

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ON A ±6.98 ACRE PROPERTY; LOCATED NORTH OF COUNTY ROAD 235, APPROXIMATELY 600 FEET WEST OF THE INTERSECTION OF COUNTY ROAD 235 AND NW 148TH TERRACE; CONSISTING OF TAX PARCEL NUMBER 03918-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, on May 28, 2020, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on June 9, 2020, the LPA conducted a quasi-judicial public hearing on the proposed Amendment 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, on _____, 2020, and on _____, 2020, the City advertised public hearings to be held before the City Commission; and

WHEREAS, on _____, 2020, and on _____, 2020, the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, 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. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) to Light & Warehouse Industrial (ILW) for Tax Parcel Number 03918-003-000, in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. 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 Alachua, Florida.

Section 4. Repealing Clause

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

Section 5. 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 6. 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 _____ day of _____ 2020.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____ 2020.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Part of Government Lots 1, 2 and 3, lying in Section 22, Township 8 South, Range 18 East, lying South of A.C.L. Railroad (now Seaboard Coastline Railroad), and North of State Road No. 235 described as: starting at the NW corner of the NE quarter of Section 22, Township 8 South, Range 18 East, thence run South 00°20'48" West, 2,407.72 feet to the Northerly right of way line of S.R. 235; thence run South 68°15'11" West along said right of way a distance of 992.31 feet to the point of beginning; from the Point of Beginning run North 21°44'49" West a distance of 482.44 feet to the Southerly right of way line of the Seaboard Coastline Railroad; thence run South 46°03'11" West along said right of way a distance of 1340.58 feet; thence run South 52°15'41" East 46.31 feet to the Northerly right of way of S.R. 235 said point being on a curve; thence run Easterly along said right of way and curve, said curve having a radius of 2914.79 feet, a central angle of 12°01'38", an arc length of 611.86 feet to the P.C. of said curve, thence continue along said right of way 610.32 feet to the point of beginning.

EXHIBIT "B"

