

26 **WHEREAS**, this ordinance, which was requested by the owner(s) of the property that is the
27 subject of this ordinance and which was noticed as required by law, will amend the Zoning Map
28 Atlas by rezoning the subject property; and

29 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
30 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
31 pursuant to Section 163.3174, Florida Statutes, held a public hearing on November 29, 2018,
32 and voted to recommend that the City Commission approve this rezoning; and

33 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of
34 general circulation notifying the public of this proposed ordinance and of public hearings in the
35 City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

36 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
37 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

38 **WHEREAS**, the City Commission finds that the rezoning of the property described herein is
39 consistent with the City of Gainesville Comprehensive Plan.

40 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
41 **FLORIDA:**

42 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
43 following property from Planned Development District (PD) to General Office District (OF):

44 See legal description attached as **Exhibit A** and made a part hereof as if set forth
45 in full. The location of the property is shown on **Exhibit B** for visual reference.
46 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

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48 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
49 changes to the Zoning Map Atlas to comply with this ordinance.

50 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
51 the application hereof to any person or circumstance is held invalid or unconstitutional, such
52 finding will not affect the other provisions or applications of this ordinance that can be given
53 effect without the invalid or unconstitutional provision or application, and to this end the
54 provisions of this ordinance are declared severable.

55 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
56 conflict hereby repealed.

57 **SECTION 5.** This ordinance will become effective immediately upon adoption.

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59 **PASSED AND ADOPTED** this 7th day of March, 2019.

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LAUREN POE
MAYOR

66 Attest:

Approved as to form and legality:

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OMICHELE D. GAINNEY
CLERK OF THE COMMISSION



for/ NICOLLE M. SHALLEY
CITY ATTORNEY

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This ordinance passed on first reading this 21st day of February, 2019.

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This ordinance passed on second reading this 7th day of March, 2019.

Legal Description

All of Lots 47 and 50, of a subdivision of Section 27, Township 9 South, Range 19 East Arredondo Grant, according the Plat thereof recorded in Plat Book "A" Page 55, of the Public Records of Alachua County, Florida.

