

LEGISLATIVE #

200884A

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
30 pursuant to Section 163.3174, Florida Statutes, held a public hearing on February 25, 2021, and
31 voted to recommend that the City Commission approve this rezoning; and

32 **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.

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

42 **FLORIDA:**

43 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
44 following property from Planned Development (PD) to Urban 4 (U4):

45 See legal description attached as **Exhibit A** and made a part hereof as if set forth
46 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**.

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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 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57 conflict hereby repealed.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 until the amendment to the City of Gainesville
60 Comprehensive Plan adopted by Ordinance No. 200883 becomes effective as provided therein.

61 **PASSED AND ADOPTED** this _____ day of _____, 2021.

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LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINEY
CITY CLERK

NICOLLE M. SHALLEY
CITY ATTORNEY

77 This ordinance passed on first reading the _____ day of _____, 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")

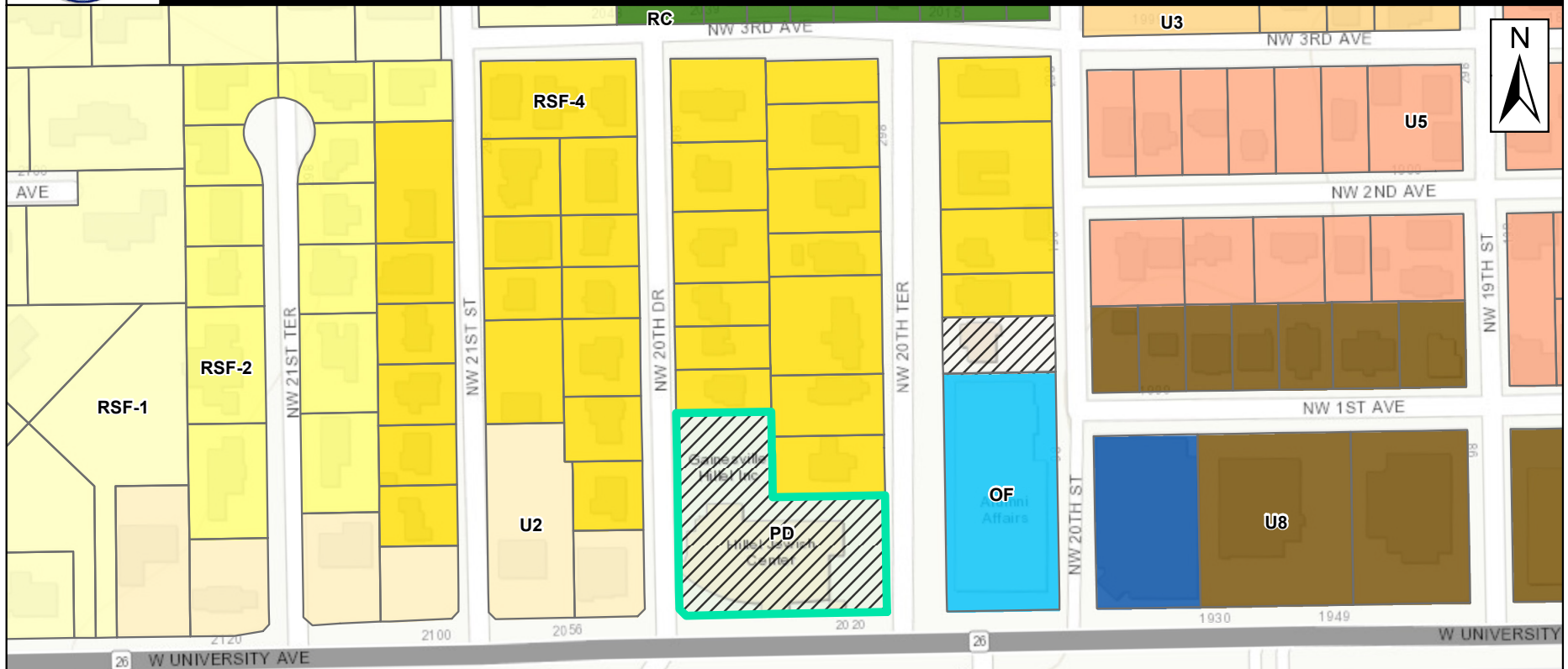
LOTS ONE (1) AND TWO (2), LESS THE NORTH 5.00 FEET THEREOF, LYING AND BEING IN BLOCK 2 OF COLLEGE COURT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 134 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID COLLEGE COURT BEING A RESURVEY AND SUBDIVISION OF LOT 7 OF VOYLE'S SURVEY OF THE NORTH 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")

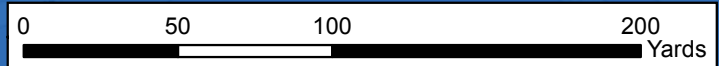
LOTS ONE (1), TWO (2) AND THREE (3) OF RAY'S SUBDIVISION IN THE EAST PART OF LOT 8, OF VOYLES SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ACCORDING TO PLAT OF SAME RECORDED IN PLAT BOOK "C", PAGE 51, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS RIGHT OF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



Existing Zoning - Hillel Center



- Parcel 15166-000-000
- Parcels
- Zoning Districts**
- ED: Educational Services
- OF: General Office
- PD: Planned Development
- RC: Residential Conservation
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-4: Single-Family Residential
- U2: Urban 2
- U3: Urban 3
- U5: Urban 5
- U8: Urban 8





Proposed Zoning - Hillel Center



- Parcel 15166-000-000
- Parcels
- Zoning Districts**
- ED: Educational Services
- OF: General Office
- PD: Planned Development
- RC: Residential Conservation
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-4: Single-Family Residential
- U2: Urban 2
- U3: Urban 3
- U4: Urban 4
- U5: Urban 5
- U8: Urban 8

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community