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**ORDINANCE NO. 110799**

**An ordinance amending the Zoning Map Atlas of the City of Gainesville by rezoning property located in the vicinity of 515 NW 13<sup>th</sup> Terrace, as more specifically described in this ordinance, from multiple-family medium density residential district (RMF-8) to mixed use low intensity district (MU-1); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.**

12       **WHEREAS**, publication of notice of a public hearing was given that the Zoning Map  
13 Atlas of the City of Gainesville be amended by rezoning certain property from multiple-family  
14 medium density residential district (8-30 units per acre) (RMF-8) to mixed use low intensity  
15 district (8-30 units per acre) (MU-1); and

16       **WHEREAS**, notice was given and publication made as required by law and a public  
17 hearing was held by the City Plan Board on February 23, 2012; and

18       **WHEREAS**, at least ten (10) days notice has been given of the public hearing once by  
19 publication in a newspaper of general circulation notifying the public of this proposed ordinance  
20 and of a public hearing in the City Commission Meeting Room, First Floor, City Hall, in the City  
21 of Gainesville; and

22       **WHEREAS**, the public hearing was held pursuant to the published notice described  
23 above at which hearing the parties in interest and all others had an opportunity to be and were, in  
24 fact, heard; and

25       **WHEREAS**, the City Commission finds that the rezoning of the property described  
26 herein will be consistent with the City of Gainesville Comprehensive Plan upon the adoption of  
27 City of Gainesville Ordinance No. 110798.

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

1 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
2 following property from multiple-family medium density residential district (8-30 units per  
3 acre) (RMF-8) to mixed use low intensity district (8-30 units per acre) (MU-1):

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

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

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

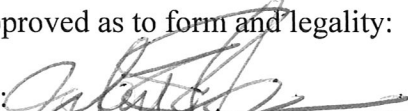
15 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
16 such conflict hereby repealed.

17 **Section 5.** This ordinance shall become effective immediately upon final adoption;  
18 however, the rezoning shall not become effective until the amendment to the City of Gainesville  
19 Comprehensive Plan adopted by Ordinance No. 110798 becomes effective as provided therein.

20 **PASSED AND ADOPTED** this 7th day of June, 2012

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24 \_\_\_\_\_  
25 CRAIG LOWE  
26 MAYOR

27 Attest:   
28  
29 By: \_\_\_\_\_  
30 KURT LANNON  
31 CLERK OF THE COMMISSION

Approved as to form and legality:  
By:   
32 \_\_\_\_\_  
33 MARION J. RADSON  
34 CITY ATTORNEY

JUN -7 2012

This ordinance passed on first reading this 17<sup>th</sup> day of May, 2012.  
This ordinance passed on second reading this 7<sup>th</sup> day of June, 2012.

## LEGAL DESCRIPTION

Tax Parcel 15239-000-000

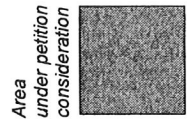
Lots 3 and 4, Block G of WESTFIELD, a subdivision as per plat thereof in Plat Book "A", page 67 of the Public Records of Alachua County, Florida.

Exhibit "A"  
to Ordinance No. 110799

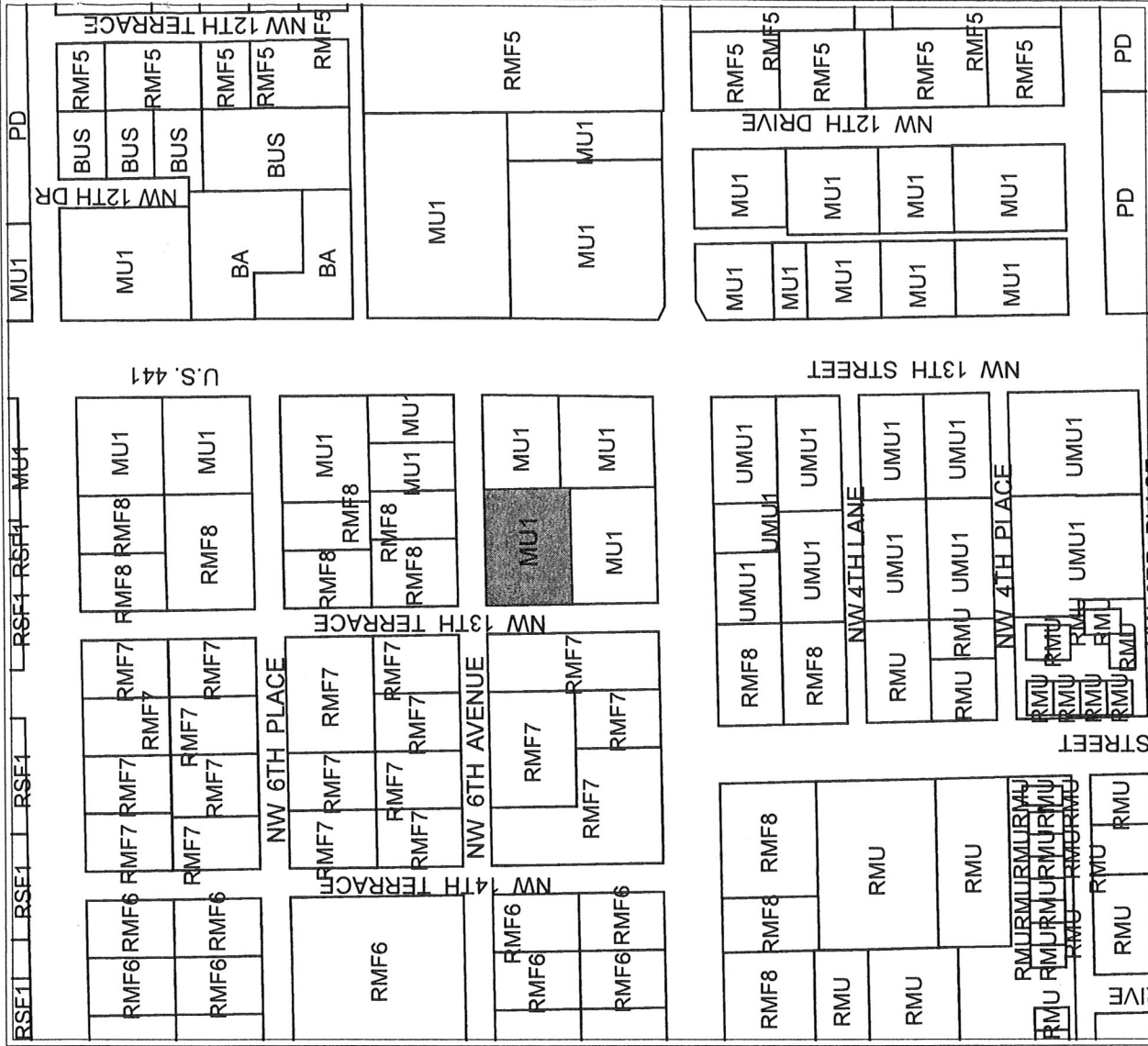
# City of Gainesville Zoning Districts

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RMU Up to 75 units/acre Residential Mixed Use
- BUS General Business
- BA Automotive-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-1 Up to 75 units/acre Urban Mixed-Use

Exhibit "B"  
to Ordinance No. 110799



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Division line between two zoning districts



## PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for Hodge Investments, Ltd	Rezone from RMF-8 to MU1	3949	PB-12-11 ZON