

LEGISLATIVE #

120003A

ORDINANCE NO. 120003

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning property located in the vicinity of the 500 block of SE 7th Avenue and the 500 block of SE 5th Avenue, as more specifically described in this ordinance, from Public services and operations district (PS) to Central city district (CCD); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, publication of notice of a public hearing was given that the Zoning Map Atlas of the City of Gainesville, Florida, be amended by rezoning certain property from Public services and operations district (PS) to Central city district (CCD); and

WHEREAS, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on April 26, 2012; and

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

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

WHEREAS, the City Commission finds that the rezoning of the property described herein will be consistent with the City of Gainesville Comprehensive Plan upon the adoption of City of Gainesville Ordinance No. 120002.

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

Section 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the following described property from Public services and operations district (PS) to Central city

1 district (CCD):

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

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

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

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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 final adoption;
17 however, the rezoning shall not become effective until the amendment to the City of Gainesville
18 Comprehensive Plan adopted by Ordinance No. 120002 becomes effective as provided therein.

19 **PASSED AND ADOPTED** this ____ day of _____, 2012.

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CRAIG LOWE
MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

KURT LANNON
CLERK OF THE COMMISSION

By: _____
MARION J. RADSON
CITY ATTORNEY

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This ordinance passed on first reading this ___ day of _____, 2012.

This ordinance passed on second reading this ___ day of _____, 2012.



McMillen Surveying, Inc.

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Revised April 16, 2012

Member of:



Description: (by surveyor) **G.R.U. Kelly Plant - Parcel 2a**

Part of Lot 9, Davis Addition, per plat book "D", page 15 of the public records of Alachua County, Florida; part of S.E. Sixth Terrace lying South of S.E. 5th Avenue (a.k.a. Middle Street); part of the East 1/2 of S.E. 5th Terrace lying between S.E. 5th Avenue and S.E. Depot Avenue; part of Lot 12, Block 2, Range II; and all of Lots 10 1/2 and 11 3/4, Blocks 1 and 2, Roper's Addition to the Town of Gainesville per Deed Book "J", page 550, said public records; lying in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Northeast corner of said Lot 1, Davis Addition, and run thence South 89°26'31"West, along the South right-of-way line of said S.E. 5th Avenue, a distance of 280.00 feet to the Northeast corner of said Lot 9 and the Point-of-Beginning of the herein described parcel; thence continue South 89°26'31"West, along said South right-of-way line, a distance of 257.64 feet to the East right-of-way line of said S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line, a distance of 297.14 feet; thence South 89°06'34"West, a distance of 10.00 feet; thence South 00°53'26"East, a distance of 204.35 feet; thence North 89°06'34"East, a distance of 10.00 feet to the said East right-of-way line of S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line a distance of 34.21 feet to the North right-of-way line of said S.E. Depot Avenue; thence North 77°34'57"East, along said North right-of-way line, a distance of 202.43 feet; thence North 01°48'16"West, along said North right-of-way line, a distance of 5.14 feet; thence North 00°43'46"West, a distance of 91.67 feet; thence North 89°01'14"East, a distance of 58.00 feet; thence North 00°43'46"West, a distance of 396.85 feet to the said South right-of-way line of S.E. 5th Avenue and the said Point-of-Beginning.

Containing 2.927 Acres, more or less.

Exhibit "A"
to Ordinance No. 120003


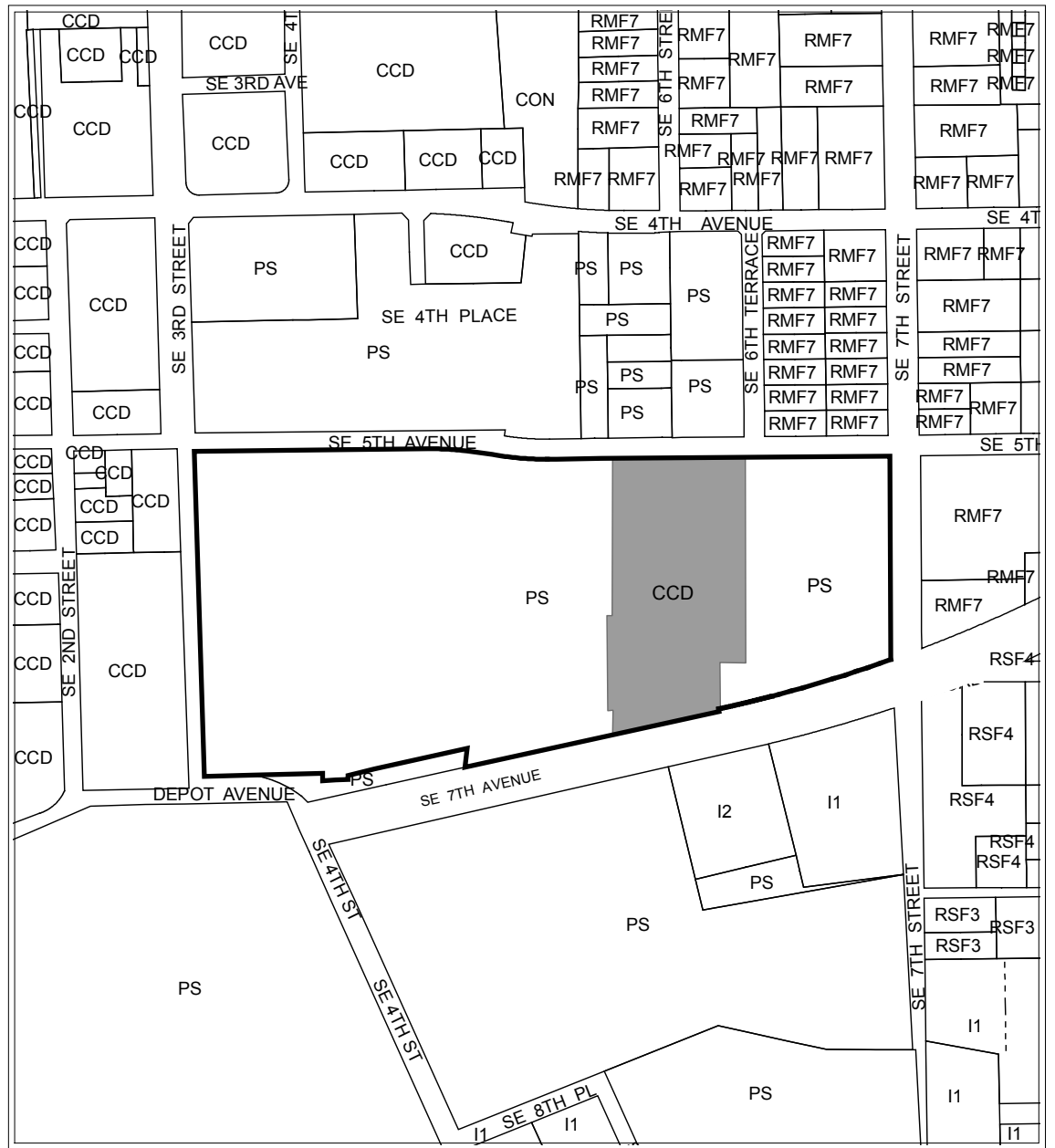


City of Gainesville Zoning Districts


- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- 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
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU2 Up to 100 units/acre Urban Mixed-Use
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Area
under petition
consideration

PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezone from PS to CCD.	4052	PB-12-35 ZON