

**ORDINANCE NO. 160123**

**An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning property generally located at 1125 NE 8<sup>th</sup> Avenue adjacent to and south of NE 8<sup>th</sup> Avenue, west of NE 12<sup>th</sup> Street, and east of NE 11<sup>th</sup> Street, as more specifically described in this ordinance, from Public Services and Operations District (PS) to Mixed-Use Low-Intensity District (MU-1); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.**

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

**WHEREAS**, the City Plan Board, which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on June 30, 2016, and voted to recommend that the City Commission approve this rezoning; and

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

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

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

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

1 No. 160122 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 Public Services and Operations District (PS) to Mixed Use Low  
6 Intensity (MU-1):

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. 160122 becomes effective as provided  
2 therein.

3 **PASSED AND ADOPTED** this 21st day of July, 2016.

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\_\_\_\_\_  
LAUREN POE  
MAYOR

11 Attest:

Approved as to form and legality:

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19

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

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

20 This ordinance passed on adoption reading this 21st day of July, 2016.  
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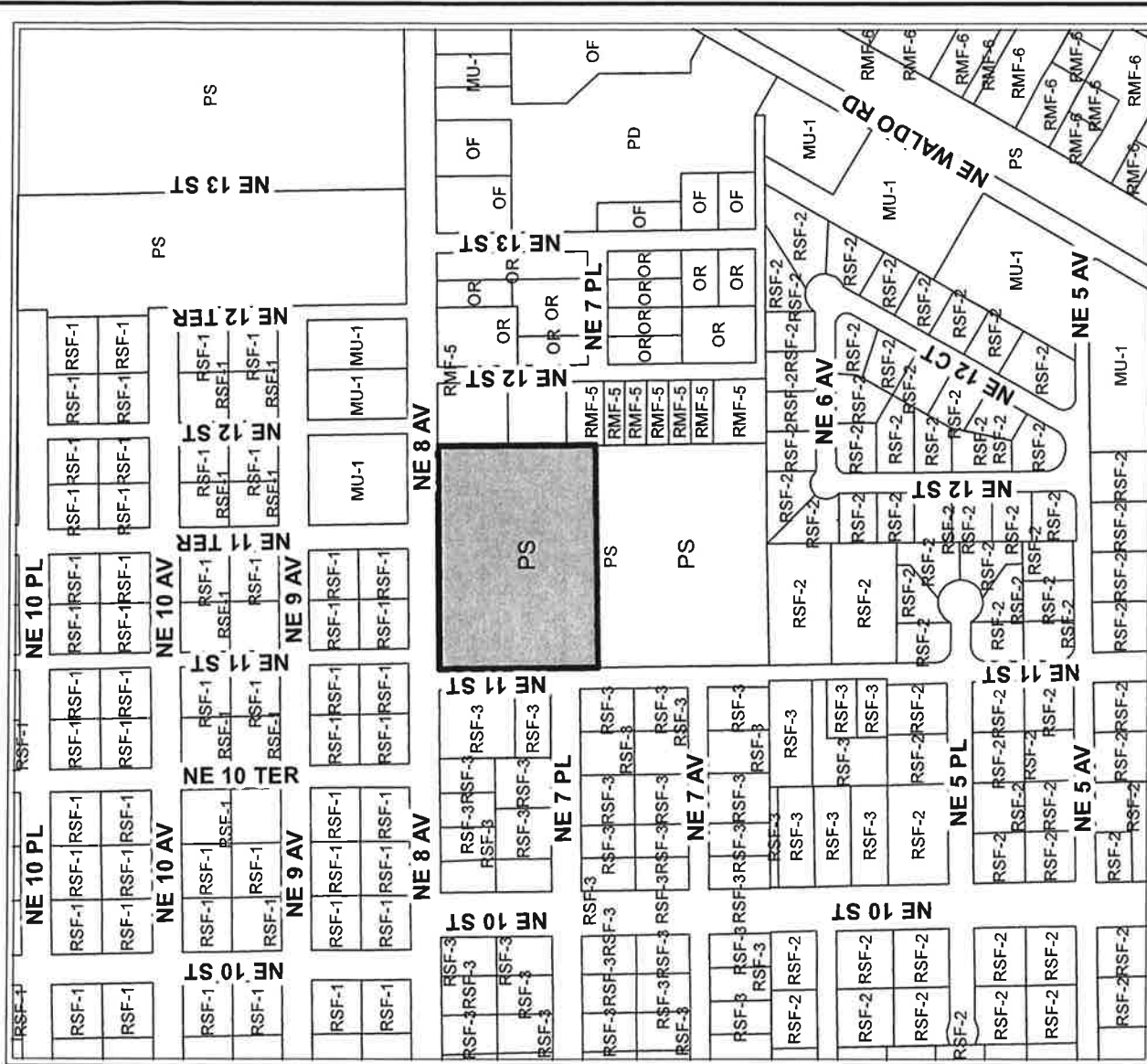
**FORMER ARMY RESERVE CENTER      LOT SPLIT PARCEL "A" DESCRIPTION**

COMMENCE AT A RAILROAD SPIKE FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE S 89°15'13" W ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1409.39 FEET TO A 5/8" IRON ROD AND CAP STAMPED "ACLS INC.", BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8<sup>TH</sup> AVENUE AND THE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE AND SOUTH RIGHT-OF-WAY LINE S 00°36'53" E A DISTANCE OF 310.33 FEET; THENCE S 89°15'13" W PARALLEL TO THE NORTH LINE OF SAID SECTION 4 AND SOUTH RIGHT-OF-WAY LINE OF NE 8<sup>TH</sup> AVENUE A DISTANCE OF 449.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE 11<sup>TH</sup> STREET; THENCE N 00°36'53" W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 310.33 FEET TO A NAIL AND DISC STAMPED ""PSM 5368" ON THE SOUTH RIGHT-OF-WAY LINE OF NE 8<sup>TH</sup> AVENUE AND THE NORTH LINE OF SAID SECTION 8; THENCE N 89°15'13" E ALONG SAID RIGHT-OF-WAY AND SECTION LINE A DISTANCE OF 449.81 FET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST ONE QUARTER (1/4) OF SECTION 4, TOWNSHIP 10 SOUTH RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND CONTAINING 139,591 SQUARE FEET (3.20 ACRES), MORE OR LESS.

