

ORDINANCE NO. 090016
0-09-24

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning 49 parcels of land consisting of approximately 152 acres, more or less, as more specifically described in this Ordinance, from the zoning categories of “I-1: Limited industrial district” and “W: Warehousing and wholesaling district” to the zoning category of “BI: Business industrial district”; located in the vicinity of Southwest 34th Street, generally south of Southwest 41st Place, west of Southwest 34th Street, east of I-75, and north of the Williston Road; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, by initiation of a petition by the City of Gainesville, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain properties from the zoning categories of “I-1: Limited industrial district” and “W: Warehousing and wholesaling district” to the zoning category of “BI: Business industrial district”; and

WHEREAS, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on April 23, 2009; 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; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation and of the public hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven (7) days after the day the first advertisement was published; and

1 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was
2 placed in the aforesaid newspaper notifying the public of the second public hearing to be held at the
3 adoption stage at least five (5) days after the day the second advertisement was published; and

4 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
5 described above at which hearings the parties in interest and all others had an opportunity to be and
6 were, in fact, heard.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
10 following described properties from the zoning categories of “I-1: Limited industrial district” and
11 “W: Warehousing and wholesaling district”, as shown on Exhibit “A”, to the City of Gainesville
12 zoning category of, “BI: Business industrial district”, as shown on the map and the
13 corresponding list of parcel numbers included in Exhibit B:

14 See Maps and parcel numbers attached hereto as Exhibits "A" and “B”, and
15 made a part hereof as if set forth in full.

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


18 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance
19 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
20 finding shall not affect the other provisions or applications of the ordinance which can be given
21 effect without the invalid or unconstitutional provisions or application, and to this end the
22 provisions of this ordinance are declared severable.

23 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of


1 such conflict hereby repealed.


2 **Section 5.** This ordinance shall become effective immediately upon final adoption.

3 **PASSED AND ADOPTED** this 20th day of August, 2009.

4
5 
6 Pegen Hanrahan, Mayor

7
8 ATTEST: Approved as to form and legality:

9
10
11 
12 KIRT LANNON
13 CLERK OF THE COMMISSION

14 By: 
15 MARION J. RADSON, CITY ATTORNEY
16
17 AUG 20 2009

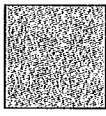
18 This ordinance passed on first reading this 6th day of August, 2009.

