

AGENDA
CITY OF CHIEFLAND
CITY COMMISSION MEETING
August 12, 2024 6:00 PM

PAGE

- I. CALL TO ORDER**
- II. INVOCATION/PLEDGE OF ALLEGIANCE**
- III. VISITORS**
 - A. Gerry Dedenbach - CHW - Williams Family Investments**
- IV. Commissioner Discussion**
- V. Public Coment**
- VI. CITY MANAGER - LAURA CAIN**
 - A. Ordinance Number 24-01 - Williams Family Inv -Application CPA 24-01**
Amending the text of the Comprehensive Plan, Policy 1.1.b.1-Second Reading
 - B. Ordinance Number 24-02 Comprehensive Plan Amendment 24-02**
Williams Family Investments - Second Reading
 - C. Ordinance Number 24-03 Zoning Change Application Z24-01-Williams Family**
- VII. POLICE CHIEF - SCOTT ANDERSON**
- VIII. FIRE CHIEF - DWAYNE KING**
- IV. CITY ATTORNEY - Fugate and Fugate Law Firm**
- X. OLD BUSINESS**
 - A. Commissioners Old Business**
- XI. NEW BUSINESS**
 - A. Commissioners New Business**
- XII. CORRESPONDENCE**
- XIII. APPROVAL OF REGULAR MINUTES - July 22, 2024**
- XIV. ADJOURN**

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Date: August 12, 2024

AGENDA ITEM

**Topic: Ordinance 24-01 - Williams Family Investments - Application CPA 24-01
Amending the Text of the Comprehensive Plan, Policy 1.1.b.1 - Second Reading**

Background Description:

An ordinance of the City of Chiefland, amending the text of the City of Chiefland Comprehensive Plan, pursuant to an application, CPA 24-01 by Williams Family Investments LLC and Williams Heritage LLP, under the amendment procedures established in sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for adding Policy 1.1.b.1 to establish density and intensity limits for a site specific Planned Unit Development (PUD), providing severability; repealing all ordinances in conflict and providing an effective date.

Fiscal Impact:

N/A

Recommended Action:

Motion to pass the second and final reading of Ordinance Number 24-01 establishing density and intensity for a site specific Planned Unit Development.

ORDINANCE NO. 24-01

AN ORDINANCE OF THE CITY OF CHIEFLAND, FLORIDA, RELATING TO AMENDING THE TEXT OF THE CITY OF CHIEFLAND COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-01 BY WILLIAMS FAMILY INVESTMENTS LLC AND WILLIAMS HERITAGE LLLP, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR ADDING POLICY 1.1.b.1 TO ESTABLISH DENSITY AND INTENSITY LIMITS FOR A SITE SPECIFIC PLANNED UNIT DEVELOPMENT; 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 the City of Chiefland Florida, hereinafter referred to as the City Commission, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Commission to prepare, adopt and implement a 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 Regulation 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 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, the City Commission held the required public hearings, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for amendment, as described below, and at said public hearings, the City Commission reviewed and considered all comments received during said public hearings, including the recommendation of the City Commission, serving as the Planning Board and Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; 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.

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 Llp, 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%).

RECREATIONAL

This land use will be limited to a minimum tract size of one (1) acre and a maximum impervious surface area of fifty percent (50%).

EDUCATIONAL

This land use will be limited to a minimum tract size of one-half (0.5) acre and a 1.00 maximum floor area ratio and an eighty percent (80%) maximum impervious surface area.

PUBLIC

This land use will be limited to a minimum tract size of one-quarter (0.25) acre and a 1.00 maximum floor area ratio and an eighty percent (80%) maximum impervious surface area.

PLANNED UNIT DEVELOPMENT

This land use category will be limited to a minimum tract size of 20 acres. Implementation of this district will be consistent with the requirements of the Planned Unit Development zoning district. Density and intensity limits for property within this category will be established through site specific comprehensive plan policies or adopted small area plans.

Policy 1.1.b.1 The Williams Legacy Planned Unit Development site specific land use densities and intensities shall apply to the, more or less, 2,109.58 acres of land as described in annexation Ordinance No. 23-06 and specifically described as follows:

A parcel of land lying in Sections 7, 17, 18, 19, 20 and 29, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: All of said Sections 17, 20 and 29 lying West of U.S. Highway 19/98 (State Road 55); and the East 3/4 of said Section 19; and the East 1/2 of said Sections 7 and 18 lying West of U.S. Highway 19/98 (State Road 55) and the East 1/2 of the Northwest 1/4 of said Section 7 lying West of U.S. Highway 19/98 (State Road 55); and the Northeast 1/4 of the Southwest 1/4 of said Section 7; and the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 7.

Containing 2,139.48 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 7, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 7; thence North 88° 39'00" East 1,858.38 feet, along the North line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 30°39'00" East 961.53 feet, along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning; thence South 58°50'00" West 126.00 feet; thence South 30°38'53" East 315.00 feet; thence North 59°34'03" East 126.00 feet to the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55); thence North 30°39'00" West 315.00 feet,

along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 0.91 acre, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 7 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Southeast corner of said Section 7; thence North 89°13'02" West 696.87 feet, along the South line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55) and the Point of Beginning; thence North 27°50'21" West 803.61 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence South 73°01'48" West 550.00 feet; thence South 27°50'21" East 1,280.55 feet; thence North 73°01'48" East 550.00 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 476.93 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 16.20 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 17 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at a point of intersection of the West line of said Section 17 with the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 83°00'23" West 501.42 feet; thence South 05°37'25" East 940.32 feet; thence South 65°22'12" East 43.39 feet; thence North 58°50'00" East 824.95 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 778.82 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 12.79 acres, more or less.

All said lands containing 2,109.58 acres, more or less.

The Williams Legacy Planned Unit Development site specific land use densities and intensities will be comprised of residential uses, non-residential uses, and open space/common areas as follows:

<u>USES</u>	<u>MAXIMUM PERCENTAGE</u>
<u>Residential</u>	<u>70 percent</u>
<u>Non-Residential</u>	<u>19 percent</u>
<u>Open Space/Common Area</u>	<u>11 percent</u>

The Williams Legacy Planned Unit Development will be developed in multiple phases over a 48-year period from 2030 to 2078.

Residential

Residential uses will include 2,097 single family dwelling units and 649 multi-family dwelling units for a total of 2,746 dwelling units. Residential density shall not exceed 1.86 dwelling units per acre based on the gross acreage of the overall residential portion of the Williams Legacy Planned Unit Development which is, more or less, 1,476.71 acres. The clustering of residential units and housing types shall maximize open space and make efficient use of infrastructure as long as the overall gross density of 1.86 dwelling units per acre is not exceeded.

