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2 **ORDINANCE NO. 120304**
3

4 **An ordinance amending the Zoning Map Atlas of the City of Gainesville,**
5 **Florida, by rezoning approximately 44 acres of property generally located**
6 **north of SW 18th Place, west of SW 38th Terrace, east of SW 40th Terrace, and**
7 **south of SW 9th Place, as more specifically described in this ordinance, from**
8 **the Alachua County zoning categories of Agriculture (A) and Multiple**
9 **family, high density (R-3) to the City of Gainesville zoning categories of**
10 **Conservation (CON) and Urban mixed-use district 2 (UMU-2); providing**
11 **directions to the City Manager; providing a severability clause; providing a**
12 **repealing clause; and providing an effective date.**
13

14 **WHEREAS**, notice was given as required by law that the Zoning Map Atlas of the City
15 of Gainesville, Florida, be amended by rezoning certain property from the Alachua County
16 zoning categories of Agriculture (A) and Multiple family, high density (R-3) to the City of
17 Gainesville zoning categories of Conservation (CON) and Urban mixed-use district 2 (UMU-2);
18 and

19 **WHEREAS**, notice was given as required by law and a public hearing was held by the
20 City Plan Board on August 23, 2012; and

21 **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10
22 inches long was placed in a newspaper of general circulation and provided the public with at
23 least seven (7) days advance notice of the first public hearing to be held in the City Hall
24 Auditorium, First Floor, City Hall, City of Gainesville; and

25 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long
26 was placed in the aforesaid newspaper and provided the public with at least five (5) days advance
27 notice of the second public hearing; and

28 **WHEREAS**, the public hearings were held pursuant to the notices described above at
29 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
30 heard; and

1 **WHEREAS**, the City Commission finds that the rezoning of the property described
2 herein will be consistent with the City of Gainesville Comprehensive Plan when City of
3 Gainesville Ordinance No. 120303 becomes effective as provided therein.

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 property from the Alachua County zoning categories of Agriculture (A) and Multiple
8 family, high density (R-3) to the City of Gainesville zoning categories of Conservation (CON)
9 and Urban mixed-use district 2 (UMU-2):

10 The existing Alachua County zoning categories on the property are
11 depicted on the map attached as Exhibit "A" and made a part hereof as if
12 set forth in full. The new City of Gainesville zoning categories on the
13 property are depicted on the map attached as Exhibit "B" and made a part
14 hereof as if set forth in full. (Note: The line dividing the CON zoning
15 from the UMU-2 zoning is a westerly extension of the northern right-of-
16 way of SW 16th Avenue.)

17 **Section 2.** The City Manager is authorized and directed to make the necessary changes to
18 the Zoning Map to comply with this ordinance.

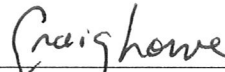
19 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance
20 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
21 finding shall not affect the other provisions or applications of this ordinance that can be given
22 effect without the invalid or unconstitutional provision or application, and to this end the
23 provisions of this ordinance are declared severable.

24 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
25 such conflict hereby repealed.

26 **Section 5.** This ordinance shall become effective immediately upon final adoption;
27 however, the rezoning shall not become effective until the amendment to the City of Gainesville
28 Comprehensive Plan adopted by Ordinance No. 120303 becomes effective as provided therein.

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PASSED AND ADOPTED this 20th day of December, 2012




CRAIG LOWE
MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: 

KURT LANNON
CLERK OF THE COMMISSION

By: 

NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 6th day of December, 2012.

This ordinance passed on second reading this 20th day of December, 2012.

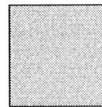
City of Gainesville Zoning Districts

- UMU-2 Urban Mixed Use 2 (UMU-2: 10 to 100 units/acre; & up to 25 additional du/acre by special use permit)
- CON Conservation
- ED Education
- MU2 12-30 units/acre mixed use medium intensity
- RMF5 12 units/acre single-family/multiple family residential
- PS Public services and operations

Alachua County Zoning Districts

- A Agriculture
- PD Planned Development
- R-3 14-24 units/acre Multiple family residential

Areas
under petition
consideration



Division line between
two zoning districts



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone from Alachua County A and R-3 to City of Gainesville CON and UMU-2	4144	PB-12-86 ZON



