

ORDINANCE 2010-11

MASTER

**AN ORDINANCE OF THE CITY OF DUNNELLO, FLORIDA,
AMENDING THE COMPREHENSIVE PLAN TO UPDATE
THE FUTURE LAND USE MAP FOR THE CITY OF
DUNNELLO; PROVIDING FOR SEVERABILITY;
PROVIDING FOR THE REPEAL OF INCONSISTENT
ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Dunnellon adopted a Comprehensive Plan on October 14, 1991, which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the Future Land Use Map of the Comprehensive Plan depicts the Land Use categories that are permissible within the City; and

WHEREAS, the City Council of the City of Dunnellon has amended the Comprehensive Plan from time to time; and

WHEREAS, the City has as of the 29th day of November, 2010 annexed approximately 986.80 acres legally described as Blue Run Ranches, Plat Book 009, Page 115, with the Agricultural Land Use Designated by Marion County and approximately 218 acres with the Specialized Commerce District Land Use Designation by Marion County; and

WHEREAS, the City Council of the City of Dunnellon desires to amend the Future Land Use Map of the Comprehensive Plan to include said annexed area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNNELLO, FLORIDA, AS FOLLOWS:

Section 1. The Future Land Use Element of the City of Dunnellon Comprehensive Plan is hereby amended to reflect the changes set forth in Exhibit "A," attached hereto, revising the Future Land Use Map to show the 986.80 acres legally described as Blue Run Ranches, Plat Book, 009, Page 115; changed from Agricultural to Residential Low Density, and the 218 acres legally described in Exhibit B as remaining Specialized Commerce District.

Section 2. A development agreement effective on the date of adoption of this Ordinance will limit the number of residential units to one thousand dwellings. The agreement will allow the cluster of dwelling units to provide more open space for conservation and recreation; and require that land be dedicated to the City for municipal services, including utilities. The residential development will feature trails, and recreation areas that provide connectivity to state and city trails. The developer will bear all costs for infrastructure needs to meet concurrency requirements which will be addressed in Development Agreements reached during the platting process.

Section 3. 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 4. Repeal of Inconsistent Ordinances. Any Ordinance in conflict with this Ordinance is hereby repealed.

Section 5. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), *Florida Statutes*, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Division of Resource and Planning Management, Plan Processing Team.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the 29th day of November, 2010.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading on the 22nd day of August, 2011.

Advertised in the Ocala Star Banner on Thursday, November 18, 2010 and the Riverland News on Thursday, November 25, 2010 and on the City's website on November 22, 2010.

Advertised in the Ocala Star Banner on Thursday, August 11, 2011 and the Riverland News on Thursday, August 11, 2011 and on the City's website on August 2, 2011.

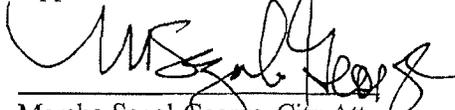
Attested by:


Dawn M. Bowne, M.M.C. 8-22-2011
City Clerk

CITY OF DUNNELLON


Fred R. Ward, Mayor
8-22-2011

Approved as to Form and Correctness:


Marsha Segal-George, City Attorney
Fowler & O'Quinn, P.A. 8-22-2011
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