

1 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
2 following property from Single-Family Residential District (RSF-1) to Urban Mixed-Use District
3 1 (UMU-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**.

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

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

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17 such conflict hereby repealed.

18 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
19 the rezoning shall not become effective until the amendment to the City of Gainesville
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1 Comprehensive Plan adopted by Ordinance No. 160138 becomes effective as provided therein.

2 **PASSED AND ADOPTED** this 15th day of September, 2016.

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LAUREN POE
MAYOR

10 Attest:

Approved as to form and legality:

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By:
KURT LANNON
CLERK OF THE COMMISSION

By:
NICOLLE M. SHALLEY
CITY ATTORNEY

19 This ordinance passed on first reading this 1st day of September, 2016.

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21 This ordinance passed on adoption reading this 15th day of September, 2016.

EXHIBIT "A" TO ORDINANCE NO. 160139

Lot Thirty (30), AUDUBON PARK, according to the map or plat thereof as recorded in Plat Book D, Page 45, Public Records of Alachua County, Florida.

Lot 31, Audubon Park, according to the plat thereof recorded in Plat Book D, page 45, public records of Alachua County, Florida.

Lot 32, Audubon Park, according to the map or plat thereof as recorded in Plat Book D, Page(s) 45, Public Records of Alachua County, Florida.

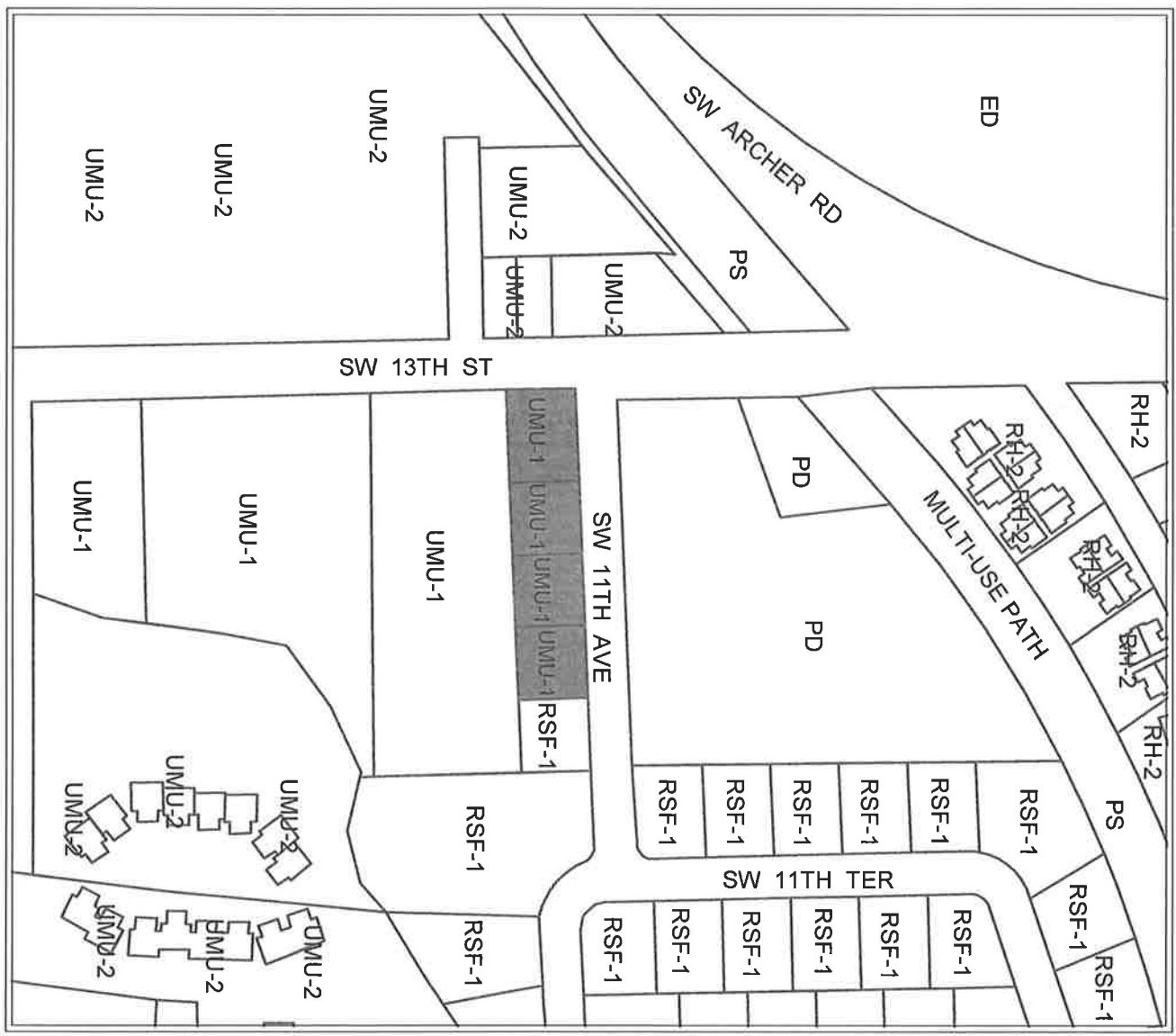
Lot 33, AUDUBON PARK, according to the map or plat thereof as recorded in Plat Book D, Page 45, Public Records of Alachua County, Florida.

