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**ORDINANCE NO. 110077**

**An ordinance of the City of Gainesville amending the Zoning Map Atlas by removing the Significant Ecological Communities Overlay District from certain property located generally east of Southeast 24<sup>th</sup> Street, south of East University Avenue and north of Southeast Hawthorne Road; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.**

11       **WHEREAS**, publication of notice of a public hearing was given that the Zoning Map  
12 Atlas be amended by rezoning certain properties by removing the significant ecological  
13 communities overlay district; and

14       **WHEREAS**, notice was given and publication made as required by law and a public  
15 hearing was held by the City Plan Board on April 28, 2011 and by the City Commission on August  
16 4, 2011; and

17       **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10 inches  
18 long was placed in a newspaper of general circulation and of the public hearing to be held in the  
19 City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven (7)  
20 days after the day the first advertisement was published; and

21       **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was  
22 placed in the aforesaid newspaper notifying the public of the second public hearing to be held at the  
23 adoption stage at least five (5) days after the day the second advertisement was published; and

24       **WHEREAS**, the public hearings were held pursuant to the notices 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 finds that the removal of the overlay district as provided in this  
28 Ordinance is consistent with the City of Gainesville Comprehensive Plan.

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 removing the  
4 Significant Ecological Communities Overlay District (imposed by City of Gainesville Ordinance  
5 No. 051019) from certain properties as shown on the map attached hereto as Exhibit “A”.  
6 Exhibit “A” is made a part hereof as if set forth in full.

7           **Section 2.** The underlying zoning categories, as depicted on Exhibit “A”, on the  
8 properties are neither abandoned nor repealed; the existing zoning regulations remain in effect.  
9 The removal of the significant ecological communities overlay district classification does not  
10 modify existing zoning requirements. The requirements, regulations, and procedures set forth in  
11 Chapter 30 of the Gainesville Code of Ordinances shall otherwise remain applicable to the  
12 properties.

13           **Section 3.** The City Manager is authorized and directed to make changes in the Zoning  
14 Map Atlas in order to comply with this Ordinance.

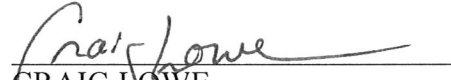
15           **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
16 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
17 finding shall not affect the other provisions or applications of the ordinance which can be given  
18 effect without the invalid or unconstitutional provisions or application, and to this end the  
19 provisions of this ordinance are declared severable.

20           **Section 5.** All ordinances in conflict herewith are to the extent of such conflict hereby  
21 repealed.

22           **Section 6.** This ordinance shall become effective immediately upon adoption; however,  
23 the rezoning shall not become effective until Ordinance No. 110076 is adopted.

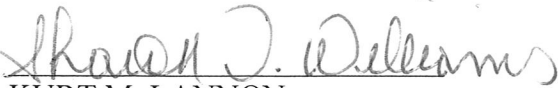
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**PASSED AND ADOPTED** this 2nd day of August, 2012

  
CRAIG LOWE  
MAYOR

ATTEST:

Approved as to form and legality

  
KURT M. LANNON  
CLERK OF THE COMMISSION

  
MARION J. RADSON  
CITY ATTORNEY  
*in absence  
of Marion  
Radson*

This Ordinance passed on first reading this 19th day of July, 2012.

This Ordinance passed on second reading this 2nd day of August, 2012.

# Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RSFR Single-Family Rural Residential (1.0 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- BI Business Industrial
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services and Operations
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Area in which overlay district is being removed

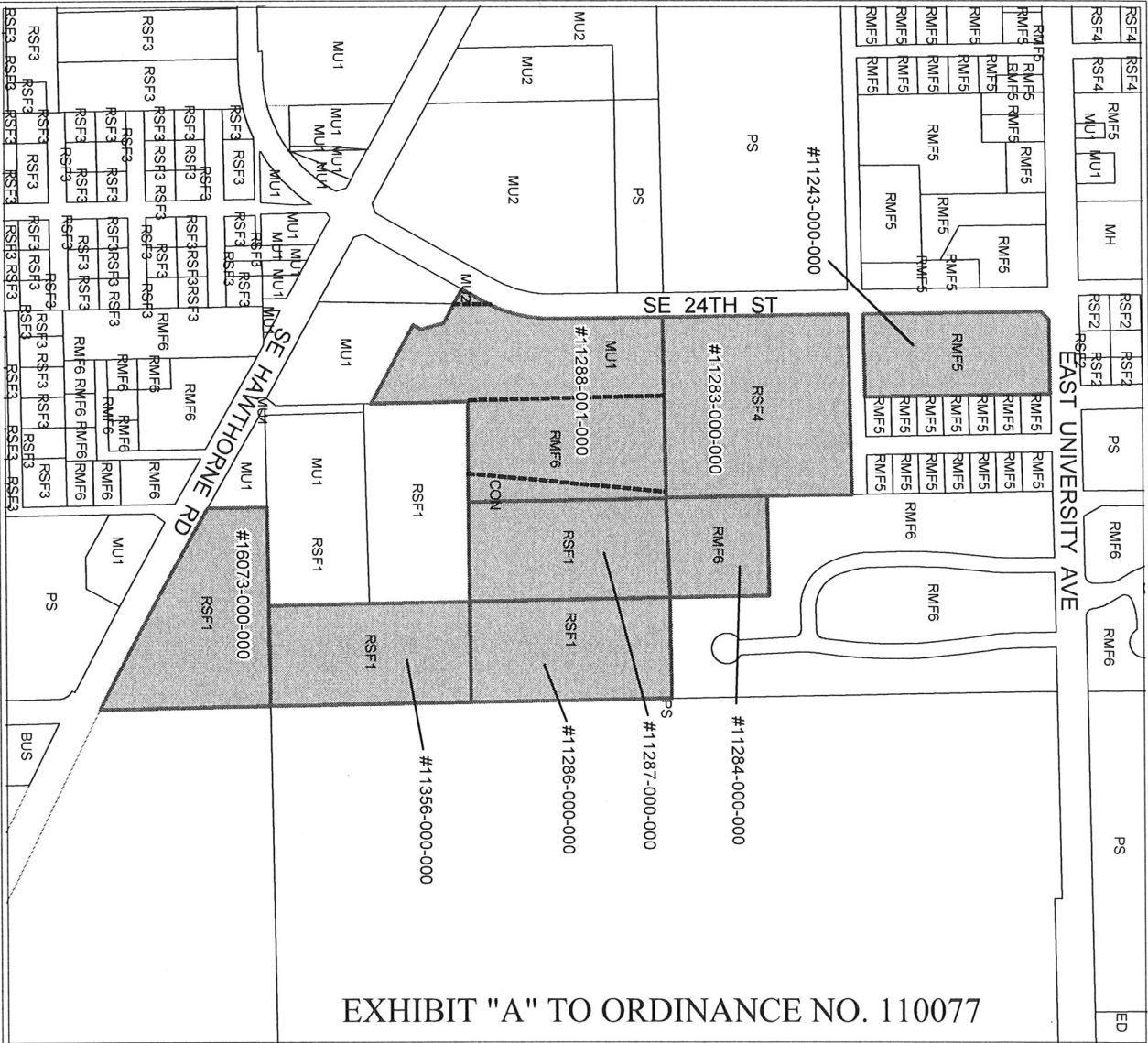


EXHIBIT "A" TO ORDINANCE NO. 110077

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Remove the Significant Ecological Communities Overlay district from eight parcels.	4055, 4155	PB-11-16 ZON

EXISTING ZONING



No Scale