

ORDINANCE 23-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS; AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 4, TABLE 4.1-1, TABLE OF ALLOWED USES, TO ALLOW SELF-SERVICE STORAGE AS A PERMITTED USE IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment "Amendment" to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and,

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on August 31, 2022; and

WHEREAS, and, the LPA conducted a public hearing on the proposed Amendment on September 13, 2022, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, and the City advertised public hearings to be held before the City Commission on September 15, 2022 and on September 29, 2022; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on September 26, 2022 and October 10, 2022, and provided for public participation at both public hearings; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 9. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 26th day of September 2022.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 10th day of October 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT “A”

AMENDING ARTICLE 4, TABLE 4.1-1, TO ALLOW SELF-SERVICE STORAGE AS A USE BY RIGHT IN THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT.

Table 4.1–1. Table of Allowed Uses																										
P = Permitted use										S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited						
Use Category/ Use Type	C	S	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)		
				Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC	
				1	3	4	6	5	P	8	15															
Self-service storage																										
All uses														P			P	S	P							4.3.4(H)