

ORDINANCE NO. 2604  
0-81-44

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GAINESVILLE BY CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE CITY FROM THE COUNTY A-1 ZONE CLASSIFICATION TO THE PD (PLANNED DEVELOPMENT) ZONE CLASSIFICATION; APPROVING AND ADOPTING A DEVELOPMENT PLAN THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Plan Board of the City of Gainesville, Florida, authorized the publication of notice of a public hearing as required by law that the classification of certain lands within said City be changed from County A-1 Zone Classification to PD, Planned Development, Zone Classification; and

WHEREAS, said notice was given and publication made as required by law on February 4, 1981, and a Public Hearing was held on February 19, 1981; and

WHEREAS, following said hearings notice was given and publication made on March 6, 1981 of a Public Hearing which was then held by the City Commission on April 6, 1981;

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

Section 1. That the property hereinafter described be, and the same is hereby, rezoned and changed from the County A-1 Zone Classification to PD, Planned Development, Zone Classification:

A portion of ~~the~~ North 288 feet of the west 660 feet, of the S.W. quarter of the S.W. quarter of Section 24, Township 9 South, Range 19 E, ~~less all rights of way, all lying and being in Alachua~~

County, Florida, located at 4127 N.W. 34th Street, being more particularly described as follows:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 24 AND RUN N.00°19'33"E., ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1325.74 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF SW 1/4; THENCE RUN S.89°42'03"E., ALONG THE NORTH LINE OF SAID SW 1/4 OF SW 1/4, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF N. W. 34TH STREET (STATE ROAD NO. 121- 100' RIGHT OF WAY); THENCE, DEPARTING SAID RIGHT OF WAY LINE, CONTINUE S.89°42'03"E., ALONG SAID NORTH LINE OF THE SW 1/4 OF SW 1/4, A DISTANCE OF 610.00 FEET; THENCE RUN S.00°19'33"W., ALONG THE EAST LINE OF THE WEST 660 FEET OF SAID SW 1/4 OF SW 1/4, A DISTANCE OF 100.00 FEET; THENCE RUN N.89°42'03"W., PARALLEL WITH SAID NORTH LINE OF SW 1/4 OF SW 1/4, A DISTANCE OF 49.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ARC ANGLE OF 70°31'44", AN ARC DISTANCE OF 61.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ARC ANGLE OF 70°31'44", AN ARC DISTANCE OF 30.77 FEET TO THE POINT OF TANGENCY; THENCE RUN N.89°42'03"W., PARALLEL WITH SAID NORTH LINE OF THE SW 1/4 OF SW 1/4, A DISTANCE OF 129.29 FEET TO THE POINT OF BEGINNING; THENCE RUN S.00°19'33"W., PARALLEL WITH SAID WEST LINE OF SECTION 24, A DISTANCE OF 238.00 FEET; THENCE RUN N.89°42'03"W., ALONG THE SOUTH LINE OF THE NORTH 288 FEET OF SAID SW 1/4 OF SW 1/4, A DISTANCE OF 360.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF S. W. 34TH STREET; THENCE RUN N.00°19'33"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 238.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, RUN S.89°42'03"E., PARALLEL WITH SAID NORTH LINE OF SW 1/4 OF SW 1/4, A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

Section 2. That the zoning map heretofore adopted by the City

Commission be, and the same is hereby, amended to show the property

hereinabove described as PD, Planned Development, Zone Classification with reference to this ordinance and the development plan adopted hereinafter.

Section 3. That the City Manager be, and he is hereby, authorized and directed to make the change to said map to comply with this ordinance.

Section 4. That the development plan attached to the original of this ordinance, consisting of a development plan map, a development plan report dated February 4, 1981, and an addendum to development plan report dated March 25, 1981, is incorporated herein and hereby made a part of this ordinance as if fully set out herein. The terms and conditions and limitations of the development plan shall regulate the use of the property hereby zoned to the PD classification.

Section 5. The development plan map hereby approved and adopted shall also constitute an approved final site plan for the property shown thereon.

Section 6. If any portion of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable such declaration shall not be deemed to affect the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon final adoption.