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2
3 **ORDINANCE NO. 121036**

4 **An ordinance amending the Zoning Map Atlas of the City of Gainesville,**
5 **Florida, by rezoning approximately 1.86 acres of property generally located at**
6 **2001 NW 13th Street, as more specifically described in this ordinance, from**
7 **Automotive-oriented business district (BA) to Mixed-use low intensity**
8 **district (MU-1); providing directions to the City Manager; providing a**
9 **severability clause; providing a repealing clause; and providing an effective**
10 **date.**

11 **WHEREAS,** notice was given as required by law that the Zoning Map Atlas of the City
12 of Gainesville, Florida, be amended by rezoning certain property from Automotive-oriented
13 business district (BA) to Mixed-use low intensity district (MU-1); and

14 **WHEREAS,** notice was given as required by law and public hearings were held by the
15 City Plan Board on March 28, 2013; and

16 **WHEREAS,** at least ten (10) days' notice has been given once by publication in a
17 newspaper of general circulation notifying the public of this proposed ordinance and of public
18 hearings in the City Hall Auditorium located on the first floor of City Hall in the City of
19 Gainesville; and

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

23 **WHEREAS,** the City Commission finds that the rezoning of the property described
24 herein will be consistent with the City of Gainesville Comprehensive Plan when City of
25 Gainesville Ordinance No. 121035 becomes effective as provided therein.

26 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
27 **CITY OF GAINESVILLE, FLORIDA:**

28 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the

1 following property from Automotive-oriented business district (BA) to Mixed-use low intensity
2 district (MU-1):

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 the rezoning shall not become effective until Ordinance No. 121035 amending the City of
18 Gainesville Comprehensive Plan becomes effective as provided therein.


19 **PASSED AND ADOPTED** this 18th day of July, 2013

20
21 
22 _____
23 EDWARD B. BRADDY
24 MAYOR
25

26 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

27
28 
29 By: _____
30 KURT LANNON
31 CLERK OF THE COMMISSION
32

33 
34 By: _____
NICOLLE M. SHALLEY
CITY ATTORNEY

33 This ordinance passed on first reading this 20th day of June, 2013.
34 This ordinance passed on second reading this 18th day of July, 2013.

Legal Description

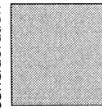
Alachua County Tax Parcel 09971-001-000

Commence at a point 1,330 feet North of the half-mile stake on the West line of Section 32, Township 9 South, Range 20 East and run thence South $89^{\circ} 19'$ E. 310 feet to a stake; thence run North $00^{\circ} 29'$ East 300 feet to a stake, thence run West 310 feet to the West line of Section 32, Township 9 South, Range 20 East; thence run South 300 feet to the point of beginning.

City of Gainesville Zoning Districts

- | | |
|-------|---|
| RSF-1 | 3.5 units/acre Single-Family Residential |
| RMF-5 | 12 units/acre Single-Family/Multiple-Family Residential |
| RMF-6 | 8-15 units/acre Multiple-Family Residential |
| OF | General Office |
| BA | Automotive-Oriented Business |
| MU-1 | 8-30 units/acre Mixed-Use Low-Intensity |
| MU-2 | 12-30 units/acre Mixed-Use Medium-Intensity |
| CON | Conservation |
| ED | Educational Services |

Area
under petition
consideration



----- Division line between two zoning districts



PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Rezone property from Automotive-oriented Business district (BA) to Mixed-Use Low-Intensity district (MU-1)	3750	PB-13-23 ZON

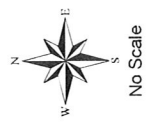


Exhibit "B" to Ordinance No. 121036