No Scale

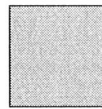
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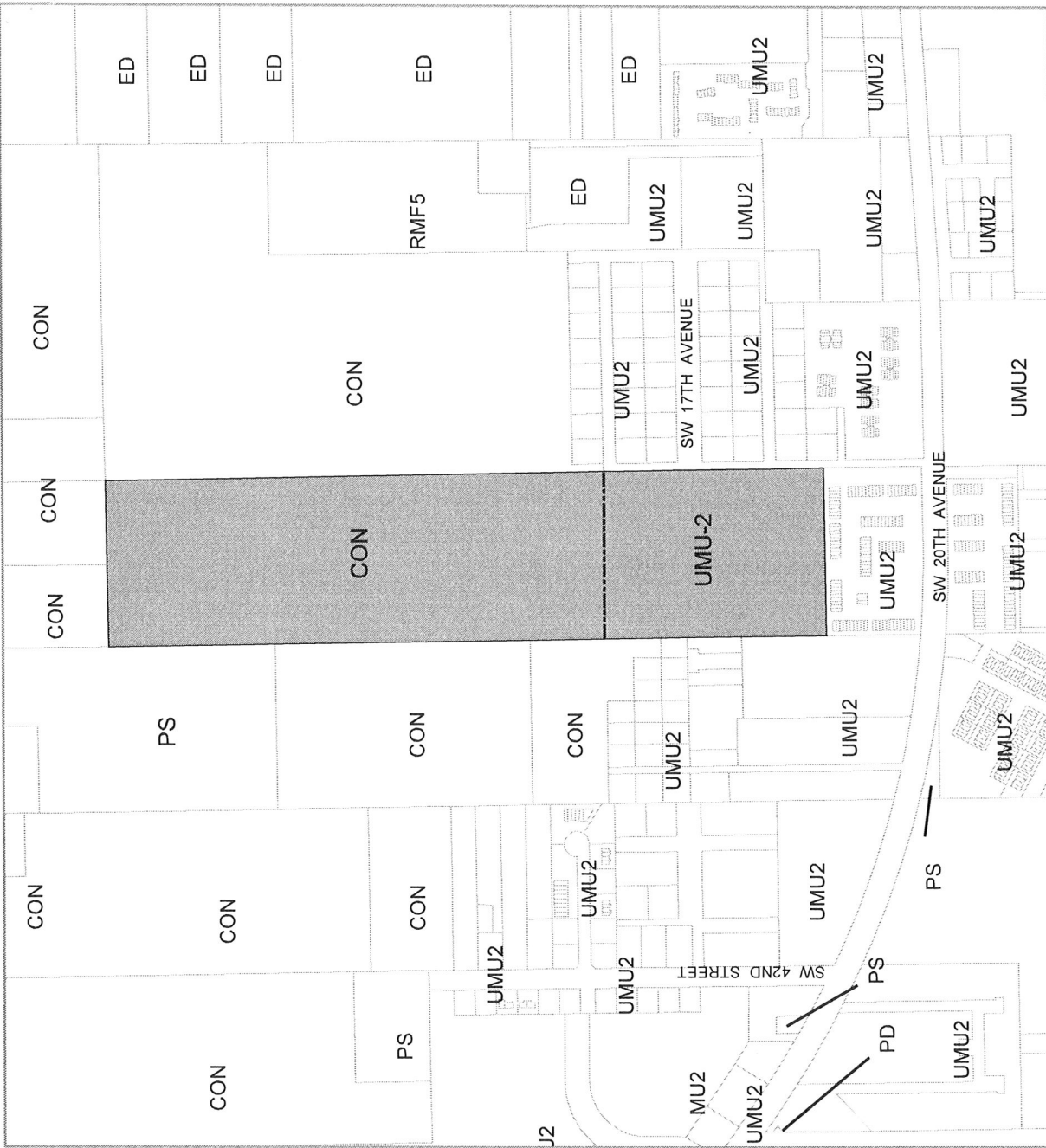
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PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone from Alachua County A and R-3 to City of Gainesville CON and UMU-2	4144	PB-12-86 ZON

