

ORDINANCE #ORD2023-03

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM (RBO) RESIDENTIAL BUSINESS OFFICE TO (NBR) NEIGHBORHOOD BUSINESS RESIDENTIAL FOR REAL PROPERTY IDENTIFIED ON THE MARION COUNTY TAX ROLLS AS PARCEL NUMBER 3350-063-001 AND COMPRISING +/-0.64 ACRES, LOCATED AT 20751 POWELL ROAD, EAST OF CEDAR STREET; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Skyler Hastings, on behalf of the property owner, Inglis Lodge No. 324 Free and Accepted Masons of Florida, requested a rezoning of owner's Property described herein from (RBO) Residential Business Office to (NBR) Neighborhood Business Residential; and

WHEREAS, the Property is located east of Cedar Street at 20751 Powell Road within the municipal limits of the City of Dunnellon and consists of 0.64 acres, more or less; and

WHEREAS, the Property has a designation of Traditional Neighborhood as shown on the City of Dunnellon Future Land Use Map; and

WHEREAS, a Neighborhood Business Residential Zoning (NBR) is consistent with the City of Dunnellon Comprehensive Plan's land use designation of the Property; and

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; and

WHEREAS, the City of Dunnellon has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Dunnellon finds that the applicants have met the criteria for rezoning under Sections 16.10 & 16.13, Appendix "A" of the Code, that rezoning will not adversely affect the public interest, and 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:

47 **Section 1. Findings.** The “Whereas” clauses above are the findings of the City Council of the
48 City of Dunnellon, Florida.

49
50 **Section 2. Rezoning; Directions to the City Clerk.** The Property identified below shall hereafter
51 be classified on the Official Zoning Map as Neighborhood Business Residential (NBR) in
52 accordance with the Land Development Code of the City of Dunnellon, Florida. The City Clerk
53 or designee is hereby directed to amend, alter, and implement the Official Zoning Map of the City
54 of Dunnellon, Florida, to include said classification of the Property consistent with this Ordinance.

55
56 Parcel Number: 3350-063-001

57
58 Property Owner of Record: Inglis Lodge No. 324 Free and Accepted Masons of Florida

59
60 Legal Description: Section 26, Township 16, Range 18, Plat Book C, Page 049, Hillsdale, E 65
61 FT of lot 62 & W 76 ½ FT of lot 63

62
63 General Location: 20751 Powell Road, east of Cedar Street

64
65 Approximate Acreage: +/-0.64 acres

66
67 **Section 3. Severability.** If any portion of this Ordinance shall be declared unconstitutional
68 or if the applicability of this Ordinance or any portion thereof, to any person or circumstance
69 shall be held invalid, the validity of the remainder of this Ordinance and the applicability of
70 this Ordinance, or any portion thereof, to other persons or circumstances, shall not be
71 affected thereby. It is the specific intent of the City Council of the City of Dunnellon that
72 the severability as set forth above shall apply to this Ordinance.

73
74 **Section 4. Conflicts.** Any Ordinance in conflict with this Ordinance is hereby repealed.

75
76 **Section 5. Effective Date.** This Ordinance shall become effective immediately upon approval by
77 the City Council.

78
79 **Upon motion duly made and carried,** the foregoing Ordinance was approved
80 upon the first reading and public hearing on the 15th day of November, 2023.

81
82 **Upon motion duly made and carried,** the foregoing Ordinance was approved
83 and passed upon the second and final reading on the ____ day of ____, 2023.

84
85 Ordinance Posted on the City’s website on October 31, 2023. Public hearing advertised on the
86 City’s website on October 19, 2023 and advertised in the Riverland News on October 27, 2023.

87
88
89
90
91
92

93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113

ATTEST:



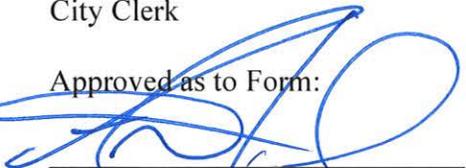
Amanda L. Odom, CMC
City Clerk

CITY OF DUNNELLON



Wallace Dunn, II, Mayor

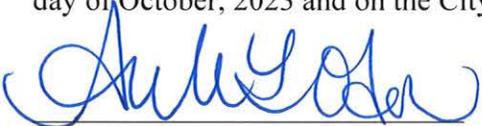
Approved as to Form:



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, this 19th day of October, 2023 and on the City's Official Website the 31st day of October, 2023.



Amanda L. Odom, CMC
City Clerk

