LEGISLATIVE # 200884A

ORDINANCE NO. 200884

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An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 0.99 acres of property generally located at 2020 West University Avenue, as more specifically described in this ordinance, from Planned Development (PD) to Urban 4 (U4); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

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

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

and discouraging the proliferation of urban sprawl; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses,

WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan and that are combined and compiled into a single land development code

WHEREAS, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land development regulations on specific classifications of land within the city; and

WHEREAS, this ordinance, which was noticed as required by law, will amend the Zoning Map
Atlas by rezoning the property that is the subject of this ordinance; and

for the city; and

- 28 WHEREAS, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
- 29 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
- pursuant to Section 163.3174, Florida Statutes, held a public hearing on February 25, 2021, and
- voted to recommend that the City Commission approve this rezoning; and
- WHEREAS, at least ten days' notice has been given once by publication in a newspaper of general
- 33 circulation notifying the public of this proposed ordinance and public hearings held by the City
- 34 Commission; and
- 35 WHEREAS, the public hearings were held pursuant to the notice described above at which
- 36 hearings the parties in interest and all others had an opportunity to be and were, in fact,
- 37 heard; and
- 38 WHEREAS, the City Commission finds that the rezoning of the subject property will be
- 39 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
- 40 Comprehensive Plan adopted by Ordinance No. 200883 becomes effective as provided therein.
- NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,
- 42 **FLORIDA**:

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- 43 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
- following property from Planned Development (PD) to Urban 4 (U4):
- See legal description attached as **Exhibit A** and made a part hereof as if set forth
- in full. The location of the property is shown on **Exhibit B** for visual reference.
- 47 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.
- **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	finding will not affect the other provisions or applications of this ordinance that can be given				
54	effect without the invalid or unconstitutional provision or application, and to this end the				
55	provisions of this ordinance are declared severable.				
56	SECTION 4. All ordinances or parts of ordinances in conflict herewith are to the extent of such				
57	conflict hereby repealed.				
58	SECTION 5. This ordinance will become effective immediately upon adoption; however, the				
59	rezoning will not become effective ur	ntil the amendment to the City of	Gainesville		
50	Comprehensive Plan adopted by Ordinance No. 200883 becomes effective as provided therein.				
51	PASSED AND ADOPTED this day of	, 2021.			
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55		LAUREN POE			
56		MAYOR			
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58	Attest:	Approved as to form and legality:			
59 - 0					
70					
71 72	OMICHELE D. GAINEY	NICOLLE M. SHALLEY			
73	CITY CLERK	CITY ATTORNEY			
74	CITI CLERK	CITTATIONNET			
75					
76	This could be a second of Could be discussed to the	de ef	2024		
77	This ordinance passed on first reading the _	аау от	_, 2021.		
78 79	This ordinance passed on adoption reading	the day of	, 2021.		

LEGAL DESCRIPTIONS

DESCRIPTION: (O.R.B. 1691, PAGE 1811) (SHOWN HEREON AS PARCEL "A")

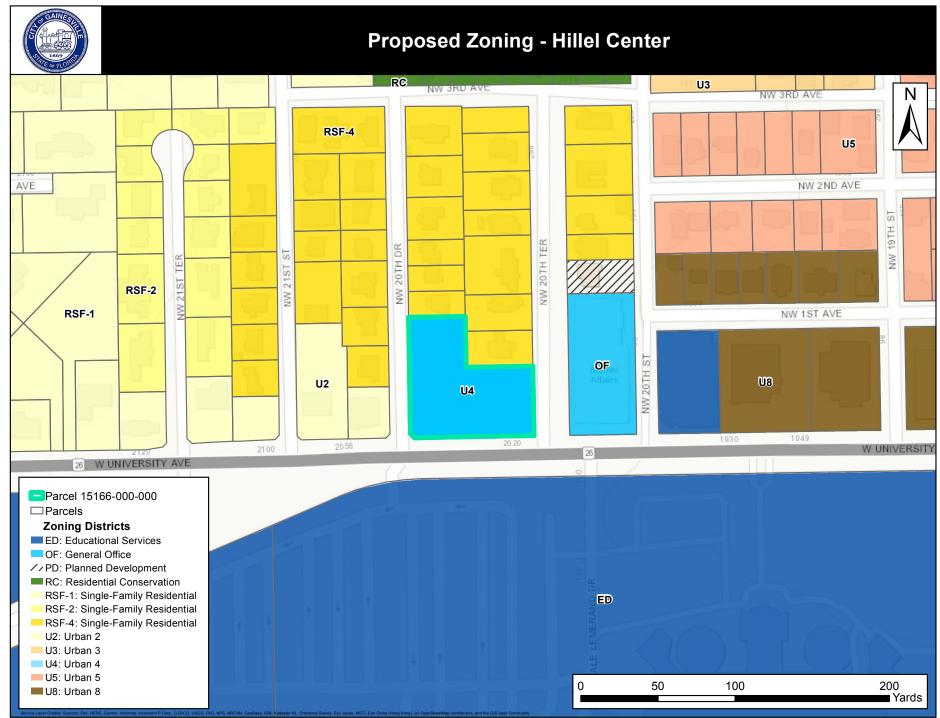
LOTS ONE (1) AND TWO (2), LESS THE NORTH 5.00 FEET THEREOF, LYING AND BEING IN BLOCK 2 OF COLLEGE COURT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 134 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID COLLEGE COURT BEING A RESURVEY AND SUBDIVISION OF LOT 7 OF VOYLE'S SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AS RECORDED IN DEED BOOK "P", PAGE 500.

DESCRIPTION: (O.R.B. 1716, PAGE 0207) (SHOWN HEREON AS PARCEL "B")

LOTS ONE (1), TWO (2) AND THREE (3) OF RAY'S SUBDIVISION IN THE EAST PART OF LOT 8, OF VOYLES SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ACCORDING TO PLAT OF SAME RECORDED IN PLAT BOOK "C", PAGE 51, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS RIGHT OF WAY DESCRIBED IN DEED BOOK 346, PAGE 468, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



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