LESS AND EXCEPT:

That part of the above described property lying East of and within 35 feet of the centerline of the existing State Road 25, being a strip of land across the West end of said lot, said strip being 0.35 feet wide at the South end and 2 feet wide at the North end.

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RH-2 8-100 units/acre Residential High Density
- UMU-1 Up to 75 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- UMU-2 Up to 100 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development



PROPOSED ZONING

Name	Petition Request	Petition Number
CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre; up to 25 additional units/acre by special use permit, urban mixed-use district	PB-16-58 ZON



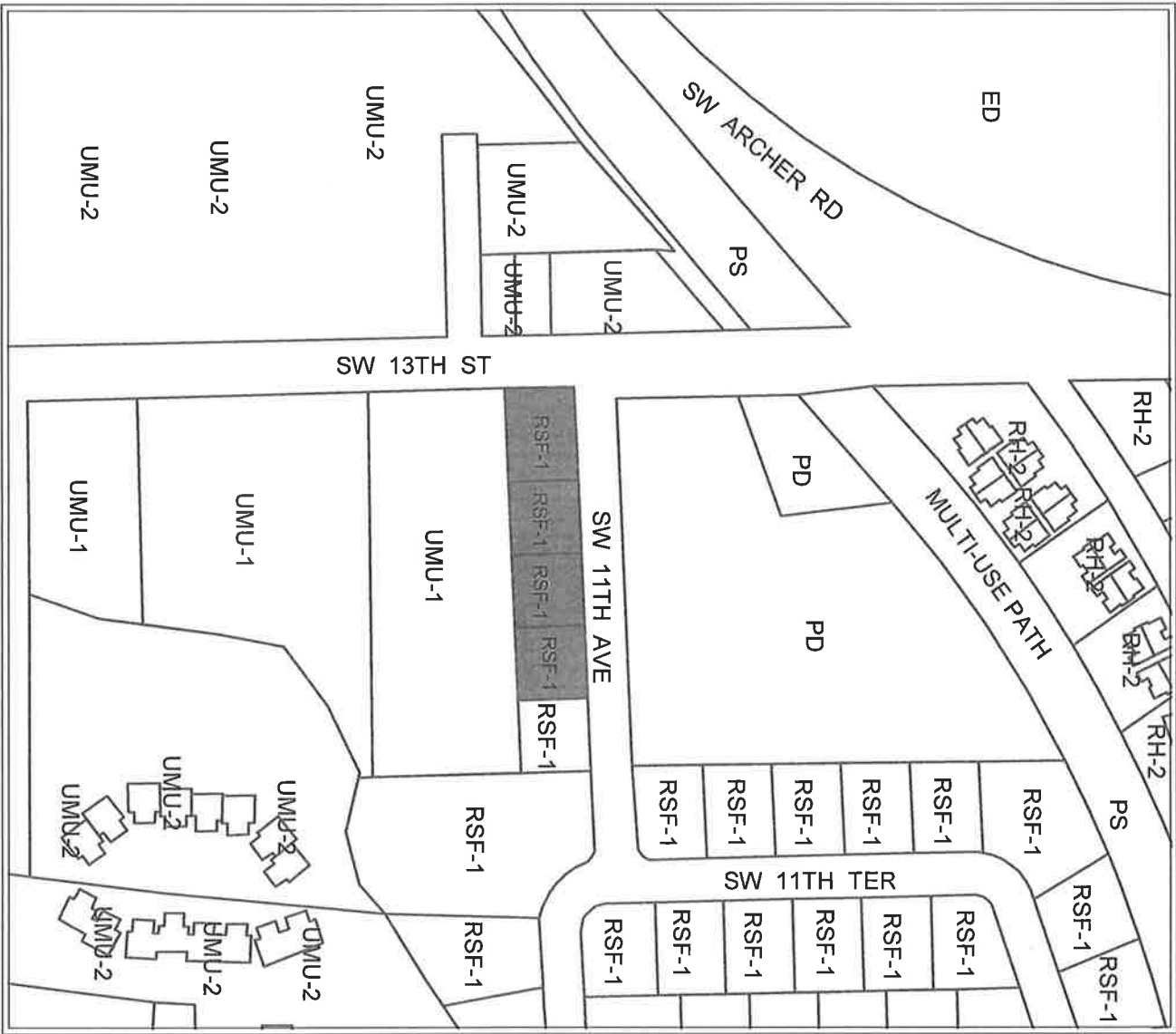
No Scale

City of Gainesville Zoning Districts


- RSF-1** 3.5 units/acre Single-Family Residential
- RH-2** 8-100 units/acre Residential High Density
- UMU-1** Up to 75 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- UMU-2** Up to 100 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- PS** Public Services and Operations
- ED** Educational Services
- PD** Planned Development

----- Division line between two zoning districts

Area under petition consideration



EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit; urban mixed-use district	PB-16-58 ZON