

ORDINANCE #ORD2016-13

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; AMENDING APPENDIX 'A' ZONING OF THE DUNNELLON CODE OF ORDINANCES, SECTION 6.3, ENTITLED ZONING MAPS, REZONING 0.49+/- ACRES LEGALLY DESCRIBED ON THE MARION COUNTY TAX ROLLS AS PARCEL NUMBER 3380-0474-00 AND MORE PARTICULARLY DESCRIBED AS SEC 35, TWP 16, RGE 18, PLAT BOOK A, PAGE 174, DUNNELLON, LOTS 473, 474, 475 FROM (P) PUBLIC TO (RBO) RESIDENTIAL BUSINESS OFFICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Dunnellon has adopted a Comprehensive Plan which contains a Future Land Use Map and its corresponding Future Land Use Categories; and

WHEREAS, the City Council of the City of Dunnellon has created zoning districts that are compatible with the Future Land Use Map categories; and

WHEREAS, Section 13.11 of the City of Dunnellon Zoning Regulations provides for an amendment to the Official Zoning District Map; and

WHEREAS, the City of Dunnellon desires to amend the Official Zoning District Map of the Zoning Regulations by changing the zoning of the property legally described on the Marion County Tax Rolls as Parcel Number 3380-0474-00 and more particularly described as SEC 35 TWP 16 RGE 18, Plat Book A, Page 174, Dunnellon, Lots 473, 474, 475.

WHEREAS, the City of Dunnellon Planning Commission, sitting as the Local Planning Agency, recommended approval of a change in the zoning classification of the Property and found that the rezoning is consistent with the City's Comprehensive Plan;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA THAT:

Section 1: The official Zoning District Map for the City of Dunnellon is hereby amended to reflect the changes set forth in Exhibit 'A' attached hereto. To rezone the 0.49+/- acres legally described on the Marion County Tax Rolls as Parcel Number 3380-0474-00 and more particularly described as SEC 35 TWP 16 RGE 18, Plat Book A, Page 174, Dunnellon, Lots 473, 474, 475 from (P) Public to (RBO) Residential Business Office and the Official Zoning District Map is hereby amended to reflect that change as set forth in Exhibit 'A'.

Section 2. Severability: If any portion of this Ordinance shall be declared unconstitutional or if the applicability of this Ordinance or any portion thereof, to any person or circumstance shall be held invalid, the validity of the remainder of this Ordinance and the applicability of this Ordinance, or any portion thereof, to other persons or circumstances, shall not be affected thereby. It is the specific intent of

the City Council of the City of Dunnellon that the severability as set forth above shall apply to this Ordinance.

Section 3: Repeal of Inconsistent Ordinances: Any Ordinance in conflict with this Ordinance is hereby repealed.

Section 4: Effective Date: This Ordinance shall become effective immediately upon approval by the City Council.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first and final reading on the 13th day of February, 2017.

Advertised in the Riverland News and on the City's website on January 26, 2017.

Attested by:

CITY OF DUNNELLON

Dawn M. Bowne, M.M.C.
Interim City Manager/City Clerk

Walter Green, Mayor

Approved as to Form and Legal Sufficiency:

Andrew J. Hand, City Attorney

CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and the Dunnellon Library, in the City of Dunnellon, Florida, and on the City's Official website this 26th day of January 2017.

Dawn M. Bowne, MMC
Interim City Manager/City Clerk

Exhibit 'A'

