

1 herein will be consistent with the City of Gainesville Comprehensive Plan when the amendment
2 to the Comprehensive Plan adopted by Ordinance No. 150305 becomes effective as provided
3 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 Conservation (CON) to Single-Family Residential District (RSF-1):

8 See legal description attached as Exhibit "A" and made a part hereof
9 as if set forth in full. The location of the property is shown on Exhibit
10 "B" for visual reference. In the event of conflict or inconsistency,
11 Exhibit "A" shall prevail over Exhibit "B".
12

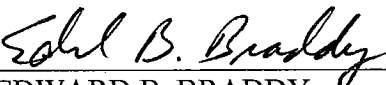
13 **Section 2.** The City Manager or designee is authorized and directed to make the
14 necessary changes to the Zoning Map Atlas to comply with this ordinance.

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

20 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
21 such conflict hereby repealed.

22 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
23 the rezoning of the subject property shall not become effective until the amendment to the City
24 of Gainesville Comprehensive Plan adopted by Ordinance No. 150305 becomes effective as
25 provided therein.


1 **PASSED AND ADOPTED** this 5th day of November, 2015.
2
3

4 
5 _____
6 EDWARD B. BRADDY
7 MAYOR
8

9 Attest:

Approved as to form and legality:

10
11 
12 By: _____
13 KURT LANNON
14 CLERK OF THE COMMISSION
15

16
17 By: 

NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 5th day of November, 2015.

Commence at the Northwest corner of the Southeast Quarter of Section 3, Township 10 South, Range 19 East; thence East along the Quarter Section line 319.2 feet; thence South 50 feet to the Point of Beginning; thence East 366 feet; thence South 210 feet; thence Westerly 370 feet to a point on the Northerly edge of Grassie Prairie 145 feet South of the Point of Beginning; thence North 145 feet to the Point of Beginning. Above described parcel of land lying and being in the Southeast Quarter of Section 3, Township 10 South, range 19 East, Alachua County, Florida. Also being described as lot 8 according to an unrecorded survey of Gwynn Oaks Subdivision Addition No. 1, dated 6 February 1955, prepared by Roy L. Watkins (Fla. Cert. No. 770).

Beginning at the NW corner of the SE 1/4 of Section 3, Township 10 South, Range 19 East; thence West along the quarter section line a distance of 80.8 feet; thence South a distance of 50 feet to the Point of Beginning; thence continue South a distance of 100 feet; thence from the Point of Beginning go East paralleling the quarter section line a distance of 400 feet; thence South a distance of 145 feet; thence Westerly a distance of 400 feet to the South end of the first line from the Point of Beginning. Above described parcel of land lying and being in the NW 1/4 of SE 1/4 (NW 1/4 of SE 1/4) and NE 1/4 of SW 1/4 (NE 1/4 of SW 1/4) of Section 3, Township 10 South, Range 19 East, Alachua County, Florida.

Together with that certain easement for ingress and egress more particularly described as follows:

Easement Description:

An easement to the parties of the second part, their successors, assigns and invitees, for ingress and egress over the following described property:

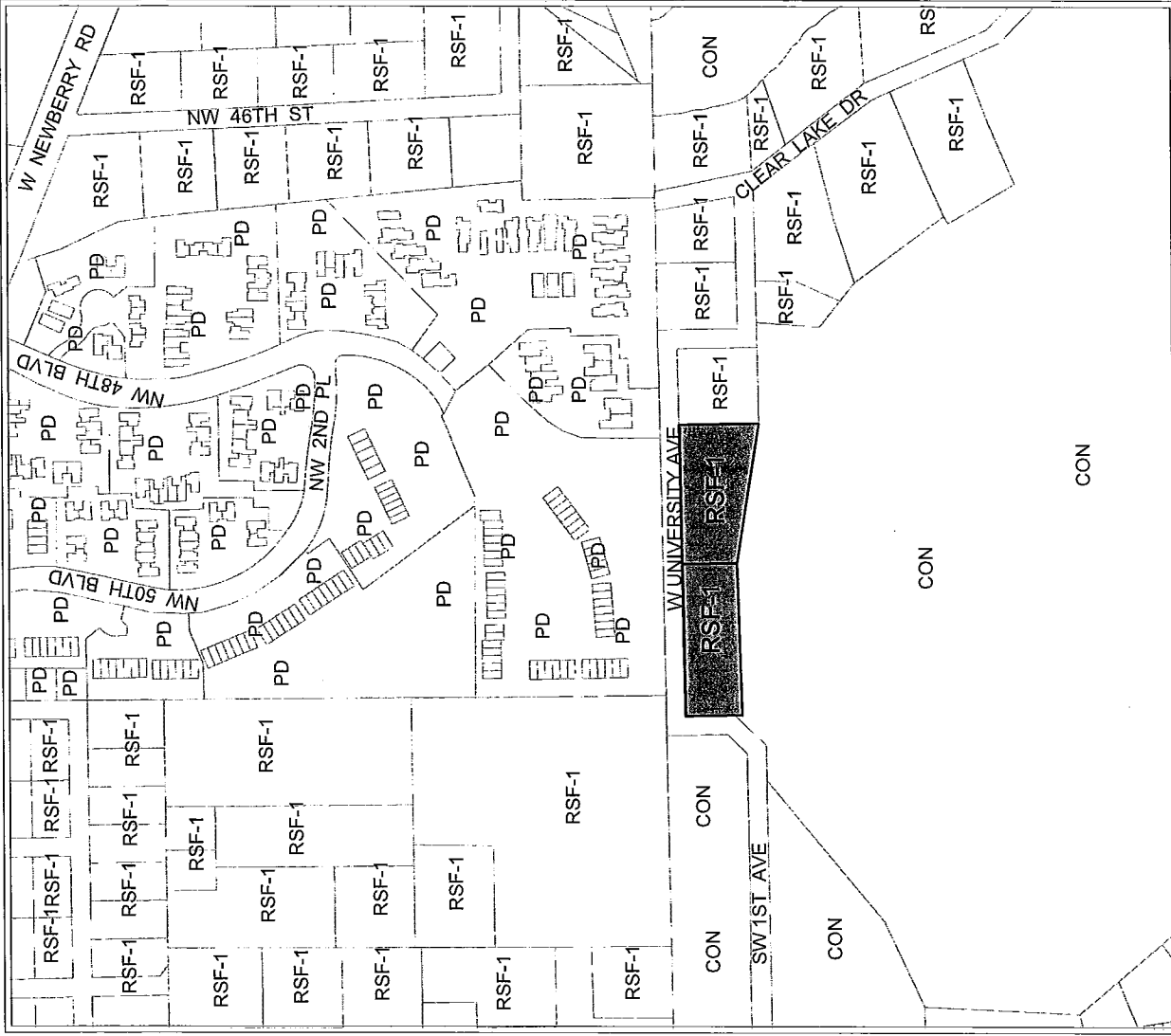
Commence at the NW corner of the SE 1/4 of Section 3, Township 10 South, Range 19 East, said point being the Point of Beginning; thence East along the quarter section line 935.2 feet; thence South 210 feet; thence East 385 feet; thence S. 11°45' E. 50.7 feet; thence West 444.6 feet; thence North 210 feet; thence West 885.2 feet; thence North 50 feet to the Point of Beginning.

ALSO:

Commence at the NW corner of SE 1/4 of Section 3, Township 10 South, Range 19 East; thence West 130.8 feet; thence South 180 feet; thence South 46° W. 70.4 feet; thence S. 43°53'51" E. 75.42 feet; thence N. 38° E. 80 feet; thence North 150 feet; thence East 80.8 feet; thence North 50 feet to the Point of Beginning. Above described road lying and being in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 3, Township 10 South, Range 19 East, Alachua County, Florida.