19 This ordinance passed on second reading this 20th day of August, 2009.
20

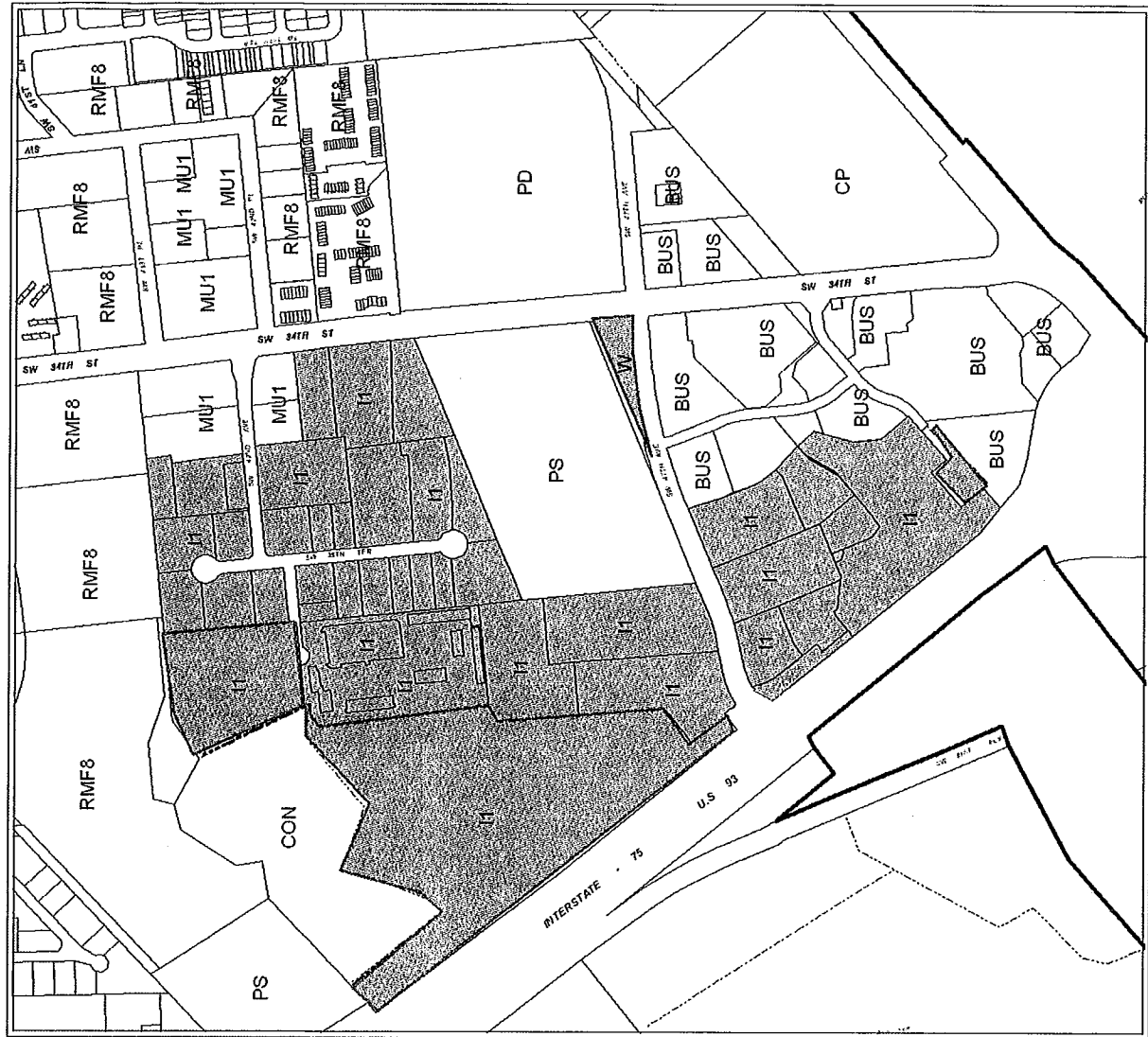
Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Area under petition consideration