Non-Residential

Non-residential uses will include General Commercial, Office, and Light Industrial Mini-Warehouse. Non-residential uses shall be limited to an intensity of no more than 0.03 floor area ratio on the non-residential portion of the Williams Legacy Planned Unit Development which is, more or less, 400.82 acres. The non-residential areas will include commercial nodes along U.S. Highway 19 and mixed-use areas to meet the needs of the residents and build a balanced community. The non-residential area shall be a maximum of 19 percent of the overall Planned Unit Development and shall contain a maximum of 523,791 square feet of neighborhood-scale and light industrial non residential use consisting of: 133,170 square feet of mini-warehouse use; 35,511 square feet of medical office use and 355,110 square feet of shopping center use.

Open Space/Common Area

Open space/common areas will include natural landscaped areas for passive recreation and areas for active recreation. Parks will be incorporated into phased development plans including vest-pocket parks, neighborhood parks, and community parks designed in accordance with level of service standards for parks and open space outlined in Policy 1.3.e of the Recreation and Open Space Element. The open space/common area of the Williams Legacy Planned Unit Development will be, more or less, 232.05 acres.

Development Standards

The Williams Legacy Planned Unit Development will maximize the use of existing public facilities and services to discourage the proliferation of urban sprawl and provide a clear separation between rural and urban uses as needed.

To avoid demand exceeding the City's adopted level of service standards and ensure development occurs concurrently with the availability of utilities, facilities, and services, development within the Williams Legacy Planned Unit Development will follow an incremental pattern of expansion in phases, coordinated with the City, to reflect a natural extension of existing development areas within the City.

Development within the Williams Legacy Planned Unit Development will occur in coordination with the City and utility providers to ensure adequate land is allocated for utility facilities to support incremental growth.

All development shall ensure that post-development water runoff rates do not exceed pre-development runoff rates and that water quality is not degraded.

As a multi-year phased master planned project, traffic impacts are to be monitored in ten-year intervals to coincide with the phased development approach to ensure the roadways continue to operate at or above adopted level of service standards in the future.

The residential and mixed use areas will be designed around nature and shall support multi-modal access for City residents.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

Section 5. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold and underline** is adopted.

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the 8th day of April 2024.

PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session, with a quorum present and voting, by the City Commission this 8th day of July 2024.

CITY COMMISSION OF THE
CITY OF CHIEFLAND, FLORIDA

Attest:

Laura Cain, City Clerk

John C. Jones, Mayor

Date: August 12, 2024

AGENDA ITEM

**Topic: Ordinance Number 24-02 Comprehensive Plan Amendment 24-02 - Williams
Second Reading**

Background Description:

An ordinance of the City of Chiefland, Florida amending the City of Chiefland Comprehensive Plan, relating to an amendment of more than 50 acres of land to the Future Land Use Map of the City of Chiefland Comprehensive Plan, pursuant to an application, CPA 24-02, procedures established in sections 163.3161 through 163.3248 Florida Statutes, as amended; providing for a change in the Land Use classification from County Agricultural/Rural Residential to City Planned Unit Development 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.

Fiscal Impact:

N/A

Recommended Action:

Motion to approve the second reading of Ordinance Number 24-02 amending the Future Land Use Map in the City of Chiefland Comprehensive Plan as requested in CPA application 24-02.

ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY OF CHIEFLAND, FLORIDA, AMENDING THE CITY OF CHIEFLAND COMPREHENSIVE PLAN, RELATING TO AN AMENDMENT OF MORE THAN 50 ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF CHIEFLAND COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-02, BY THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248 FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION 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 1, 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 the City of Chiefland Florida, hereinafter referred to as the City Commission, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Commission to prepare, adopt and implement a 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 Regulation 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, the City Commission held the required public hearings, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for amendment, as described below, and at said public hearings, the City Commission reviewed and considered all comments received during said public hearings, including the recommendation of the City Commission, serving as the Planning Board and Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; 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.

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

Section 1. Pursuant to an application, CPA 24-02, by CHW Professional Consultants, as agent for Williams Family Investments LLC and Williams Heritage Lllp, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed 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 1, 2024 as revised by Ordinance No. 24-01, on property described, as follows:

A parcel of land lying in Sections 7, 17, 18, 19, 20 and 29, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: All of said Sections 17, 20 and 29 lying West of U.S. Highway 19/98 (State Road 55); and the East 3/4 of said Section 19; and the East 1/2 of said Sections 7 and 18 lying West of U.S. Highway 19/98 (State Road 55) and the East 1/2 of the Northwest 1/4 of said Section 7 lying West of U.S. Highway 19/98 (State Road 55); and the Northeast 1/4 of the Southwest 1/4 of said Section 7; and the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 7.

Containing 2,139.48 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 7, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 7; thence North 88° 39'00" East 1,858.38 feet, along the North line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 30°39'00" East 961.53 feet, along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning; thence South 58°50'00" West 126.00 feet; thence South 30°38'53" East 315.00 feet; thence North 59°34'03" East 126.00 feet to the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55); thence North 30°39'00" West 315.00 feet, along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 0.91 acre, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 7 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Southeast corner of said Section 7; thence North 89°13'02" West 696.87 feet, along the South line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55) and the Point of Beginning; thence North 27°50'21" West 803.61 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence South 73°01'48" West 550.00 feet; thence South 27°50'21" East 1,280.55 feet; thence North 73°01'48" East 550.00 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 476.93 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 16.20 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 17 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at a point of intersection of the West line of said Section 17 with the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 83°00'23" West 501.42 feet; thence South 05°37'25" East 940.32 feet; thence South 65°22'12" East 43.39 feet; thence North 58°50'00" East 824.95 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 778.82 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 12.79 acres, more or less.

All said lands containing 2,109.58 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance; and

The effective date of this amendment, CPA 24-02, to the Future Land Use Plan Map shall be the same date as the effective date of CPA 24-01, text amendment to the Comprehensive Plan. If CPA 24-01, text amendment to the Comprehensive Plan, does not become effective, this amendment, CPA 24-02, to the Future Land Use Plan Map shall not become effective.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the 8th day of April 2024.

