1	ORDINANCE NO. <u>100146</u>		
2	An audinance of the City of Coincaville Floride amonding the Zoning		
4	An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City, as more specifically described in this Ordinance, from the zoning category of		
5			
6	"RSF-1: 3.5 units/acre single-family residential district" to "CON:		
7	Conservation district"; located in the vicinity of southeast of the		
8 9	intersection of Northwest 34 th Street and Northwest 8 th Avenue; providing a severability clause; providing a repealing clause; and		
10	providing an effective date.		
11			
12 13	WHEREAS, publication of notice of a public hearing was given that the Zoning Map		
14	Atlas be amended by rezoning certain property within the City from the zoning category of "RSF-		
15	1: 3.5 units/acre single-family residential district" to "CON: Conservation district"; and		
16	WHEREAS, notice was given and publication made as required by law and a public		
17	hearing was held by the City Plan Board on May 27, 2010; and		
18	WHEREAS, the City Commission finds that the rezoning of the property described herein		
19	will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan upon the adoption		
20	of City of Gainesville Ordinance No. 100145; and		
21	WHEREAS, at least ten (10) days notice has been given of the public hearing once by		
22	publication in a newspaper of general circulation notifying the public of this proposed ordinance		
23	and of a public hearing in the City Commission meeting room, First Floor, City Hall, in the City of		
24	Gainesville; and		
25	WHEREAS, pursuant to law, notice has also been given by mail to the owner whose		
26	property will be regulated by the adoption of this Ordinance, at least thirty days prior to the date		
27	set for a public hearing on this ordinance; and		

1	WHEREAS, the public hearing was held pursuant to the published and mailed notice		
2	described above at which hearing the parties in interest and all others had an opportunity to be		
3	and were, in fact, heard.		
4	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE		
5	CITY OF GAINESVILLE, FLORIDA:		
6	Section 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the		
7	following described property from the zoning category of "RSF-1: 3.5 units/acre single-family		
8	residential district" to "CON: Conservation district":		
9 10	See Legal Description attached hereto as Exhibit "A", and made a part hereof as if set forth in full.		
11	Section 2. The City Manager is authorized and directed to make the necessary changes in		
12	the Zoning Map to comply with this Ordinance.		
13	Section 3. If any word, phrase, clause, paragraph, section or provision of this ordinance		
14	or the application hereof to any person or circumstance is held invalid or unconstitutional, such		
15	finding shall not affect the other provisions or applications of the ordinance which can be given		
16	effect without the invalid or unconstitutional provisions or application, and to this end the		
17	provisions of this ordinance are declared severable.		
18	Section 4. All ordinances, or parts of ordinances, in conflict herewith are to the extent of		
19	such conflict hereby repealed.		
20	Section 5. This ordinance shall become effective immediately upon final adoption;		
21	however, the rezoning shall not become effective until the amendment to the City of Gainesville		
22	2000-2010 Comprehensive Plan adopted by Ordinance No. 100145 becomes effective as provided		
23	therein.		
24	PASSED AND ADOPTED this 7th day of October, 2010.		

1		(raichorse)
2		
3		CRAIG LOWE, MAYOR
4		
5	ATTEST:	APPROVED AS TO FORM AND LEGALITY:
6		
7	MAM.	
8		
9		By:
10	KURT LANNON,	MARION J. RADSON, CITY ATTORNEY
11	CLERK OF THE COMMISSION	Constitution of the Consti
12		OCT -7 2010
13		
14	This ordinance passed this 7th da	v of October, 2010.

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A parcel of land in Section 1, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the northeasterly corner of Lot 1 of WOODLAND TERRACE, UNIT NO. 3, as per plat recorded in Plat Book "E", page 47 of the public records of Alachua County, Florida, said point being on the southerly right of way line of NW 8th Avenue (100' wide right of way) and the northwesterly corner of the "Hodge tract" as per description recorded in Official Record Book 1085, page 148 of said public records; thence North 90° 00' 00" East along the north line of said "Hodge tract" and along said southerly right of way line for 49.41 feet to the POINT OF BEGINNING; thence continue North 90° 00' 00" East along said southerly right of way line and along the north line of said "Hodge tract" for 100.59 feet to the northeast corner of said "Hodge tract"; thence South 00° 24' 00" West along the easterly line of said "Hodge tract" for 525.22 feet to the southeast corner of said "Hodge tract"; thence South 90° 00' 00" West along the south line of said "Hodge tract" for 150.00 feet to the southwest corner of said "Hodge tract", said southwest corner being at the termination of the centerline of NW 7th Avenue on the east line of said WOODLAND TERRACE, UNIT NO. 3; thence North 00° 24' 00" East along said east line and along the westerly line of said "Hodge tract" for 25.00 feet to the southeast corner of Lot 5 of said WOODLAND TERRACE, UNIT NO. 3, thence South 89° 53' 50" East along the easterly extension of the south line of said Lot 5 for 32.70 feet; thence North 02° 18' 45" East for 500.67 feet to said POINT OF BEGINNING.