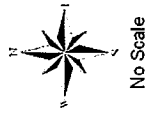


- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits



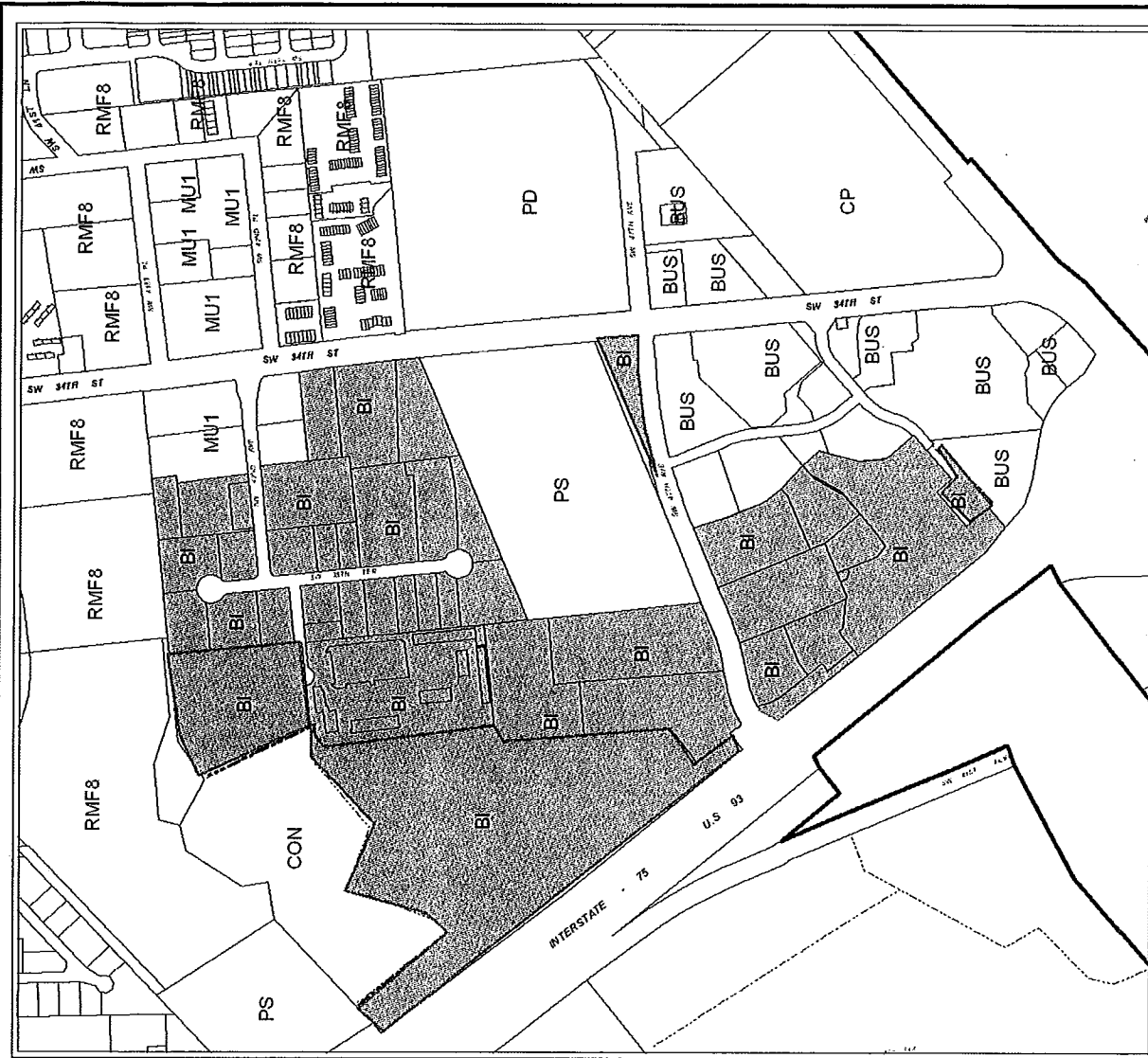
EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Gainesville City Plan Board, applicant	Rezone Subject Properties from I1 and W to BI	4545, 4645	PZ-09-00013



Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
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 Special Area Plan
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 City Limits
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PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Gainesville City Plan Board, applicant	Rezone Subject Properties from 11 and W to BI	4545, 4645	PZ-09-00013



A	
1	Parcel_number
2	07240-019-018
3	07240-027-000
4	07240-045-001
5	07240-021-001
6	07240-020-003
7	07240-019-002
8	07240-200-004
9	07240-200-006
10	07240-021-006
11	07240-021-005
12	07240-019-017
13	07240-019-021
14	07240-019-007
15	07240-019-003
16	07240-021-003
17	07240-200-000
18	07240-200-007
19	07240-021-004
20	07240-019-005
21	07240-019-016
22	07240-019-008
23	07240-019-009
24	07240-020-013
25	07240-025-000
26	07240-020-005
27	07240-035-000
28	07240-038-001
29	07240-039-000
30	07240-040-000
31	07240-041-000
32	07240-022-001
33	07240-022-002
34	07240-045-000 - (a portion of)
35	07240-200-003
36	07240-020-010
37	07240-020-004
38	07240-036-000
39	07240-038-002
40	07240-042-000
41	07240-200-002
42	07240-200-008
43	07240-200-005
44	07240-021-007
45	07240-200-001
46	07240-038-000
47	07240-019-006
48	07240-019-015
49	07240-022-003
50	07240-044-000 - (a portion of)