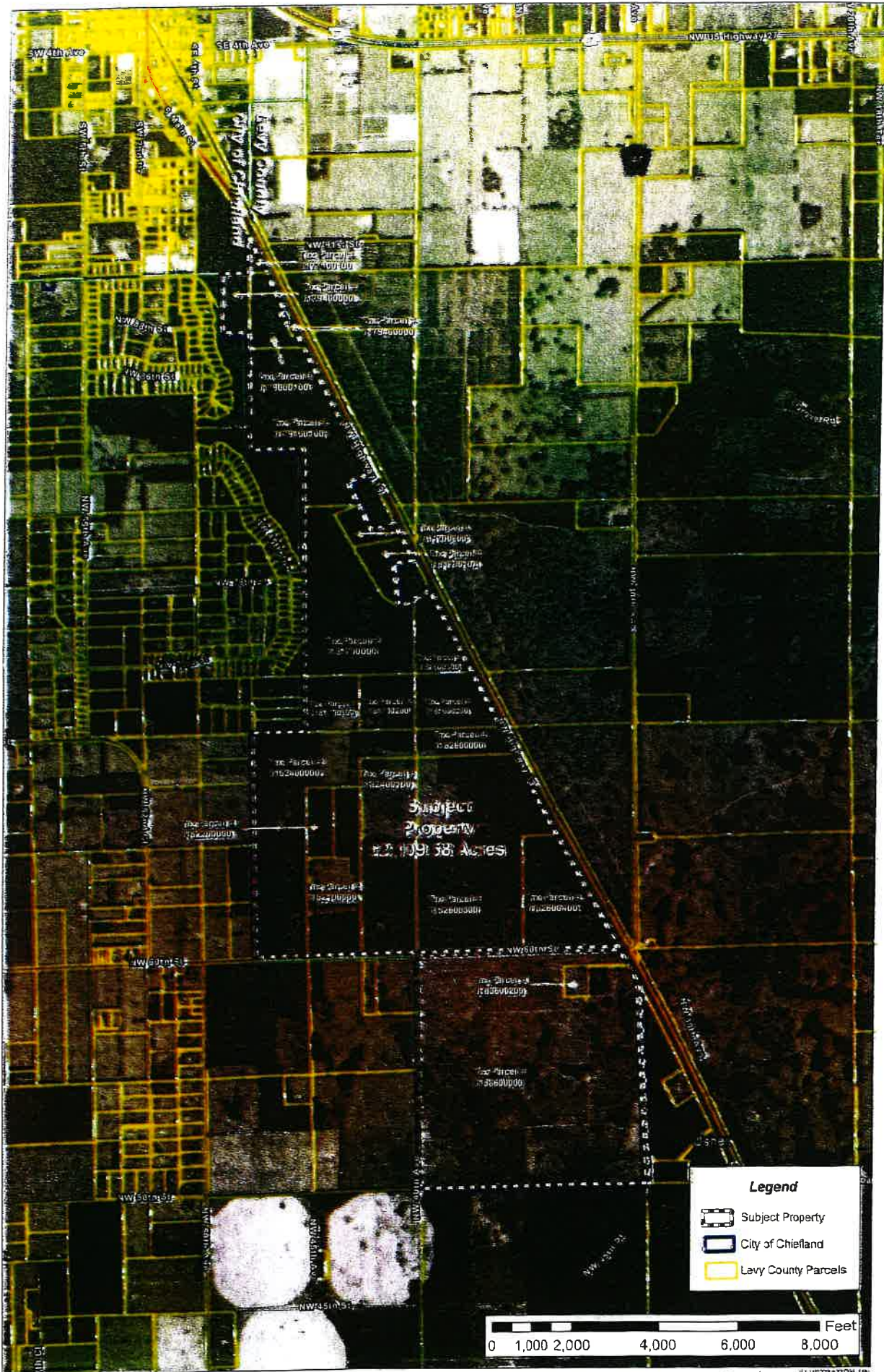
PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session, with a quorum present and voting, by the City Commission this 8th day of July 2024.

CITY COMMISSION OF THE
CITY OF CHIEFLAND, FLORIDA

Attest:

