

Legislative #

150944

ORDINANCE NO. 150944

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3 **An ordinance amending the Zoning Map Atlas of the City of Gainesville,**
4 **Florida, by rezoning approximately 13.33 acres of property that is generally**
5 **located at 2801 SW Williston Road near the southeastern corner of Williston**
6 **Road and SW 29th Drive, as more specifically described in this ordinance, from**
7 **Alachua County Residential and Professional District (RP) to City of**
8 **Gainesville Multiple-Family Medium-Density Residential District (RMF-7);**
9 **providing directions to the City Manager; providing a severability clause;**
10 **providing a repealing clause; and providing an effective date.**

11
12 **WHEREAS,** notice was given as required by law that the Zoning Map Atlas of the City
13 of Gainesville, Florida, be amended by rezoning the subject property; and

14 **WHEREAS,** the City Plan Board, which acts as the local planning agency pursuant to
15 Section 163.3174, Florida Statutes, held a public hearing on April 28, 2016, and voted to
16 recommend that the City Commission approve this rezoning; and

17 **WHEREAS,** an advertisement no less than two columns wide by ten (10) inches long
18 was placed in a newspaper of general circulation and provided the public with at least seven (7)
19 days' advance notice of this ordinance's first public hearing to be held by the City Commission
20 in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

21 **WHEREAS,** a second advertisement no less than two columns wide by ten (10) inches
22 long was placed in the aforesaid newspaper and provided the public with at least five (5) days'
23 advance notice of this ordinance's second public hearing to be held by the City Commission; and

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

27 **WHEREAS,** the City Commission finds that the rezoning of the subject property will be
28 consistent with the City of Gainesville Comprehensive Plan when City of Gainesville Ordinance
29 No. 150943 becomes effective as provided therein.

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

3 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
4 following property from Alachua County Residential and Professional District (RP) to City of
5 Gainesville Multiple-Family Medium-Density Residential District (RMF-7):

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

10
11 **Section 2.** The City Manager or designee is authorized and directed to make the
12 necessary changes to the Zoning Map Atlas 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 this ordinance that can be given
16 effect without the invalid or unconstitutional provision 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.

20 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
21 the rezoning shall not become effective until the amendment to the City of Gainesville
22 Comprehensive Plan adopted by Ordinance No. 150943 becomes effective as provided therein.

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24 **PASSED AND ADOPTED** this _____ day of _____, 2016.

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LAUREN POE
MAYOR

Attest: Approved as to form and legality:

By: _____
KURT LANNON
CLERK OF THE COMMISSION

By: _____
NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this _____ day of _____, 2016.

This ordinance passed on second reading this _____ day of _____, 2016.

SW WILLISTON ROAD VOLUNTARY ANNEXATION

A TRACT OF LAND BEING A PORTION OF LOTS 2 AND 6 OF SERENOLA PLANTATION, AS RECORDED IN DEED BOOK "L", PAGES 480 AND 481 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 001912 (0-01-57) AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 331 (ALSO KNOWN AS S.W. WILLISTON ROAD) AND THE WEST LINE OF S.W. 29TH DRIVE EXTENSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 2499, PAGE 1000 (HEREAFTER ABBREVIATED ORB, PG), EXHIBIT "B", PRACF; THENCE CONTINUE ALONG SAID CITY LIMIT LINE THE FOLLOWING 3 COURSES: 1.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 80.00 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "B" ALSO BEING THE NORTHWESTERLY CORNER OF EXHIBIT "C" OR SAID ORB 2499, PG 1000; 2.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 419.94 FEET TO THE NORTHEASTERLY CORNER OF SAID EXHIBIT "C", ALSO BEING THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF; 3.) NORTH 49° 03' 23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 250.26 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN ORB 3484, PG 1458, PRACF, ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL I OF LANDS DESCRIBED IN ORB 803, PG 289, PRACF AND A POINT OF INTERSECTION ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER CITY ORDINANCE NUMBER 030250 (0-03-67); THENCE CONTINUE ALONG SAID CITY OF GAINESVILLE LIMIT LINE THE FOLLOWING 5 COURSES: 1.) LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL (ORB 3484, PG 1458), SOUTH 40° 54' 00" EAST, 871.55 FEET TO A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458) ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL I, DESCRIBED IN ORB 803, PG 289, PRACF; 2.) THENCE SOUTH 49° 05' 43" WEST, 250.26 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWESTERLY CORNER OF SAID PARCEL (ORB 3484, PG 1458); 3.) THENCE NORTH 40° 54' 00" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL (ORB 2028, PG 254) A DISTANCE OF 144.98 FEET; 4.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 419.94 FEET TO THE SOUTHEASTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); 5.) THENCE SOUTH 49° 05' 14" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 331, A DISTANCE OF 80.00 FEET TO THE SOUTHWESTERLY CORNER OF AFOREMENTIONED LANDS DESCRIBED IN ORB 2499, PG 1000 EXHIBIT "B" (SW 29TH DRIVE EXTENSION); THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 030250 (0-03-67) AND ALONG THE WEST LINE OF SAID EXHIBIT "B", NORTH 40° 54' 00" WEST A DISTANCE OF 725.71 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 13.33 ACRES MORE OR LESS.

City of Gainesville Zoning Districts

- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- BI Business Industrial
- PS Public Services and Operations
- CP Corporate Park
- PD Planned Development

Alachua County Zoning Districts

- RE Residential Estate: 1 unit per 2 acres or less
- RP Residential Professional: up to 5.1 units/acre
- BH Highway oriented business services



Area under petition consideration

--- Division line between two zoning districts
 — City Limits

PROPOSED ZONING

	Name	Petition Request	Petition Number
	City of Gainesville, applicant	Rezone property from Alachua County Residential Professional (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family district	PB-16-46 ZON

City of Gainesville Zoning Districts

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----- Division line between two zoning districts
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Area under petition consideration



EXISTING ZONING

	Name	Petition Request	Petition Number
 No Scale	City of Gainesville, applicant	Rezone property from Alachua County Residential Professional (RP) to City of Gainesville RMF-7: 8-21 units/acre multiple-family district	PB-16-46 ZON