

LEGISLATIVE #

210570A

29 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
30 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
31 pursuant to Section 163.3174, Florida Statutes, held a public hearing on December 16, 2021,
32 and voted to recommend that the City Commission approve this rezoning; and

33 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of general
34 circulation notifying the public of this proposed ordinance and public hearings held by the City
35 Commission; and

36 **WHEREAS**, the public hearings were held pursuant to the notice described above at which
37 hearings the parties in interest and all others had an opportunity to be and were, in fact,
38 heard; and

39 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
40 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
41 Comprehensive Plan adopted by Ordinance No. 210571 becomes effective as provided therein.

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

44 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
45 following property from Single-Family Residential (RSF-1) to Urban 7 (U7):

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

49
50 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
51 changes to the Zoning Map Atlas to comply with this ordinance.

52 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
53 the application hereof to any person or circumstance is held invalid or unconstitutional, such

54 finding will not affect the other provisions or applications of this ordinance that can be given
55 effect without the invalid or unconstitutional provision or application, and to this end the
56 provisions of this ordinance are declared severable.

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58 conflict hereby repealed.

59 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the
60 rezoning will not become effective until the amendment to the City of Gainesville
61 Comprehensive Plan adopted by Ordinance No. 210571 becomes effective as provided therein.

62 **PASSED AND ADOPTED** this _____ day of _____, 2022.

63
64
65 _____
66 LAUREN POE
67 MAYOR
68

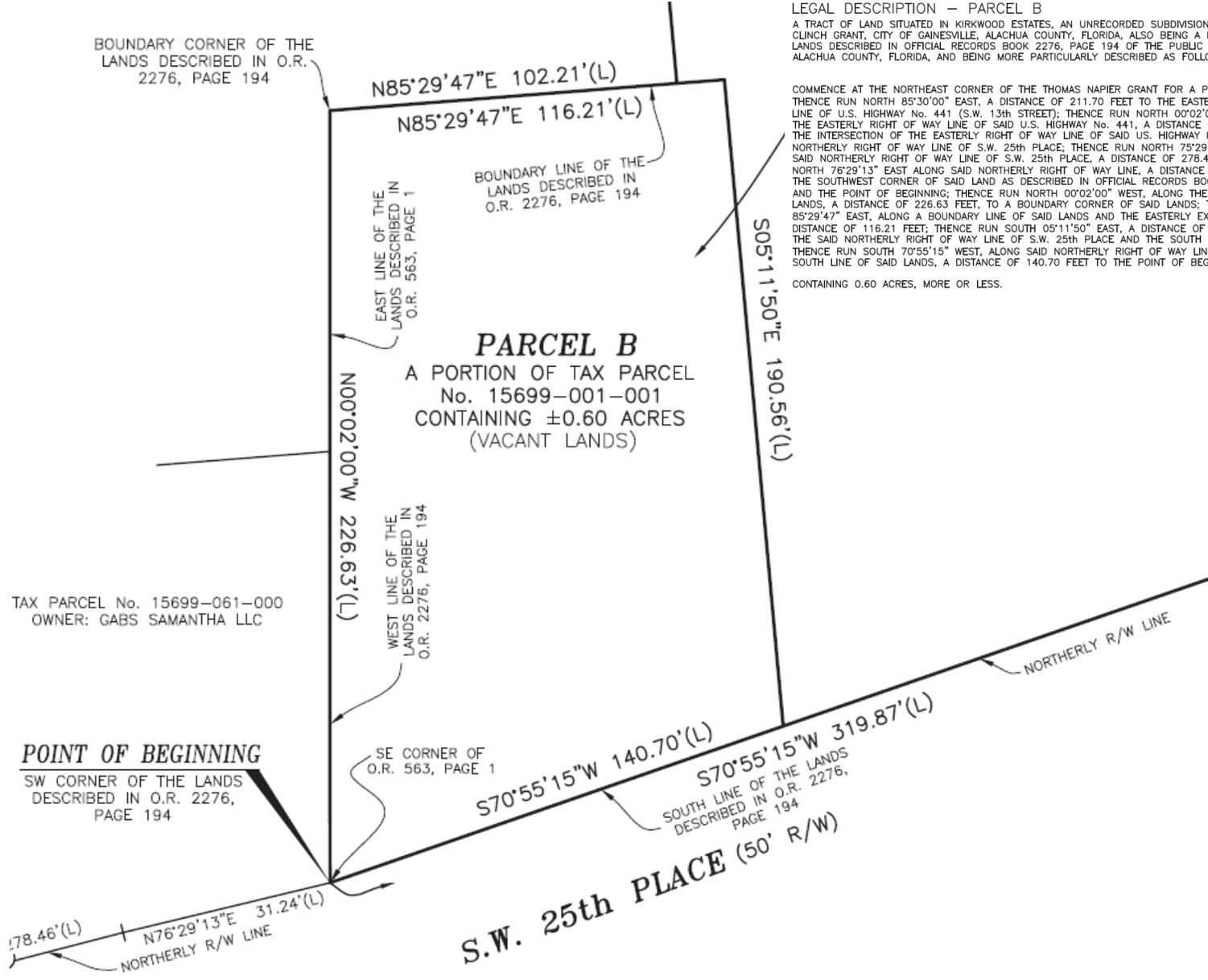
69 **Attest:** Approved as to form and legality:
70
71