City of Gainesville Zoning Districts

RSF-1 Single-Family Residential (3.5 du/acre)
 PD Planned Development
 CON Conservation



Area
under petition
consideration

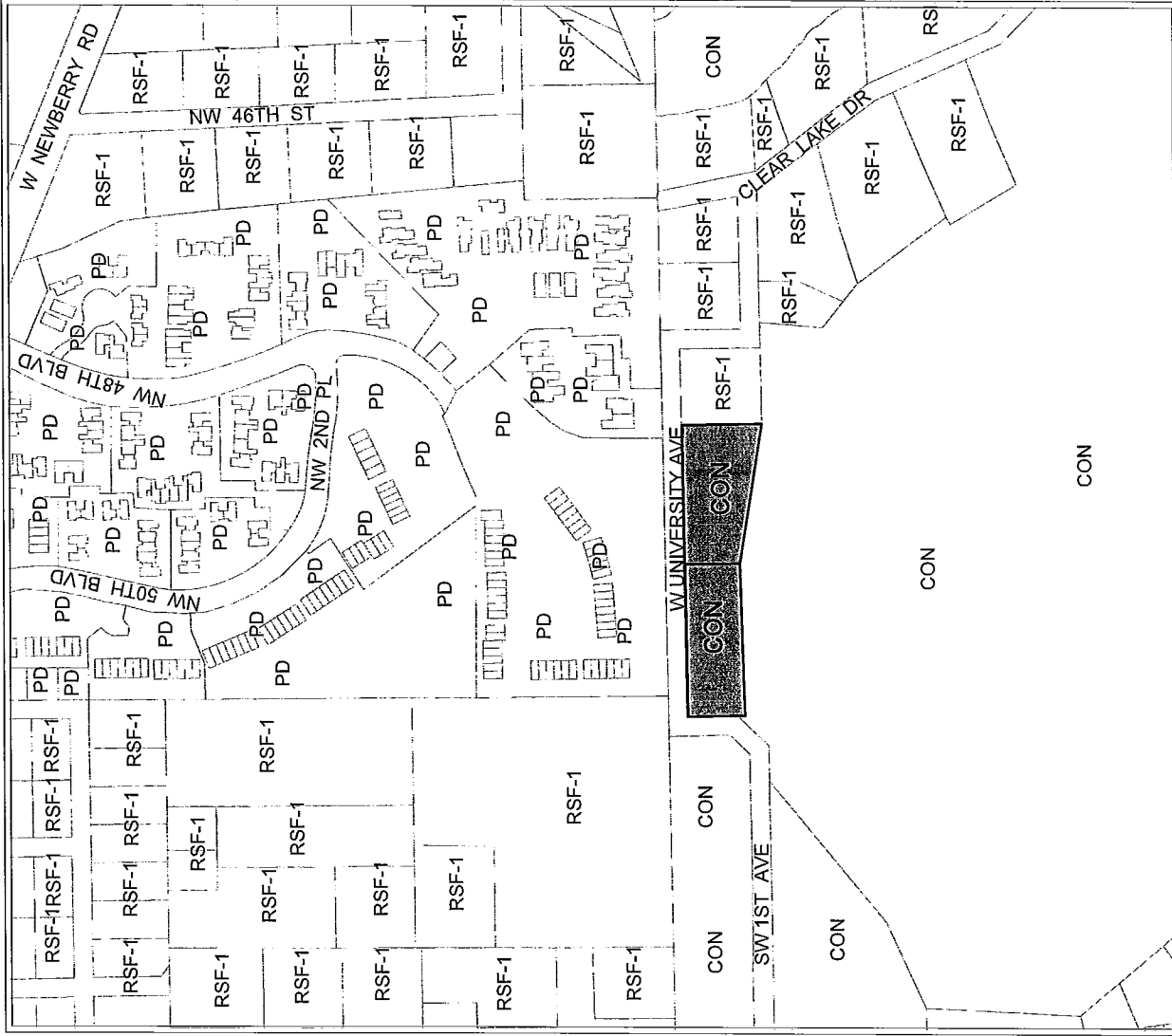
PROPOSED ZONING

Name	Petition Request	Petition Number
City Plan Board, applicant	Rezone property from Conservation to RSF-1: 3.5 units/acre single-family residential district	PB-15-74 ZON



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- RSF-1 Single-Family Residential (3.5 du/acre)
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Area under petition consideration

EXISTING ZONING

Name	Petition Request	Petition Number
City Plan Board, applicant	Rezone property from Conservation to RSF-1: 3.5 units/acre single-family residential district	PB-15-74 ZON

