

ORDINANCE #ORD2014-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUNNELLON, MARION COUNTY, FLORIDA, CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 20886 WALNUT STREET, LOCATED 300 FEET WEST OF CEDAR STREET AND EAST OF HALE STREET, FROM RESIDENTIAL MEDIUM DENSITY (R3A) TO RESIDENTIAL BUSINESS OFFICE (RBO); PROVIDING DIRECTIONS TO THE CITY MANAGER; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners and applicants, Edith Webber and Susan Lee, requested a rezoning of their Property from Residential Medium Density (R3A) zoning to Residential Business Office (RBO); and

WHEREAS, the Property lies within the municipal limits of the City of Dunnellon and consists of .52 acres, more or less, and is located 300 feet west of Cedar Street and is east of Hale Street; and

WHEREAS, the property has a proposed land use designation of Traditional Neighborhood as shown on the City of Dunnellon Comprehensive Plan Future Land Use Map; and

WHEREAS, a Residential Business Office (RBO) zoning 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;

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 Section 13.11 of the Code and that rezoning will not adversely affect the public interest.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dunnellon, Florida, as follows:

Section 1: Findings. The "Whereas" clauses above are the findings of the City of Dunnellon.

Section 2: Legal Description. The legal description of the Property is:

Lots 1811, 1812, and 1813 and the East 30 feet of Lot 1814, of the Townsite Dunnellon, according to the Plat thereof, as recorded in Plat Book A and AI, Pages 174 and 174A, of the Public Records of Marion County, Florida.

Parcel Identification No. 3380-1813-00.

Section 3: Zoning Classification; Directions to the City Manager. The Property shall hereafter be classified on the Official Zoning Map as Residential Business Office (RBO) in accordance with the Land Development Code of the City of Dunnellon, Florida. The City Manager or designee is hereby directed to amend, alter, and implement the Official Zoning Map of the City of Dunnellon, Florida, to include said classification of the Property consistent with this Ordinance.

Section 4: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5: Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

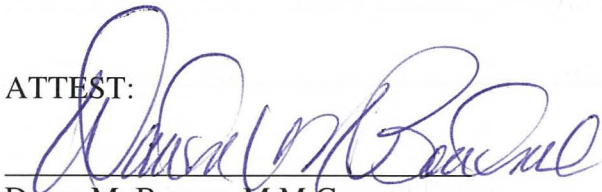
Section 6: Effective Date. This Ordinance shall be effective immediately upon adoption at the second reading/public hearing.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the 8th day of December, 2014.

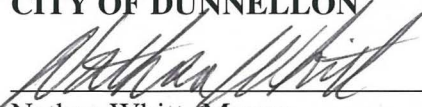
Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading and public hearing on the 12th day of January, 2015.

Advertised on January 1, 2015 in the Riverland News.

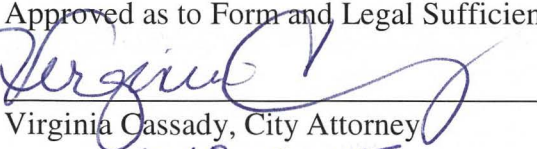
ATTEST:


Dawn M. Bowne, M.M.C.
City Clerk

CITY OF DUNNELLON

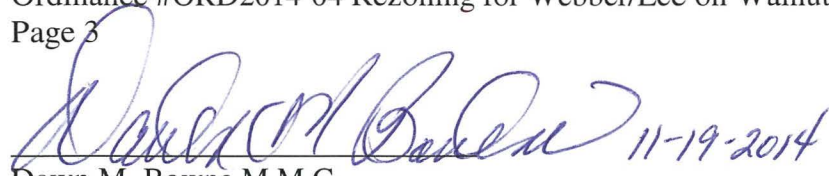

Nathan Whitt, Mayor

Approved as to Form and Legal Sufficiency:


Virginia Cassidy, City Attorney

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 19th day of November 2014.

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Dawn M. Bowne M.M.C.
City Clerk