Laura Cain, City Clerk

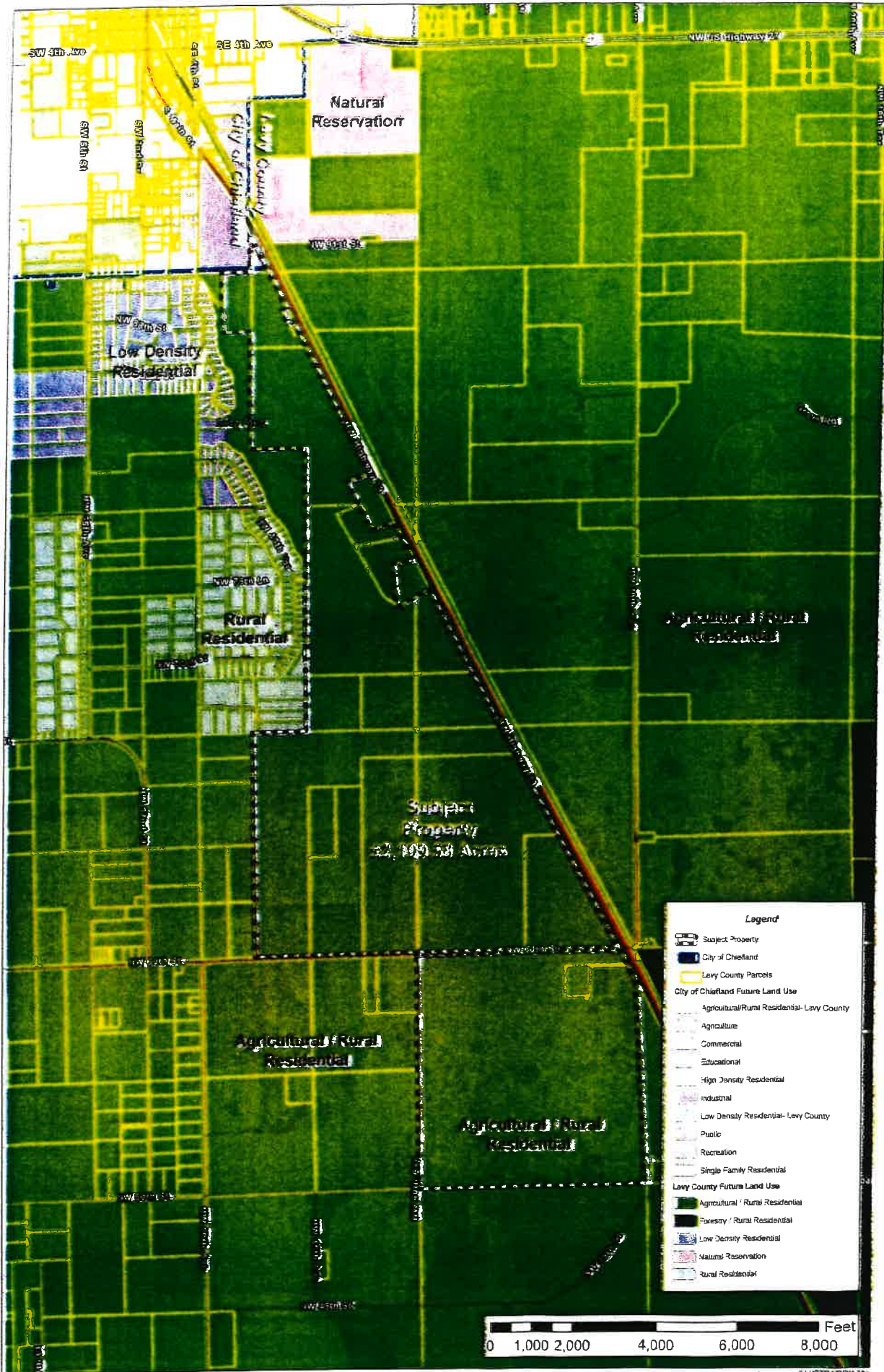
John C. Jones, Mayor

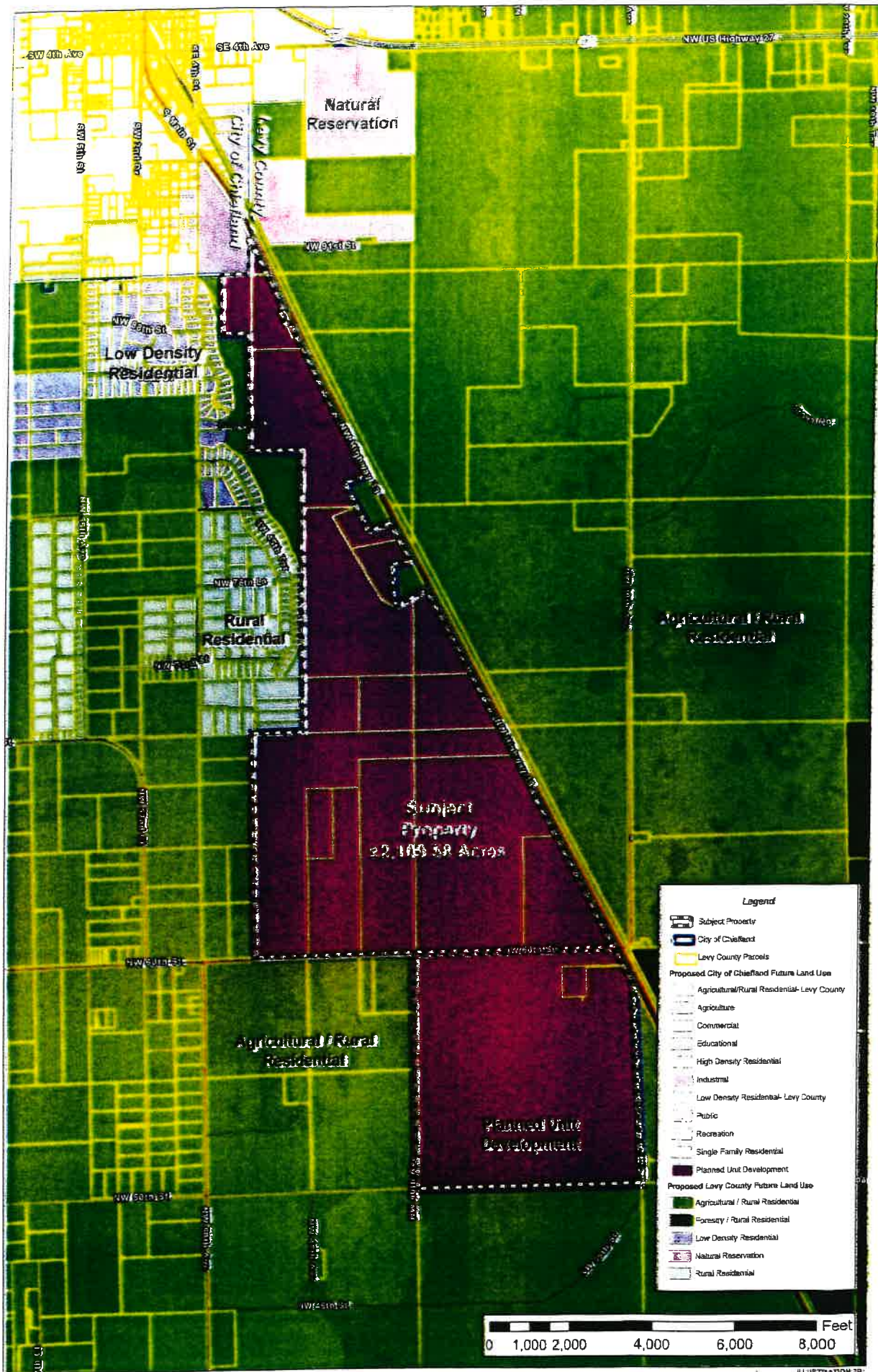


Williams' Property, Levy County, FL



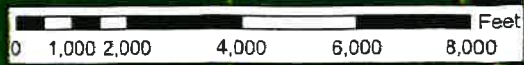
ILLUSTRATION (B)
AERIAL MAP
NCS 140, 193, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.





