



1 following property from Residential low density district (RMF-5) to Multiple-family medium  
2 density residential district (RMF-7):

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

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

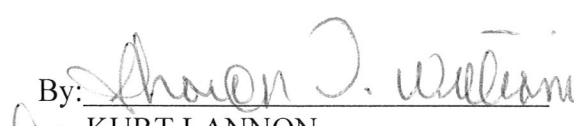

9 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
10 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
11 finding shall not affect the other provisions or applications of this ordinance that can be given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

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15 such conflict hereby repealed.

16 **Section 5.** This ordinance shall become effective immediately upon adoption; however,  
17 rezoning shall not be effective until the amendment to the City of Gainesville Comprehensive  
18 Plan adopted by Ordinance No. 121096 becomes effective as provided therein.

19 **PASSED AND ADOPTED** this 1<sup>st</sup> day of August, 2013.  
20

21  
22   
23 \_\_\_\_\_  
24 EDWARD B. BRADDY  
25 MAYOR

26 Attest: Approved as to form and legality:  
27  
28  
29 By:  By:   
30 \_\_\_\_\_  
31 for KURT LANNON for/ NICOLLE M. SHALLEY  
32 CLERK OF THE COMMISSION CITY ATTORNEY

33 This ordinance passed on first reading this 18th day of July, 2013.

34 This ordinance passed on second reading this 1st day of August, 2013.

## Legal Description

### DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

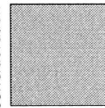
COMMENCE AT THE SOUTHEAST CORNER OF BLOCK E OF JERU PARK AS RECORDED IN PLAT BOOK C, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF REFERENCE, THENCE RUN NORTH 89°46'58" WEST ALONG THE SOUTH LINE OF SAID BLOCK "E", 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'58" WEST ALONG THE SOUTH LINE OF SAID BLOCK "E", A DISTANCE OF 235.02 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK "E"; THENCE RUN NORTH 00°16'45" EAST, 94.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE RUN NORTH 89°48'00" WEST, 24.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, THE SAME BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK E; THENCE RUN NORTH 00°16'45" EAST, 94.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE RUN SOUTH 89°44'15" EAST ALONG THE NORTH LINE OF BLOCK E, 75.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID BLOCK "E"; THENCE RUN NORTH 00°16'00" EAST, 124.15 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK D, OF SAID JERU PARK; THENCE RUN NORTH 89°47'37" WEST, 75.03 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK D; THENCE RUN NORTH 00°15'19" EAST 94.09 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK D; THENCE SOUTH 89°51'16" EAST ALONG THE NORTH LINE OF BLOCK D, 49.96 FEET TO THE NORTHEAST CORNER OF LOT 10, AT SAID BLOCK "B"; THENCE RUN NORTH 00°22'18" EAST, 124.16 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK A OF SAID JERU PARK; THENCE RUN NORTH 89°46'46" WEST, 75.10 FEET TO THE WEST LINE OF BLOCK A; THENCE RUN NORTH 00°16'00" EAST ALONG SAID WEST LINE AND A NORTHERLY PROJECTION OF SAME, 109.15 FEET TO THE SOUTH LINE OF LOT 13 OF NEW GAINESVILLE AS RECORDED IN PLAT BOOK A, PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°46'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 284.97 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHEAST 18TH STREET; THENCE SOUTH 0°16'24" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 639.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.47 ACRES, MORE OR LESS.

# City of Gainesville Zoning Districts

- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MU-1 8-30 units/acre Mixed Use Low Intensity

Area under petition consideration



----- Division line between two zoning districts



## PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agent for Gardenia Garden Apartments Limited Partnership	Rezone property from RMF-5 (12 units/acre multiple family district) to RMF-7 (8-21 units per acre multiple family district)	3954	PB-13-27 ZON

