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**ORDINANCE NO. 100865**

**An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City, as more specifically described in this Ordinance, from the zoning category of “BA: Automotive-oriented business district” to “BUS: General business district”; located in the vicinity of 1703 North Main Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.**

**WHEREAS**, by initiation of a petition by the property owners, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain property within the City from the zoning category of “BA: Automotive-oriented business district” to “BUS: General business district”; and

**WHEREAS**, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on March 24, 2011; and

**WHEREAS**, the City Commission finds that the rezoning of the property described herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

**WHEREAS**, at least ten (10) days notice has been given of the public hearings once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a Public Hearing in the City Commission meeting room, First Floor, City Hall, in the City of Gainesville; and

**WHEREAS**, notice has also been given by mail to the property owners whose land the City will redesignate by enactment of this Ordinance, at least ten days prior to the adoption of this ordinance; and

1           **WHEREAS**, the Public Hearing was held pursuant to the published and mailed notices  
2 described above at which hearing the parties in interest and all others had an opportunity to be  
3 and were, in fact, heard.

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 described property from the zoning category of “BA: Automotive-oriented business  
8 district” to “BUS: General business district”;

9           See Legal Description attached hereto as Exhibit "A", and made a part hereof  
10 as if set forth in full.

11           **Section 2.** The City Manager is authorized and directed to make the necessary changes in  
12 the Zoning Map to comply with this Ordinance.

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

18           **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
19 such conflict hereby repealed.  
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EXHIBIT A  
LEGAL DESCRIPTION

OR Book 2109 Page 1566

Commence at the Southeast corner of the Northeast 1/4 of Section 32, Township 9 South, Range 20 East, and run North  $1^{\circ}09'14''$  W along the East line of said Section 230 feet to the Point of Beginning; thence run S  $89^{\circ}14'16''$  W 602.25 feet to the East right-of-way of North Main Street; thence run N  $0^{\circ}59'14''$  W along said right-of-way 53.4 feet to the P.C. of a curve having a radius of 1869.86 feet; a total central angle of  $25^{\circ}40'$  and being concave to the East; thence run Northeasterly along said right-of-way curve an arc distance of 196.23 feet; thence run N  $89^{\circ}15'16''$  E 591.27 feet to the East line of Section 32; thence run S  $1^{\circ}09'14''$  E along said East line 245.7 feet to the Point of Beginning; all being and lying in Section 32, Township 9 South, Range 20 East, Gainesville, Alachua County, Florida.

RECORDER'S MEMO: LEGIBILITY  
OF WRITING, TYPING OR PRINTING  
UNSATISFACTORY IN THIS DOCUMENT  
WHEN RECEIVED