

ORDINANCE 2024-07

**AN ORDINANCE AMENDING CHAPTER 130 DIVISION 3
REGARDING FINAL PLATS TO ADD SECTION 130-106
REQUIRING DEPICTING EASEMENTS ON PLATS; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Section 130-106 provides requirements for approval of final plats submitted regarding subdivisions; and

WHEREAS, Section 177.091 Florida Statutes provides the location and width of proposed easements and existing easements identified in the title opinion or property information report required by s. 177.041 (2) must be shown on the plat or in the notes or legend, and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way; and

WHEREAS, the City Commission finds that it is in the public interest for plats of subdivisions that all existing easements and proposed easements be drawn on all plats, together with their purpose; and when such easements are not coincident with property lines, they be labeled with the bearings and distances and tied to the principal lot, tract, or right-of-way.

WHEREAS, the City Commission finds it in the best interest of the public welfare to amend Chapter 130, Division 3 of the City Code to add Section 130-106 of the City codes to require clearly showing on the plat all proposed easements and easements disclosed in the title opinion or title certification.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida that Chapter 130, Division 3 of the City Code is amended to add Section 130-106 which shall read as follows:

“Sec. 130-106 Easements depicted on plat.

The location and width of proposed easements and existing easements identified in the title opinion or property information report required by s.177.041 (2) must be drawn on the plat and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.”

All ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a ____ to ____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on July 16, 2024. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a ____ to ____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on August 6, 2024.

CHRISTINE DOBKOWSKI
Mayor

Attest:

MARIAH MOODY
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the July 25th edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

Mariah Moody
City Clerk