE; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHIEFLAND LAND DEVELOPMENT REGULATIONS CODE; PROVIDING FOR CHANGING THE ZONING DISTRICT FROM COUNTY AGRICULTURAL/RURAL RESIDENTIAL TO CITY PLANNED UNIT DEVELOPMENT, IN ACCORDANCE WITH A SKETCH PLAN DATED FEBRUARY 19, 2024 SUBMITTED AS PART OF AN APPLICATION DATED FEBRUARY 22, 2024 AS REVISED BY ORDINANCE NO. 24-01, OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHIEFLAND, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of City of Chiefland, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, requires the City Commission to prepare and adopt regulations concerning the use of land and water to implement the Comprehensive Plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the City Commission has been designated as the Planning Board of the City of Chiefland, Florida, hereinafter referred to as the Planning Board;

WHEREAS, the Planning Board has been designated as the Local Planning Agency of the City of Chiefland, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations Code, the City Commission, serving as the Planning Board and the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Commission, serving as the Planning Board and the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, the City Commission held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Commission reviewed and considered all comments received during said public hearing, including the recommendation of the City Commission, serving as the Planning Board and the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.