

ORDINANCE NO. 210570

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3 An ordinance of the City of Gainesville, Florida, amending the Zoning Map
4 Atlas by rezoning approximately 0.60 acres of property generally located at the
5 1200 block of SW 25th Place and 350 feet east of SW 13th Street, as more
6 specifically described in this ordinance, from Single-Family Residential (RSF-1)
7 to Urban 7 (U7); providing directions to the City Manager; providing a
8 severability clause; providing a repealing clause; and providing an effective
9 date.

10
11 **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a

12 Comprehensive Plan to guide the future development and growth of the city; and

13 **WHEREAS**, Section 163.3177(6), Florida Statutes, requires the City of Gainesville

14 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that

15 designates the future general distribution, location, and extent of the uses of land for

16 residential, commercial, industry, agriculture, recreation, conservation, education, public

17 facilities, and other categories of the public and private uses of land, with the goals of

18 protecting natural and historic resources, providing for the compatibility of adjacent land uses,

19 and discouraging the proliferation of urban sprawl; and

20 **WHEREAS**, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or

21 amend and enforce land development regulations that are consistent with and implement the

22 Comprehensive Plan and that are combined and compiled into a single land development code

23 for the city; and

24 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville

25 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and

26 land development regulations on specific classifications of land within the city; and

27 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map

28 Atlas by rezoning the property that is the subject of this ordinance; and

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 January 27, 2022, and
32 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 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
50 changes to the Zoning Map Atlas to comply with this ordinance.

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


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 5th day of , 2022.


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LAUREN POE
MAYOR

Attest:

Approved as to form and legality:



OMICHELE D. GAINNEY
CITY CLERK



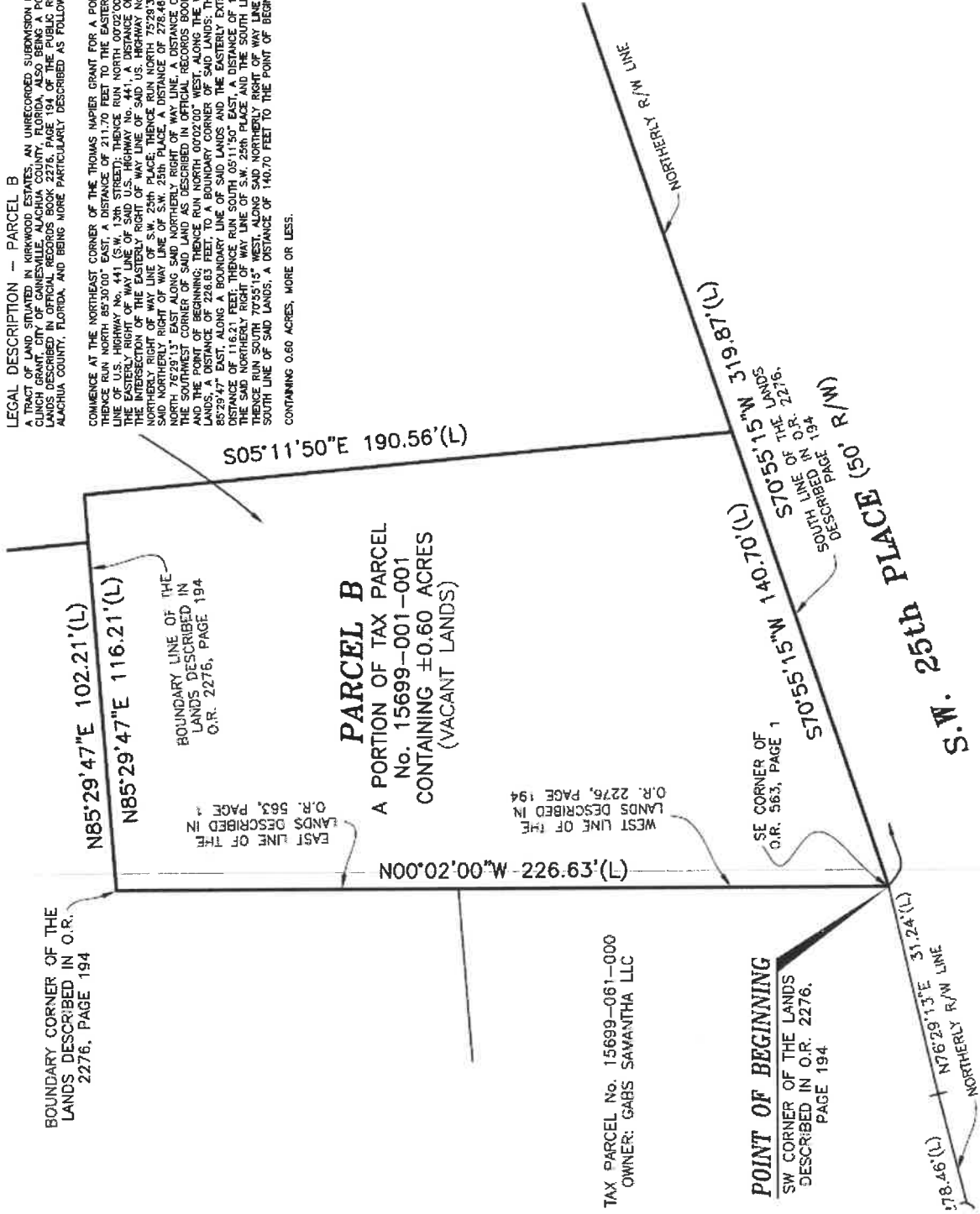
DANIEL M. NEE
INTERIM CITY ATTORNEY

78 This ordinance passed on first reading the 21st day of April, 2022.

80 This ordinance passed on adoption reading the 5th day of May, 2022.

Exhibit A to Ordinance 210570

LEGAL DESCRIPTION -- PARCEL B
 A TRACT OF LAND SITUATED IN KIRKWOOD ESTATES, AN UNRECORDED SUBDIVISION LYING IN THE O.L. LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2276, PAGE 194, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE THOMAS MAPES 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 0°02'00" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441, A DISTANCE OF 286.77 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°28'33" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF S.W. 25th PLACE, A DISTANCE OF 278.46 FEET; THENCE RUN SOUTH 85°30'00" WEST, A DISTANCE OF 116.21 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 0°02'00" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 228.63 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 75°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.



BOUNDARY CORNER OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194

BOUNDARY LINE OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194

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

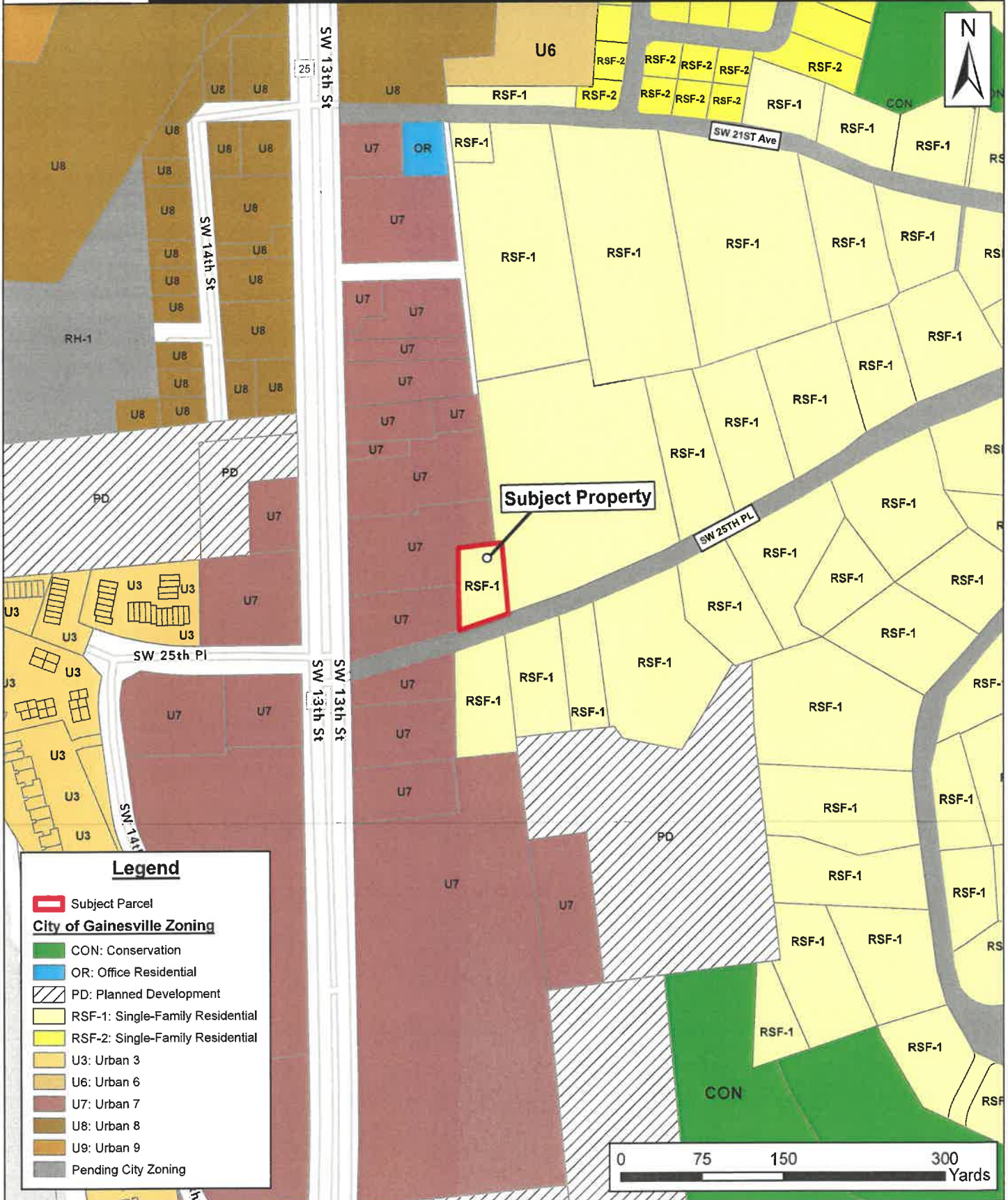
TAX PARCEL No. 15699-061-000
 OWNER: GABS SAVANTHA LLC

POINT OF BEGINNING
 SW CORNER OF THE LANDS DESCRIBED IN O.R. 2276, PAGE 194



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

