

Legislative #  
150302A

**ORDINANCE NO. 150302**

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2  
3 **An ordinance amending the Zoning Map Atlas of the City of Gainesville,**  
4 **Florida, to correct the University Heights Historic District-North map by**  
5 **deleting an incorrect depiction of a contributing structure located at 1015**  
6 **NW 3<sup>rd</sup> Avenue; providing directions to the City Manager; providing a**  
7 **severability clause; providing a repealing clause; and providing an**  
8 **immediate effective date.**

9  
10 **WHEREAS,** Section 30-112 of the City of Gainesville Land Development Code  
11 provides provisions for the preservation and conservation of historic resources that are reminders  
12 of past eras, events and persons important in local, state or national history, or which provide  
13 significant examples of architectural styles of the past, or which are unique and irreplaceable  
14 assets to the city and its neighborhoods, or which provide examples of the physical surroundings  
15 in which past generations lived; and

16 **WHEREAS,** Section 30-112 of the Land Development Code effectuates this purpose by  
17 modifying the land development regulations set forth in the Land Development Code for  
18 buildings and structures that are either individually listed on the local register of historic places  
19 or located within and deemed a contributing structure to a historic district; and

20 **WHEREAS,** Subsection 30-112(d)(3) of the Land Development Code provides the  
21 procedure to individually list a building or structure on the local register of historic places or to  
22 deem a building or structure as contributing to a historic district, which shall include processing  
23 with the same procedures set forth in the Land Development Code for rezonings and recording  
24 the designation in the Public Records of Alachua County, Florida; and

25 **WHEREAS,** on January 14, 2002, the City Commission adopted Ordinance No. 001026,  
26 which established the University Heights Historic District-North and identified the contributing  
27 and noncontributing structures within the district; and

1           **WHEREAS**, City staff has determined that the map that was included with Ordinance  
2 No. 001026 incorrectly identified that the property located at 1015 NW 3<sup>rd</sup> Avenue contained  
3 both a contributing and a noncontributing structure, whereas in fact the property has only a single  
4 noncontributing structure; and

5           **WHEREAS**, this ordinance amends the Zoning Map Atlas of the City of Gainesville to  
6 correct the University Heights Historic District-North map by deleting the incorrect depiction of  
7 a contributing structure located at 1015 NW 3<sup>rd</sup> Avenue; and

8           **WHEREAS**, the City Plan Board, which acts as the local planning agency pursuant to  
9 Section 163.3174, Florida Statutes, held a public hearing on July 23, 2015, and voted to  
10 recommend that the City Commission adopt this ordinance to correct the University Heights  
11 Historic District-North map; and

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

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

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

23           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**

**CITY OF GAINESVILLE, FLORIDA:**

**Section 1.** The Zoning Map Atlas of the City of Gainesville is amended to correct the University Heights Historic District-North map by deleting an incorrect depiction of a contributing structure located at 1015 NW 3<sup>rd</sup> Avenue, as shown in Exhibit "A" attached to this ordinance and made a part hereof as if set forth in full.

**Section 2.** The City Manager or designee is authorized and directed to make the necessary changes to the University Heights Historic District-North map to comply with this ordinance.

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

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

**Section 5.** This ordinance shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
EDWARD B. BRADY  
MAYOR

Attest:

Approved as to form and legality:

By: \_\_\_\_\_  
KURT LANNON  
CLERK OF THE COMMISSION



By: \_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY





**PROPOSED**

University Heights North  
Historic District

-  Historic District Boundary
-  Location of the Subject Structure

**Structure Status**

-  Contributing
-  Non-Contributing

**City of Gainesville, Florida**

Prepared by the  
Dept of Community Development  
November 2015





**EXISTING**

University Heights North  
Historic District

-  Historic District Boundary
-  Location of the Subject Structure

**Structure Status**

-  Contributing
-  Non-Contributing

**City of Gainesville, Florida**

Prepared by the  
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