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ORDINANCE #ORD2019-02

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 0.63+/- ACRES LEGALLY DESCRIBED ON THE MARION COUNTY TAX ROLLS AS PARCEL NUMBER 3381-004-003 AND MORE PARTICULARLY DESCRIBED AS SEC 35, TWP 16, RGE 18, PLAT BOOK D, PAGE 037, MINNETRISTA, BLOCK 4, LOTS 3 TO 10 & S 100 FT OF LOTS 1.2, FROM (B-5) WHOLESALE BUSINESS TO (B-3) CENTRAL BUSINESS; 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 3381-004-003 and more particularly described as Section 35, Township 16, Range 18, Plat Book D, Page 037, Minnetrista, Block 4, Lots 3 to 10 & South 100 ft of Lots 1.2, from (B-5) Wholesale Business to (B-3) Central Business.

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 0.63+/- acres legally described on the Marion County Tax Rolls as parcel number 3381-004-003 and more particularly described as Section 35, Township 16, Range 18, Plat Book D, Page 037, Minnetrista, Block 4, Lots 3 to 10 & South 100 ft of Lots 1.2, from (B-5) Wholesale Business to (B-3) Central Business, which is consistent with the City’s Comprehensive Plan.

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

49 thereby. It is the specific intent of the City Council of the City of Dunnellon that the severability
50 as set forth above shall apply to this Ordinance.
51

52 **Section 3: Repeal of Inconsistent Ordinances:** Any Ordinance in conflict with this
53 Ordinance is hereby repealed.
54

55 **Section 4: Effective Date:** This Ordinance shall become effective immediately upon
56 approval by the City Council.
57

58 **Upon motion duly made and carried,** the foregoing Ordinance was approved upon the first reading on
59 the ____ day of _____ 20__.

60
61 **Upon motion duly made and carried,** the foregoing Ordinance was approved and passed upon the
62 second and final reading and public hearing on the ____ day of _____ 20__.

63
64 Ordinance Posted on the City’s website on _____ __, 2019. Public hearing advertised on the City’s
65 website on _____ __, 2019, and advertised in the Riverland News on _____ __, 2019.
66

67 ATTEST: **CITY OF DUNNELLON**

68
69 _____
70 Amanda L. Roberts, CMC
71 City Clerk

C. Dale Burns, Jr., Mayor

72
73 Approved as to Form:

74
75 _____
76 Andrew J. Hand, City Attorney
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78
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80
81

CERTIFICATE OF POSTING

82 **I HEREBY CERTIFY** that copies of the foregoing Ordinance were posted at City Hall, the Chamber of
83 Commerce, and the Dunnellon Library, in the City of Dunnellon, Florida, this ____ day of _____ 20__
84 and on the City’s Official Website the ____ day of _____ 20__.
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89 _____
90 Amanda L. Roberts, CMC
91 City Clerk
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Exhibit 'A' - attached

EXHIBIT 'A'