72 _____
73 OMICHELE D. GAINEY DANIEL M. NEE
74 CITY CLERK INTERIM CITY ATTORNEY
75
76
77

78 This ordinance passed on first reading the _____ day of _____, 2022.
79

80 This ordinance passed on adoption reading the _____ day of _____, 2022.

Exhibit A to Ordinance 210570



PARCEL B
A PORTION OF TAX PARCEL
No. 15699-001-001
CONTAINING ±0.60 ACRES
(VACANT LANDS)

TAX PARCEL No. 15699-061-000
OWNER: GABS SAMANTHA LLC

LEGAL DESCRIPTION — PARCEL B

A TRACT OF LAND SITUATED IN KIRKWOOD ESTATES, AN UNRECORDED SUBDIVISION LYING IN THE D.L. CLINCH GRANT, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2276, PAGE 194 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

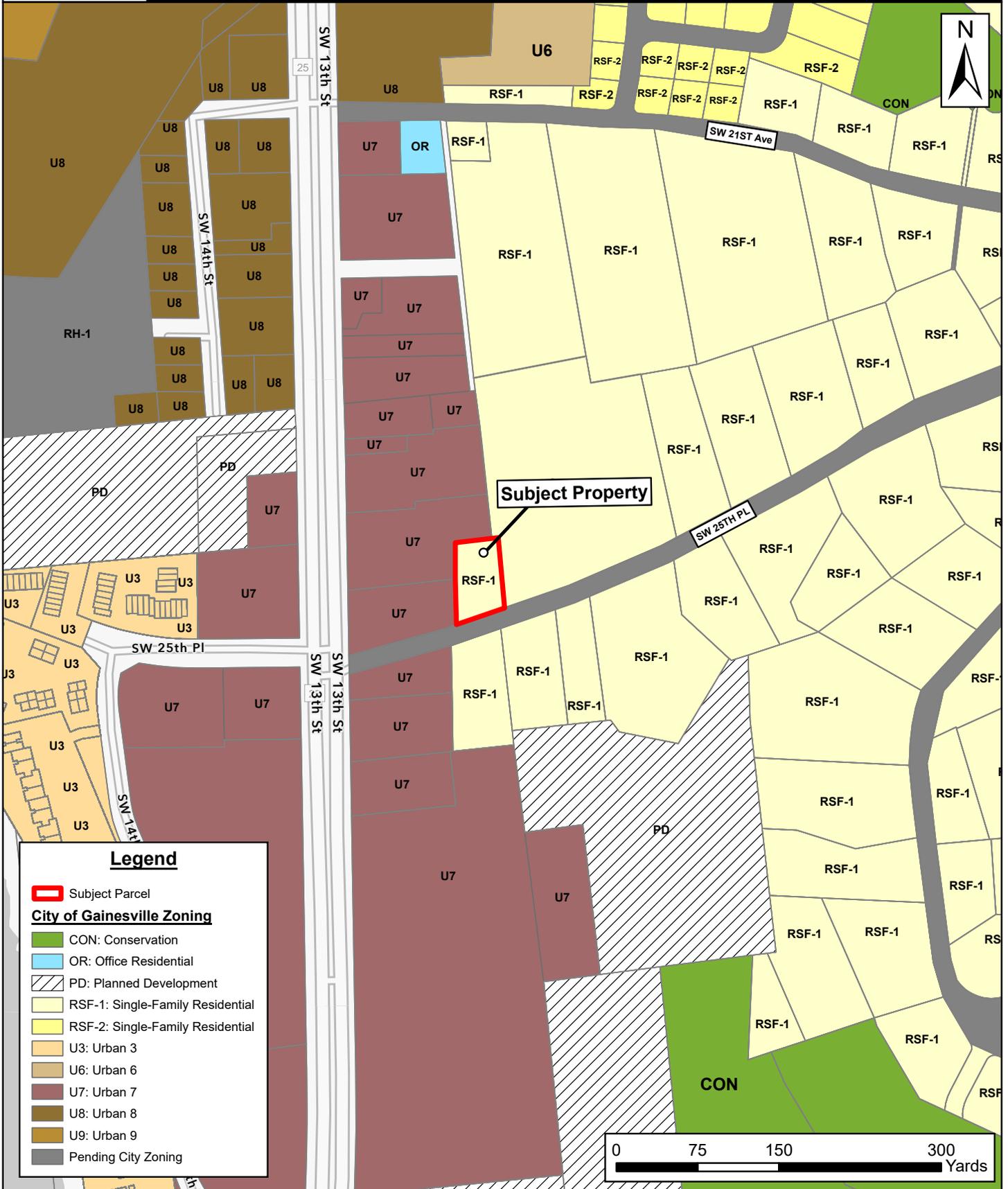
COMMENCE AT THE NORTHEAST CORNER OF THE THOMAS NAPIER GRANT FOR A POINT OF REFERENCE; THENCE RUN NORTH 85°30'00" EAST, A DISTANCE OF 211.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441 (S.W. 13th STREET); THENCE RUN NORTH 00°02'00" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441, A DISTANCE OF 296.77 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441 AND THE NORTHERLY RIGHT OF WAY LINE OF S.W. 25th PLACE; THENCE RUN NORTH 75°29'33" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF S.W. 25th PLACE, A DISTANCE OF 278.46 FEET; THENCE RUN NORTH 76°29'13" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.24 FEET, TO THE SOUTHWEST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2276, PAGE 194 AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°02'00" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 226.63 FEET, TO A BOUNDARY CORNER OF SAID LANDS; THENCE RUN NORTH 85°29'47" EAST, ALONG A BOUNDARY LINE OF SAID LANDS AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 116.21 FEET; THENCE RUN SOUTH 05°11'50" EAST, A DISTANCE OF 190.56 FEET, TO THE SAID NORTHERLY RIGHT OF WAY LINE OF S.W. 25th PLACE AND THE SOUTH LINE OF SAID LANDS; THENCE RUN SOUTH 70°55'15" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 140.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.60 ACRES, MORE OR LESS.



Existing Zoning

Parcel: 15699-001-005 | PB-21-158 ZON



Legend

- Subject Parcel
- City of Gainesville Zoning**
- CON: Conservation
- OR: Office Residential
- PD: Planned Development
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- U3: Urban 3
- U6: Urban 6
- U7: Urban 7
- U8: Urban 8
- U9: Urban 9
- Pending City Zoning



Proposed Zoning

Parcel: 15699-001-005 | PB-21-158 ZON