Legend

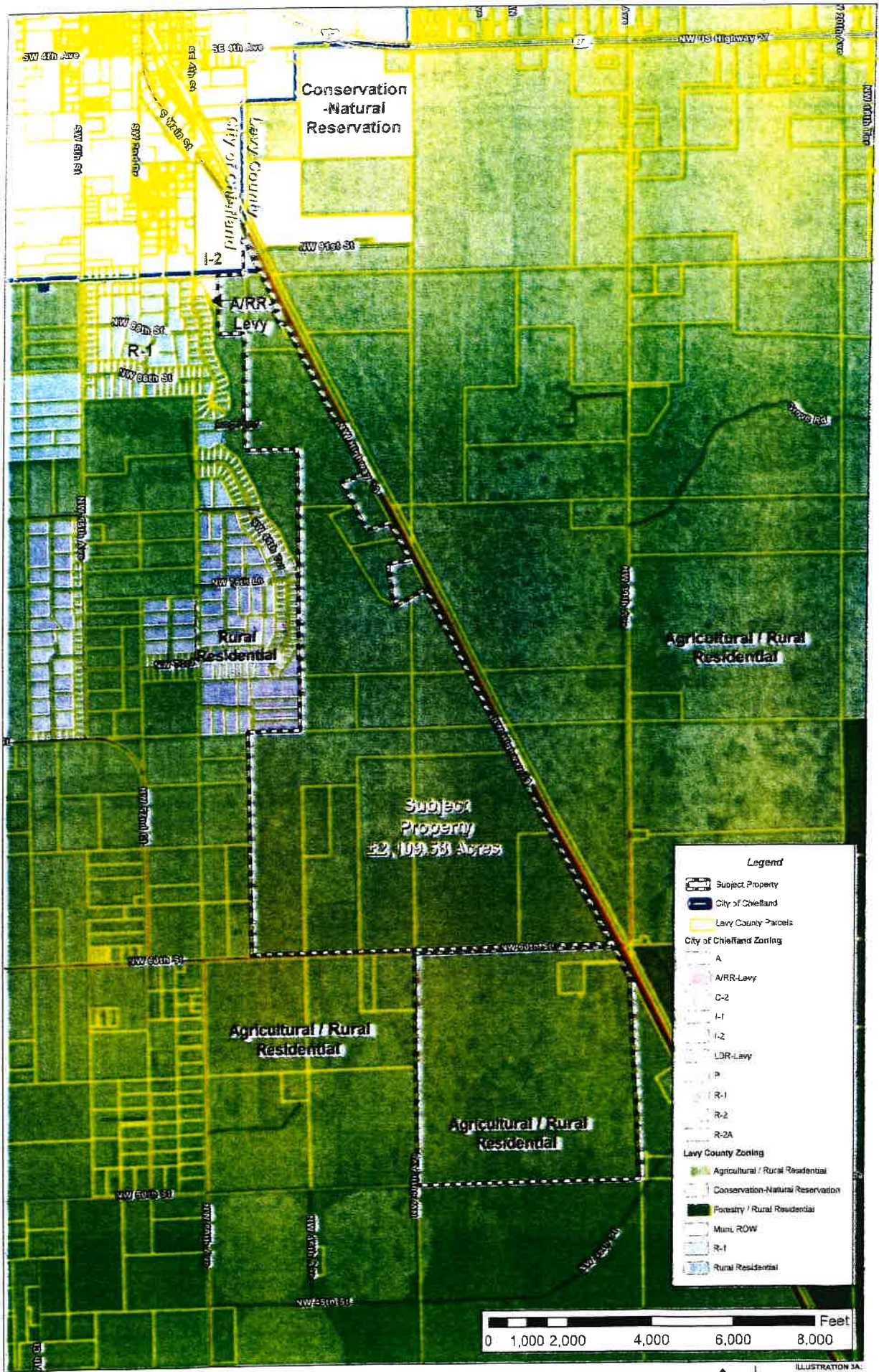
- Subject Property
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 - Agricultural / Rural Residential
 - Conservancy / Rural Residential
 - Low Density Residential
 - Natural Reservation
 - Rural Residential



Williams' Property, Levy County, FL



ILLUSTRATION 2B:
PROP FLU MAP
ACS (AD 1981, StatePlane, Florida
North, 1192, 3823 Feet)
Projection: Lambert_Conformal_Sonic
GCS: NAD 1983 North_American_1983



CHW
 CONSULTING
INCORPORATED
 1954
 2014

Williams' Property, Levy County, FL



ILLUSTRATION 3A
 ZONING MAP
PCS (AU, 1982, Esri/MapInfo, Terra
 vort, NPS, 2003) Data
 Precision Survey, Commercial Survey
 2002-2003, North American 1983
 Document P:\311\2011\11-01-01\00002212 000\A00016 - Information\311_Map 03\03\ARC/INFO Project\MapDocs\

Date: August 12, 2024

AGENDA ITEM

Topic: Ordinance Number 24-03 Zoning Change Application Z24-01 - Williams

Background Description:

An ordinance of the City of Chiefland, Florida amending the City of Chiefland Land Development Regulations Code, as amended; relating to an application Z24-01, by the property owner of said acreage; amending the official Zoning Map of the City of Chiefland Land Development Regulations Code; providing for rezoning from County Agricultural/Rural Residential to City Planned Unit Development (PUD) of certain land within the corporate limits of the City of Chiefland, Florida; and providing severability; repealing all ordinance in conflict; and providing an effective date.

Fiscal Impact:

N/A

Recommended Action:

Motion to pass the second reading of Ordinance Number 24-03 amending the Land Development Regulations Code and amending the official Zoning Use Map of the City of Chiefland Land Development Regulations Code as requested in Zoning Change Application Z24-01.

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.

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

Section 1. Pursuant to an application, Z 24-01, by CHW Professional Consultants, as agent for Williams Family Investments LLC and Williams Heritage Lllp, to amend the Official Zoning Map of the Land Development Regulations Code by changing the zoning district of certain lands, the zoning district is hereby changed 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, on property described, as follows:

A parcel of land lying in Sections 7, 17, 18, 19, 20 and 29, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: All of said Sections 17, 20 and 29 lying West of U.S. Highway 19/98 (State Road 55); and the East 3/4 of said Section 19; and the East 1/2 of said Sections 7 and 18 lying West of U.S. Highway 19/98 (State Road 55) and the East 1/2 of the Northwest 1/4 of said Section 7 lying West of U.S. Highway 19/98 (State Road 55); and the Northeast 1/4 of the Southwest 1/4 of said Section 7; and the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 7.

Containing 2,139.48 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 7, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 7; thence North 88° 39'00" East 1,858.38 feet, along the North line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 30°39'00" East 961.53 feet, along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning; thence South 58°50'00" West 126.00 feet; thence South 30°38'53" East 315.00 feet; thence North 59°34'03" East 126.00 feet to the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55); thence North 30°39'00" West 315.00 feet, along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 0.91 acre, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 7 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Southeast corner of said Section 7; thence North 89°13'02" West 696.87 feet, along the South line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55) and the Point of Beginning; thence North 27°50'21" West 803.61 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence South 73°01'48" West 550.00 feet; thence South 27°50'21" East 1,280.55 feet; thence North 73°01'48" East 550.00 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 476.93 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 16.20 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 17 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at a point of intersection of the West line of said Section 17 with the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 83°00'23" West 501.42 feet; thence South 05°37'25" East 940.32 feet; thence South 65°22'12" East 43.39 feet; thence North 58°50'00" East 824.95 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 778.82 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 12.79 acres, more or less.

