

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6

WHEREAS, publication of notice of a public hearing was given that the Zoning Map be amended by rezoning certain property within the City from the zoning category of "Residential low density district – Residential Conservation-12 units per acre (RC)" to "Public uses and operations district (PS)"; and

WHEREAS, the City Commission finds that the rezoning of the property described herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan upon the adoption of City of Gainesville Ordinance No. 110012; and

WHEREAS, at least ten (10) days notice has been given of the public hearing once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a public hearing in the City Commission meeting room, First Floor, City Hall, in the City of Gainesville; and

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

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
7 following described property from the zoning category of “Residential low density district –
8 Residential Conservation-12 units per acre (RC)” to “Public services and operations district
9 (PS)”:

10 See Legal Description attached as Exhibit "A", and made a part hereof as if
11 set forth in full. For visual reference, the location of the property is shown
12 on Exhibit “B”. In the event of conflict or inconsistency, Exhibit “A” shall
13 prevail over Exhibit “B”.

14 **Section 2.** The City Manager is authorized and directed to make the necessary changes in
15 the Zoning Map to comply with this Ordinance.

16
17 **Section 3.** The City Commission finds that a preliminary development plan is required in
18 connection with this rezoning. The preliminary development plan dated November 2010,
19 consisting of three sheets, is attached as Exhibit “C” and made a part hereof as if set forth in full.
20 Final developmental plan approval is required in accordance with the City’s Land Development
21 Code. The property shall be regulated in accordance with the requirements of the City’s Land
22 Development Code and all other applicable regulations, except as expressly provided in this
23 Ordinance.

1 **Section 4.** The uses permitted by right on the property described in Section 1 of this
2 Ordinance are stated below. The references to GN and MG are references to use classifications
3 in the Standard Industrial Classification Manual, 1987 Edition.

- 4 1. Libraries (GN-823)
- 5 2. Museums, art galleries and botanical and zoological gardens (MG-84)
- 6 3. Any accessory use customarily incidental to the principal uses listed as 1. and 2.

7 **Section 5.** Any provision of this Ordinance to the contrary notwithstanding, the following
8 additional conditions, restrictions and regulations shall apply to the development and use of the
9 property described in Section 1 of this ordinance.

10 1. The standard hours of operation of any permitted use shall be limited to Monday
11 through Saturday from 9:00 a.m. to 5:00 p.m. Special events associated with the permitted uses
12 may occur after 5:00 p.m.; however such special events shall conclude prior to midnight (as to the
13 indoor portion of the event) and shall conclude prior to 9:00 p.m. (as to the outdoor portion of the
14 event.)

15 2. No amplified music or sound of any type or nature shall be played or broadcast
16 outside of the walls of a fully enclosed building on the property.

17 3. All new principal and new accessory structures shall be located and constructed in
18 accordance with the following dimensional requirements:

- 19 a. Minimum lot area: 10,000 square feet
- 20 b. Minimum lot width at minimum building front yard setback: 100 feet
- 21 c. Minimum yard setbacks:


- 1 i. Front: 10 feet
2 ii. Side: 5 feet
3 iii. Rear – principal structure: 15 feet
4 iv. Rear – accessory structure(s): 5 feet

5 **Section 6.** If any word, phrase, clause, paragraph, section or provision of this ordinance
6 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
7 finding shall not affect the other provisions or applications of the ordinance which can be given
8 effect without the invalid or unconstitutional provisions or application, and to this end the
9 provisions of this ordinance are declared severable.

10 **Section 7.** All ordinances or parts of ordinances, in conflict herewith are to the extent of
11 such conflict hereby repealed.

12 **Section 8.** This ordinance shall become effective immediately upon final adoption;
13 however, the rezoning shall not become effective until the amendment to the City of Gainesville
14 2000-2010 Comprehensive Plan adopted by Ordinance No. 110012 becomes effective as
15 provided therein.

16 **PASSED AND ADOPTED** this 6th day of October, 2011

17
18 
19 _____
20 CRAIG LOWE
21 MAYOR

22
23 Attest:

Approved as to form and legality:

24
25
26 By: 
27 _____

28 KURT LANNON
29 CLERK OF THE COMMISSION

By: 
30 _____

31 MARION J. RADSON
32 CITY ATTORNEY

OCT 6 2011

33 This ordinance passed on first reading this 15th day of September, 2011.

This ordinance passed on first reading this 6th day of October, 2011.

LEGAL DESCRIPTION

of

A. QUINN JONES PROPERTY

(Per Terrence J. Brannan Land Surveyor Inc. - Boundary Survey, dated 7-29-2009)

Lot three (3) and the west ten (10) feet of lot two (2) of S.J. Johnson Subdivision of the north half (N ½) of block ten (10) of Brown's addition to the City of Gainesville, being sixty feet east and west by ninety five feet north and south on the south side of Columbia Street, Gainesville, Florida; as per plat recorded in Plat Book "A", page 70 of the public records of Alachua County, Florida; lying and being in northwest quarter (NW ¼) of section five (5), township ten (10) south, range twenty east.

