

ORDINANCE NO. 160483

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3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**  
4 **Atlas by rezoning property generally located at 916 NW 66<sup>th</sup> Street, as more**  
5 **specifically described in this ordinance, from Alachua County Hospital**  
6 **Medical (HM) district to City of Gainesville Medical services district (MD);**  
7 **providing directions to the City Manager; providing a severability clause;**  
8 **providing a repealing clause; and providing an effective date.**  
9

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

12 **WHEREAS,** the City Plan Board, which acts as the local planning agency pursuant to  
13 Section 163.3174, Florida Statutes, held a public hearing on October 27, 2016, and voted to  
14 recommend that the City Commission approve this rezoning; and

15 **WHEREAS,** at least ten (10) days' notice has been given once by publication in a  
16 newspaper of general circulation notifying the public of this proposed ordinance and of a public  
17 hearing in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville;  
18 and

19 **WHEREAS,** at least thirty (30) days' notice has been given by mail to each real property  
20 owner whose land will be redesignated by enactment of this ordinance and whose address is  
21 known by reference to the latest ad valorem tax records, notifying such property owners of this  
22 proposed ordinance and of a public hearing in the City Hall Auditorium located on the first floor  
23 of City Hall in the City of Gainesville; and

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

26 **WHEREAS,** the City Commission finds that the rezoning of the subject property will be  
27 consistent with the City of Gainesville Comprehensive Plan when City of Gainesville Ordinance

1 No. 160482 becomes effective as provided therein.

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

4 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
5 following property from Alachua County Hospital Medical (HM) district to City of Gainesville  
6 Medical services district (MD):

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

11  
12 **Section 2.** The City Manager or designee is authorized and directed to make the  
13 necessary changes to the Zoning Map Atlas to comply with this ordinance.

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

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

21 **Section 5.** This ordinance shall become effective immediately upon adoption; however,  
22 the rezoning shall not become effective until the amendment to the City of Gainesville  
23

1 Comprehensive Plan adopted by Ordinance No. 160482 becomes effective as provided therein.

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3 **PASSED AND ADOPTED** this 2nd day of March, 2017.

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LAUREN POE  
MAYOR

11 Attest:

Approved as to form and legality:

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14

By:   
KURT LANNON  
CLERK OF THE COMMISSION

By:   
NICOLLE M. SHALLEY  
CITY ATTORNEY

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This ordinance passed on adoption reading this 2nd day of March, 2017.

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST IN ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST; THENCE RUN SOUTH 89°23'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 362.15 FEET; THENCE RUN NORTH 06°20'54" EAST A DISTANCE OF 450.25 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 798, PAGE 534 ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER ORDINANCE NUMBER 3979 AND BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4056, PAGE 927 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTH 87°28'18" WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 185.14 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN NORTH 00°14'09" EAST ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 215.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER ORDINANCE NUMBER 3979 AND BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1636, PAGE 787; THENCE EASTERLY AND SOUTHERLY ALONG THE BOUNDARY OF SAID LANDS AND EXISTING CITY OF GAINESVILLE LIMIT LINE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID PARCEL CONTAINING 0.91 ACRES MORE OR LESS.

EXHIBIT "A"

### Zoning Districts


City of Gainesville

- BUS: General Business*
- BT: Tourist-oriented Business*
- CON: Conservation*
- MD: Medical*
- PD: Planned Development*

Alachua County

- AP: Administrative and Professional*
- HM: Hospital and Medical*
- BH: Highway-oriented business*

 Gainesville City Limits

 Area under petition consideration



## PROPOSED ZONING

Name	Petition Request	Petition Number
City of Gainesville, applicant	Rezoning property from Alachua County Hospital medical (HM) district to City of Gainesville Medical services district (MD)	PB-16-142 ZON



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**EXISTING ZONING**

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