

ORDINANCE NO. 2024-03

AN ORDINANCE FURTHER AMENDING THE POMONA PARK COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY BY VIRTUE OF A SMALL SCALE FUTURE LAND USE MAP AMENDMENT; CHANGING THE FUTURE LAND USE MAP DESIGNATION ASSIGNED TO CERTAIN PROPERTY FROM MEDIUM RESIDENTIAL, COMMERCIAL TO PLANNED UNIT DEVELOPMENT; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pomona Park Town Council enacted Ordinance Number 2013-11 which adopted the Pomona Park Comprehensive Plan (“the Plan”), which Plan has been subsequently amended from time-to-time and in accordance with State law; and

WHEREAS, the Pomona Park Zoning Board has followed the procedures set forth in Section 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth in this Ordinance relating to a Small Scale Future Land Use Map Amendment; and

WHEREAS, the Pomona Park Town Council has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Pomona Park Zoning Board held a public hearing, with all required public notice on January 30, 2024, for the purpose of providing recommendations to the Town Council with regard to the Plan Amendment set forth in this Ordinance; and

WHEREAS, the Pomona Park Town Council held a public hearing on February 27, 2024, with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Town Zoning Board, other public agencies, and other jurisdictions prior to final action on the Plan amendment set forth in this Ordinance; and

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WHEREAS, the Town Council of Pomona Park hereby finds that the Plan, as amended by this Ordinance, is consistent and in compliance with the provisions of State law, including, but not limited to, Sections 163.3177 and 163.3187, Florida Statutes, and with the Strategic Regional Policy Plan of the North East Florida Regional Planning Council

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF POMONA PARK, PUTNAM COUNTY, FLORIDA:

Section 1. Recitals/Legislative findings:

The above recitals are true and correct and form and include legislative findings which are a material part of this Ordinance.

Section 2. AMENDMENT TO POMONA PARK'S COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION:

(a) The Future Land Use Element's Future Land Use Map as set forth in Ordinance Number 2013-11, as previously amended, is hereby further amended by amending the Future Land Use Map designation assigned to the following property and which is depicted on the Future Land Use Map and further described in the attached Exhibit "A" to this Ordinance:

Ord Exhibit	Name	Amendment Number	Future Land Use Change From-To	LPA Hearing Date	Board Hearing Date
A	143 SISCO RD/151 SISCO RD/ UNASSIGNED LOCATION		MDR to PLANNED UNIT DEVELEOPMENT	01/30/24	02/27/24

(b) The associated rezoning request was completed by means of Ordinance Number 24-_____.

Section 3. Severability:

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If any provision of this Ordinance or the application to any person or circumstance is held invalid, it is the intent of the Pomona Park's Town Council that the invalidity will not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

Section 4. Exclusion from Town Code/Codification:

(a) It is the intent of the Pomona Park's Town Council that the provisions of this Ordinance will not be codified into the Pomona Park's Code, but that the Code Codifier shall have liberal authority to codify this Ordinance as a separate document or as part of the Land Development Code of the Town of Pomona Park in accordance with prior directions given to this Code Codifier.

(b) The Code Codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Pomona Park Comprehensive Plan to reflect adopted amendments to the Plan.

Section 5. Effective Date:

(a) The Town will provide a certified copy of this Ordinance to the Florida Department of State by the Clerk of Pomona Park in accordance with Section 125.66, Florida Statutes.

(b) This Ordinance will take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of Pomona Park; provided, however, that the effective date of the plan amendment set forth in this Ordinance, if the amendment is not challenged in a timely manner, will be no earlier than thirty-one (31) days after the adoption date of the amendment. If challenged within the appropriate time period, this amendment will become effective on the date the State Land Planning Agency or the State Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits or land uses dependent upon this amendment may be issued or commence before it has become effective.

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By: _____
Joseph Svingala, Mayor

Attest: _____
Andrea Almeida, Town Clerk

Approved for form and content

Robert W. Pickens, III, Attorney

EXHIBIT A
Amendment
Legal Description

A parcel of land situate in the East 1/2 of the NW 1/4 of Section 30, Township 11 South, Range 27 East, Putnam County, Florida, and being more particularly described as follows: Commence at a railroad spike marking the Northeast corner of the NW 1/4 of Section 30, Township 11 South, Range 27 East, Putnam County, Florida; Thence run S 00°54'57" E, along the East line of said NW 1/4, a distance of 30.00 feet to the Southerly line of Sisco Road (a 60 foot right of way as now laid out), said point also being the point of beginning of this description. (1) Thence departing said Southerly line, run S 00°54'57" E, along said East line of the NW 1/4, a distance of 1530.01 feet to the Northeast corner of lands described in O.R. Book 137, page 291. (2) Thence run S 89°14'41" W, along the North line of said lands, a distance of 543.52 feet to the Northwest corner of said lands. (3) Thence run S 00°54'57" E, along the West line of said lands, a distance of 290.05 feet to the Northeasterly right-of-way line of U.S. Highway No. 17. (4) Thence run N 43°28'23" W, along said right-of-way line, a distance of 86.68 feet to a point of a curve, concave to the Northeast and having a radius of 5804.64 feet. (5) Thence run Northwesterly, along said curve and along said right-of-way line through a central angle of 03°07'16", a arc distance of 316.21 feet. (6) Thence departing said right-of-way line, run N 53°24'08" E, a distance of 170.78 feet. (7) Thence run N 00°54'57" W, a distance of 1425.41 feet to the Southerly right-of-way line of Sisco Road. (8) Thence run N 88°51'53" E, along said Southerly line, a distance of 683.53 feet to the point of beginning and to close.

All references are according to the public records of Putnam County, Florida.

EXHIBIT B
Amendment
Map