All said lands containing 2,109.58 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this amendment, Z 24-01, to the Official Zoning Map shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 24-02. If Future Land Use Plan Map Amendment, CPA 24-02, does not become effective, this amendment, Z 24-01, to the Official Zoning Map shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 24-01, to the Official Zoning Map may be issued or commence before it has become effective.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED ON FIRST READING, this 8th day of April 2024.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting,

by the City Commission this 8th day of July 2024.

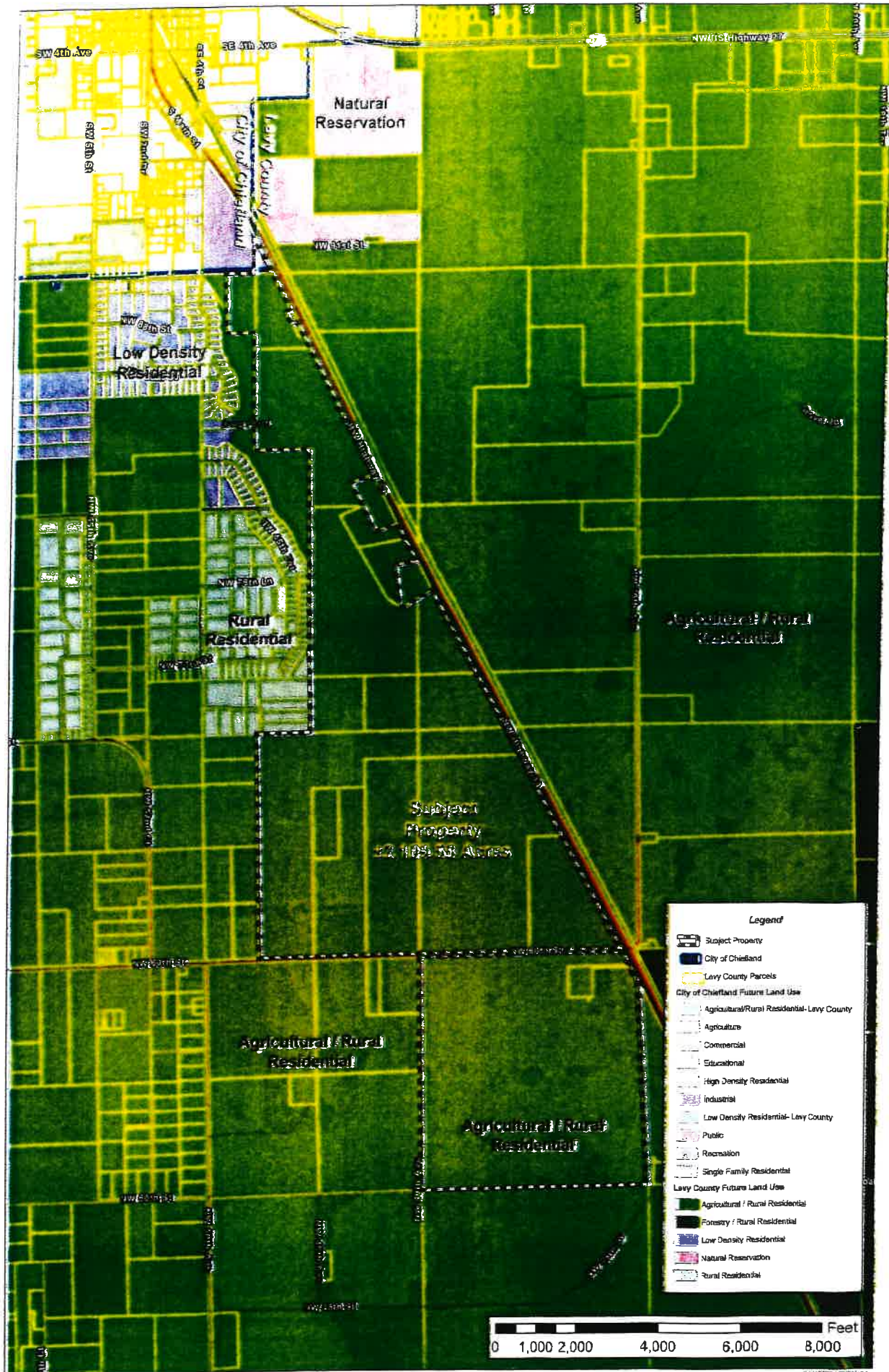
Attest:

CITY COMMISSION OF THE
CITY OF CHIEFLAND, FLORIDA

Laura Cain, City Clerk

John C. Jones, Mayor

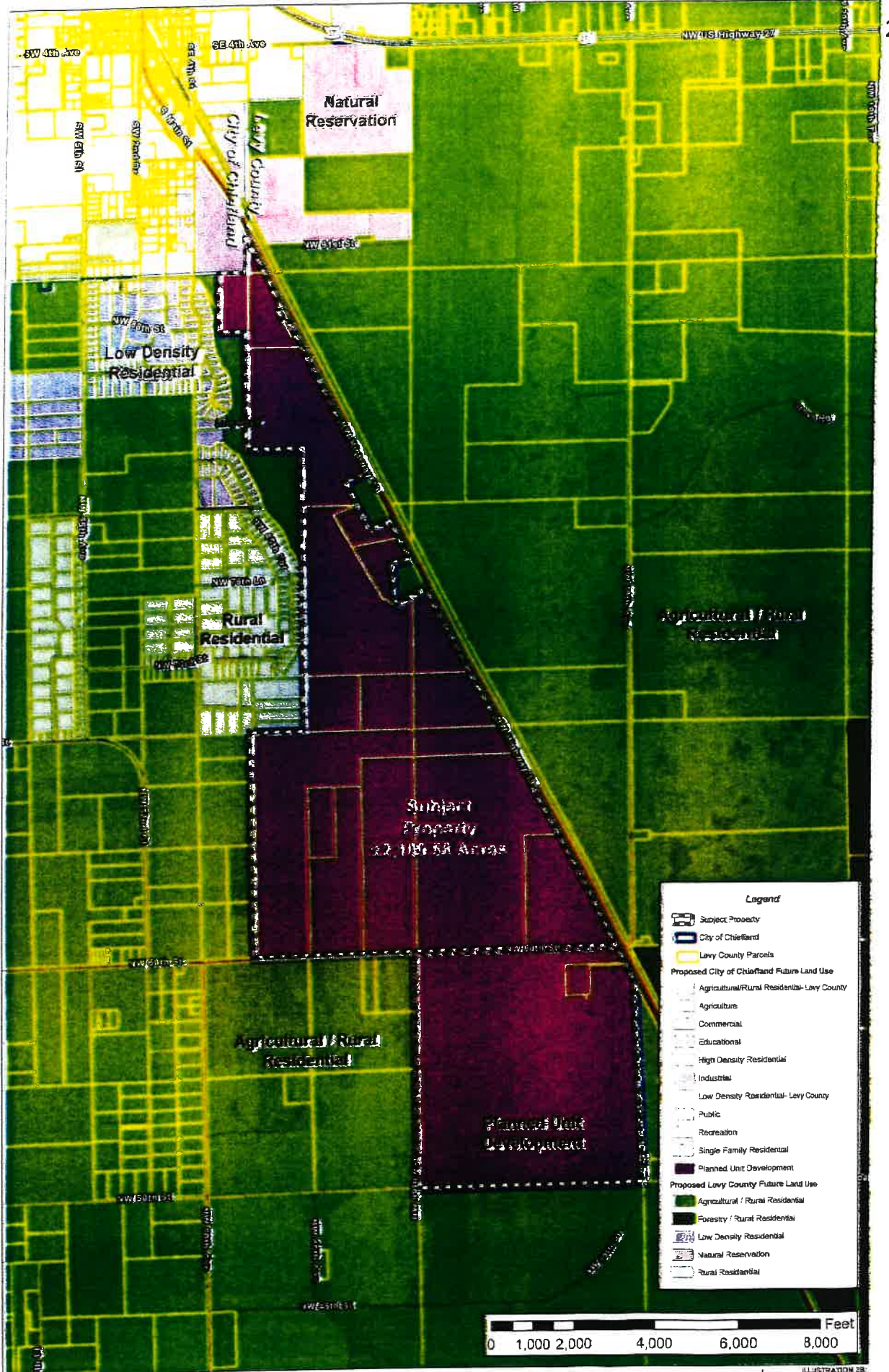




Legend

- Subject Property
- City of Chiefland
- Levy County Parcels
- City of Chiefland Future Land Use**
 - Agricultural/Rural Residential-Levy County
 - Agriculture
 - Commercial
 - Educational
 - High Density Residential
 - Industrial
 - Low Density Residential- Levy County
 - Public
 - Recreation
 - Single Family Residential
- Levy County Future Land Use**
 - Agricultural / Rural Residential
 - Forestry / Rural Residential
 - Low Density Residential
 - Natural Reservation
 - Rural Residential

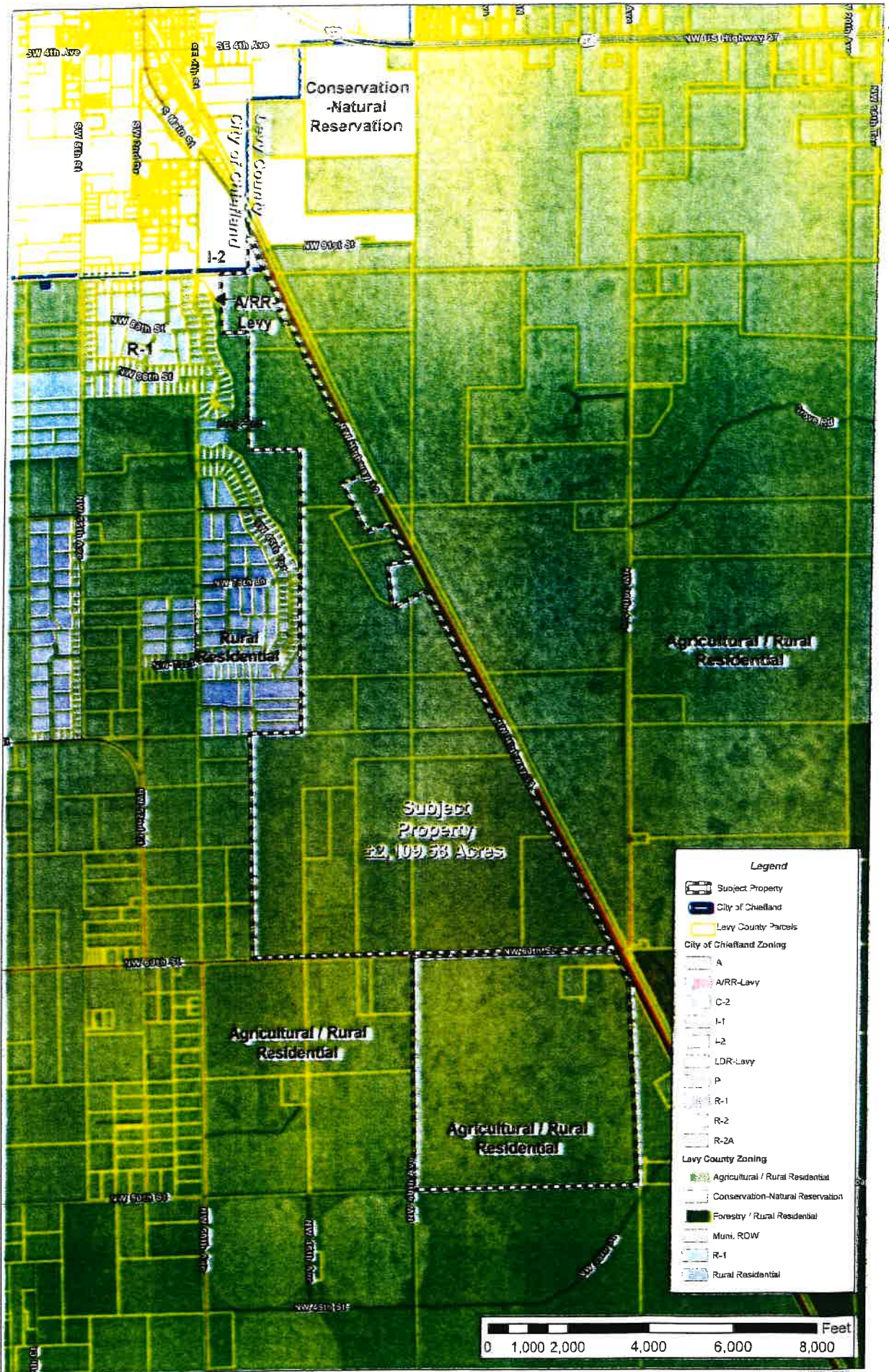




Legend

- Subject Property
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- Agricultural/Rural Residential - Levy County
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- Commercial
- Educational
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- Low Density Residential - Levy County
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- Single Family Residential
- Planned Unit Development
- Proposed Levy County Future Land Use**
- Agricultural / Rural Residential
- Foresty / Rural Residential
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- Natural Reservation
- Rural Residential





Legend

- Subject Property
- City of Chiefland
- Levy County Parcels
- City of Chiefland Zoning**
 - A
 - A/RR-Levy
 - C-2
 - I-1
 - I-2
 - LDR-Levy
 - P
 - R-1
 - R-2
 - R-2A
- Levy County Zoning**
 - Agricultural / Rural Residential
 - Conservation-Natural Reservation
 - Forestry / Rural Residential
 - Muni. ROW
 - R-1
 - Rural Residential



**CITY OF CHIEFLAND
CITY COMMISSION MEETING
JULY 22, 2024**

The Chiefland City Commission met in Regular Session at Chiefland City Hall. Mayor Jones called the meeting to order at 6:00 P.M.