Petition PB-18-138 ZONING Current Zoning

Area Under Petition Consideration

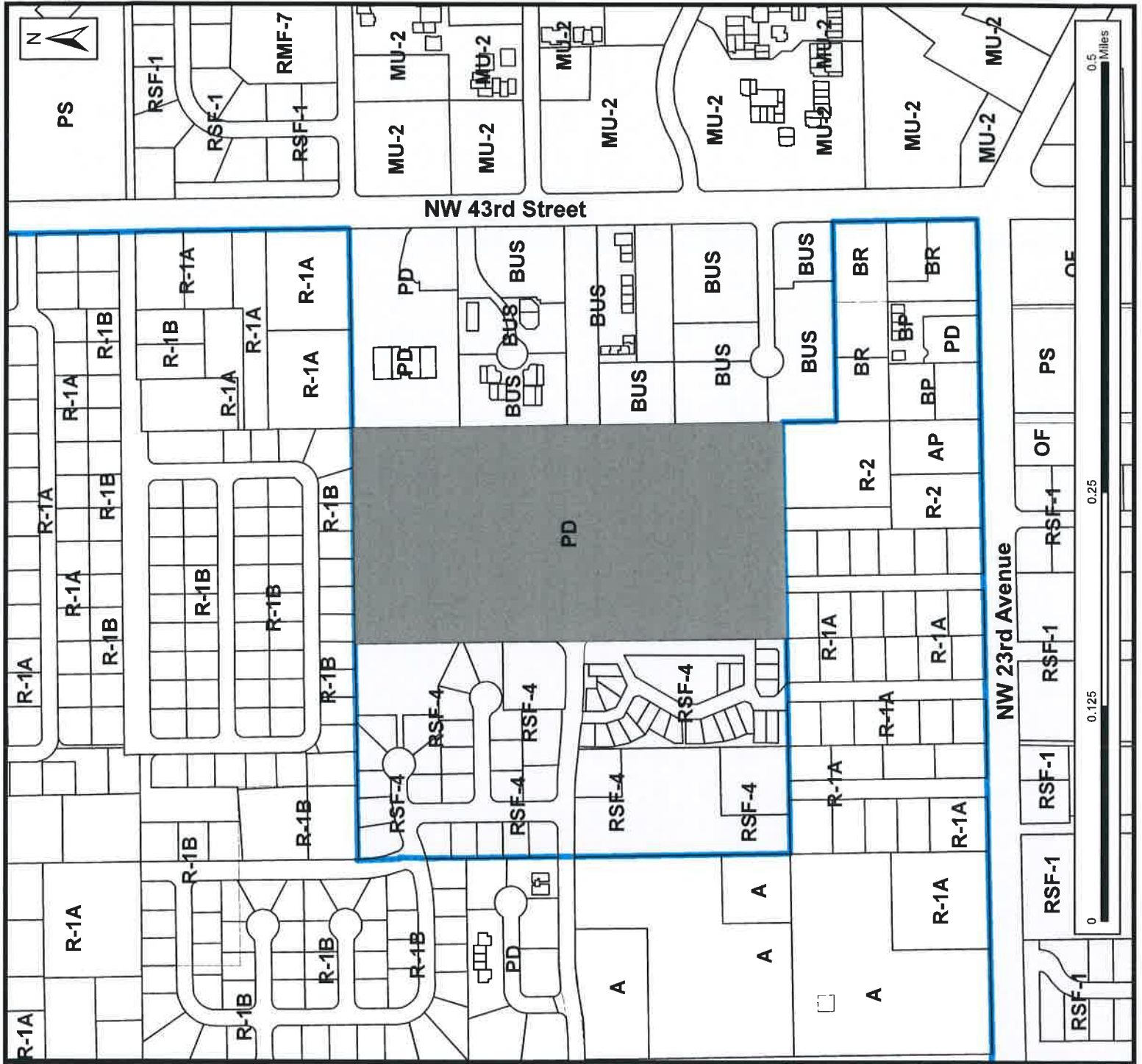
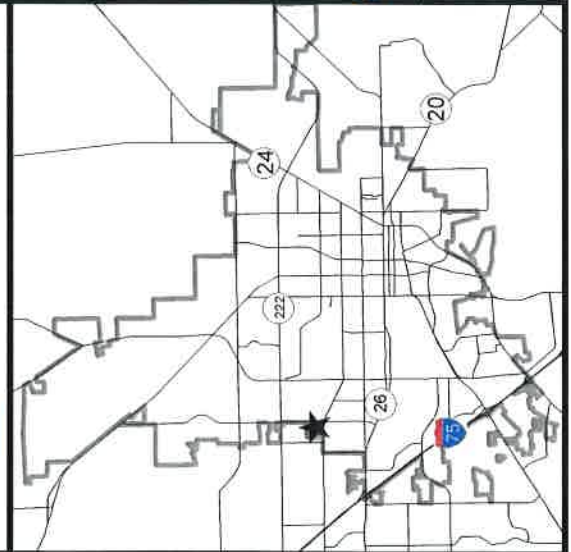
City of Gainesville Zoning Districts

- BUS General Business
- MU-2 Mixed-Use Medium Intensity
- OF Office
- PD Planned Development
- PS Public Services and Operations
- RMF-7 Multi-Family
- RSF-1 Single Family
- RSF-4 Single Family

Alachua County Zoning Districts

- A Agriculture
- AP Administrative and Professional
- BR Business, Retail
- BP Business and Professional
- R-1A Single Family, Low Density
- R-1B Single Family, Low Density
- R-2 Multiple Family, Medium Density
- PD Planned Development District

Division line between two zoning districts
City Limits



Petition PB-18-138 ZONING Proposed Zoning

Area Under Petition Consideration

City of Gainesville Zoning Districts

- General Business
- Mixed-Use Medium Intensity
- Office
- Planned Development
- Public Services and Operations
- Multi-Family
- Single Family
- Single Family

Alachua County Zoning Districts

- Agriculture
- Administrative and Professional
- Business, Retail
- Business and Professional
- Single Family, Low Density
- Single Family, Low Density
- Multiple Family, Medium Density
- Planned Development District