And

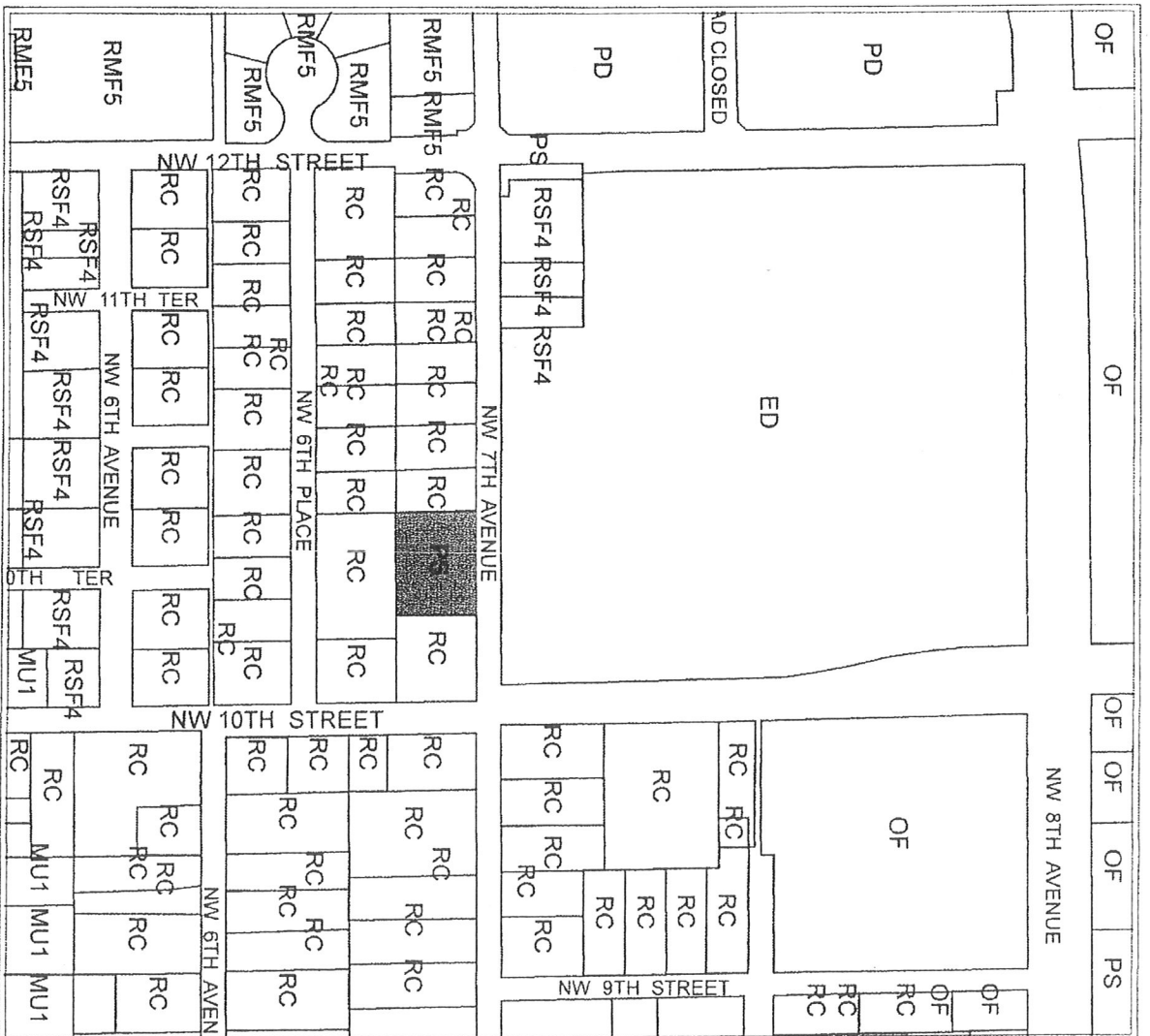
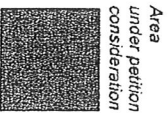
West twenty-five (25) feet of lot one (1) and east forty (40) feet of lot two (2) of S.J. Thomas' sub-division of north half of block ten (10) Brown's addition to City of Gainesville, according to recorded plat thereof.

Exhibit "A"
Ordinance #110013

City of Gainesville Zoning Districts

RSF-1	3.5 units/acre Single-Family Residential
RSF-2	4.6 units/acre Single-Family Residential
RSF-3	5.8 units/acre Single-Family Residential
RSF-4	8 units/acre Single-Family Residential
RSF-R	1 unit/acre Single-Family Rural Residential
RMF-5	12 units/acre Single-Family/Multiple-Family Residential
RMF-6	8-15 units/acre Multiple-Family Residential
RMF-7	8-21 units/acre Multiple-Family Residential
RMF-8	8-30 units/acre Multiple-Family Residential
RC	12 units/acre Residential Conservation
MH	12 units/acre Mobile Home Residential
RMU	Up to 75 units/acre Residential Mixed Use
RH-1	8-43 units/acre Residential High Density
RH-2	8-100 units/acre Residential High Density
OR	20 units/acre Office Residential
OF	General Office
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU-1	8-30 units/acre Mixed Use Low Intensity
MU-2	12-30 units/acre Mixed Use Medium Intensity
CCD	Up to 150 units/acre Central City
UMU-1	Up to 75 units/acre Urban Mixed-Use
UMU-2	Up to 100 units/acre Urban Mixed-Use
BI	Business Industrial
W	Warehousing and Wholesaling
I-1	Limited Industrial
I-2	General Industrial
A	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park
PD	Planned Development

Division line between two zoning districts



PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
CRA- agent for the City of Gainesville	Rezone from RC to PS.	3950	PB-10-121 PSZ