MEMBERS PRESENT: Chris Jones, Mayor
Lewrissa Johns, Vice Mayor/Commissioner
Kim Bennett, Commissioner
Norman Weaver, Commissioner
LaWanda Jones, Commissioner

MEMBERS ABSENT: None

ALSO PRESENT: Laura Cain, City Manager
Belinda Wilkerson, Deputy City Clerk
Blake Fugate, City Attorney
Carol Gore, Planning Project Coordinator
Scott Anderson, Police Chief
Dwayne King, Fire Chief

Visitors -

Mike Michaelis presented the City with a health insurance renewal with an 8% increase down from a starting increase proposed by Florida Blue for 26%. Commissioner Weaver asked if the increase was due to our claim activity. Mr. Michaelis advised that our claims were not out of proportion and that claims only factor in as a small part in the rate. Mr. Michaelis stated that the trend in the industry is anywhere from 15 - 19% right now. Mr. Michaelis advised that the dental and vision insurance premiums did not have any increase this year.

Laura Cain - City Manager - 2024-2025 Group Health Insurance City Manager Cain advised the Commission that the City had received a quote from Florida Blue for an 8% increase and no change to our dental and vision plans. Motion made by Vice Mayor Johns. Second by Commissioner Weaver. Motion Passed to approve the FY 24-25 Florida Blue rates. Vote 5-0.

Laura Cain - City Manager - City Manager Cain asked the commission to approve the Mittauer & Associates Engineering Services Agreement for the Planning and Design Phase activities of the City's Florida Department of Environmental Protection Drinking Water State Revolving Fund Loan/Grant Agreement No. DW-380300. Commissioner Weaver asked about a couple of the fee break downs. Jared Petrovich with Mittauer & Associates explained the breakdown. The overall budget for the Planning & Design phase is \$1,080,000 which includes a grant for \$540,000 and a match of \$540,000 by the City to be taken out of contingency funds. Motion made by Vice Mayor Johns. Second by Commissioner Bennett. Motion Passed. Vote 5-0.

Laura Cain - City Manager - City Manager Cain asked the commission to approve the Mittauer & Associates Engineering Services Agreement for the Florida Department of Environmental Protection Resilient Florida Planning Grant Comprehensive Vulnerability Assessment. Grant No. 24PLN34. The total amount of the grant will be \$100,000, provided by the FDEP Resilient Florida Program. Commissioner Weaver asked about the fee schedule breakdown. John Petrovich and Jared Petrovich explained the breakdown. Motion made by Vice Mayor Johns. Second by Commissioner Weaver. Motion Passed. Vote 5-0.

Laura Cain - City Manager - City Manager Cain presented the commission with a hardship agreement between the City and the State of Florida Department of Transportation for the SCOP program which will allow direct payment to FDOT. Resolution Number 24-05 authorizes the Mayor to execute current and future agreements with the Florida Department of Transportation as required. Motion made by Vice Mayor Johns to approve Resolution Number 24-05. Second by Commissioner Bennett. Motion Passed, Vote 5-0.

Laura Cain - City Manager - City Manager Cain presented the Commission with the Safe Haven Baby Box Contract. Commissioner Weaver asked about the initial fee and the annual renewal fee. Vice Mayor Johns reminded commissioner Weaver that we had received donations to cover the initial fee and the renewal fee will be paid through the Fire Department from community donations also. Commissioner Weaver made a motion to approve the baby box contract. Second by Commissioner Bennett. Motion Passed. Vote 5-0.

Laura Cain - City Manager - City Manager Cain presented the Commercial Lease Agreement Renewal with Nature Coast Services, LLC. Mr. George Shultz would like to renew the lease at the industrial park for buildings 1, 2 and 3. Motion made by Vice Mayor Weaver to approve renewal with Nature Coast Services, LLC. Second by Commissioner Weaver. Motion Passed. Vote 5-0.

Laura Cain - City Manager - City Manager Cain stated that Commissioner Jones wanted to add names to the recreation committee. Commissioner Weaver made a motion to add Jennifer Gonzalez-Brickel, Cecilia Jones, Kaihle Rix, Rob Alexander, Carlton Scott and Jackie Bennett to the recreation committee. Second by Vice Mayor Johns. Motion Passed, Vote 5-0.

Police Chief - Scott Anderson -
None

Fire Chief - Dwayne King -
Chief King informed the commission that he and Carol are going to Ocala on 7/23/24 to meet with Firehouse subs and accept the award for our new extrication equipment they awarded us.

City Attorney - Fugate and Fugate Law Firm -
 Blake Fugate - None

Old Business

Vice Mayor Johns stated that she was still working on the memorial crosses/flags for our veterans. She has gotten a quote for approximately \$50 each. She would like to have everything in order so they can be up by Veteran's Day in November.

Commissioner Jones asked about the TV's at the Usher Center. City Manager Cain told Commissioner Jones we were working on some technical issues with the TV's.

New Business

As the new liaison for the Tourism Committee Commissioner Weaver asked the city to draft a dark sky ordinance with regulations on the exterior lighting on new construction.

Commissioner Weaver also advised the commission that the Levy County Visitor's Bureau sets aside \$4000 each year for the city to make some improvement to the city's tourism. City Manager Cain will make an agenda item for a later meeting to discuss projects to use the \$4,000.00 from the Visitor's Bureau.

Commissioner Weaver thanked Laura and Vice Mayor Johns for the Candidate forum.

Public Comment

None

Correspondence -

None

Approval of Regular Minutes and Budget Minutes for July 08, 2024 -Motion made by Vice Mayor Johns, Second by Commissioner Weaver to approve the regular and budget minutes from July 08, 2024. Motion passed Vote 5-0.

There being no further business to discuss, the meeting adjourned at 7:12 PM.

Attest.

 Laura Cain, City Manager

 Chris Jones, Mayor-Commissioner

Recorded by: Belinda Wilkerson, Deputy City Clerk