# 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)
- RMF5 Residential Low Density (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- PS Public Services and Operations

Exhibit "B" to Ordinance No. 160123



Area under petition consideration

----- Division line between two zoning districts

## EXISTING ZONING

Name	Petition Request	Petition Number
City of Gainesville	Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed-use low-intensity district	PB-16-75 ZON

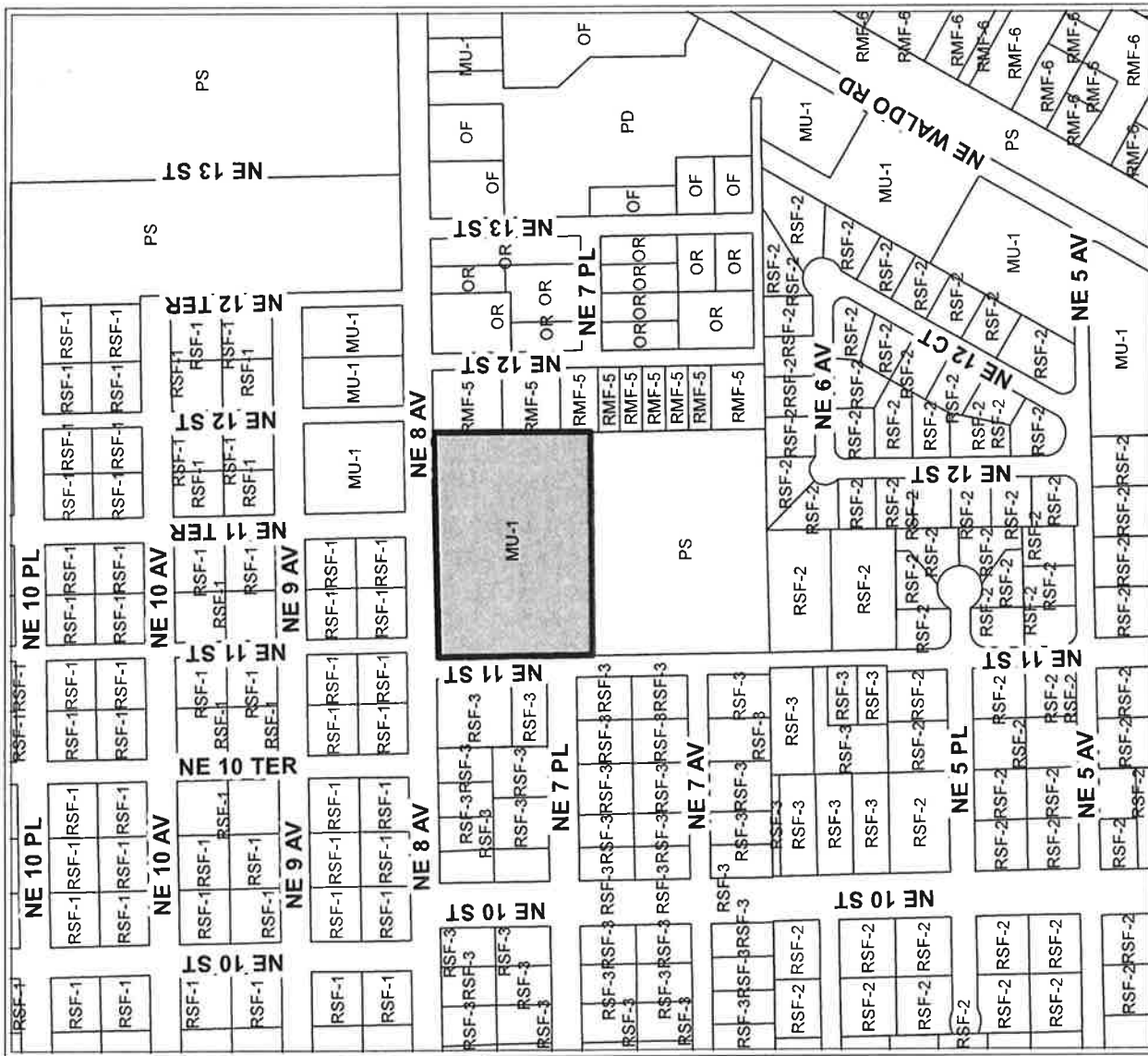


No Scale

# Zoning District Categories

- RSF-1 Single-Family Residential (3.5 du/acre)
- RSF-2 Single-Family Residential (4.6 du/acre)
- RSF-3 Single-Family Residential (5.8 du/acre)
- RMF-5 Residential Low Density (12 du/acre)
- RMF-6 Multiple-Family Medium Density Residential (8-15 du/acre)
- OR Office Residential (up to 20 du/acre)
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- MU-1 Mixed Use Low Intensity (8-30 du/acre)
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Exhibit "B" to Ordinance No. 160123  
page 2 of 2



Area under petition consideration

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Division line between two zoning districts

## PROPOSED ZONING

Name	Petition Request	Petition Number
City of Gainesville	Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed-use low-intensity district	PB-16-75 ZON



No Scale