

ORDINANCE NO. 100682

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property, as more specifically described in this Ordinance, from the zoning category of “RMF-7: 8 - 21 units/acre multiple-family residential district” to “MU-1: 8 – 30 units/acre mixed use low intensity”; located in the vicinity of 1308 E. University Avenue and 13 Northeast 13th Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain property from the zoning category of “RMF-7: 8 - 21 units/acre multiple-family residential district” to “MU-1: 8 – 30 units/acre mixed use low intensity”; and

WHEREAS, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on January 27, 2011; 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, This ordinance shall become effective immediately upon final adoption; however, the rezoning shall not become effective until the amendment to the City of Gainesville 2000-2010 Comprehensive Plan adopted by Ordinance No. 100681 becomes effective as provided therein; 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

1 and of a public hearing in the City Commission meeting room, First Floor, City Hall, in the City of
2 Gainesville; and

3 **WHEREAS**, pursuant to law, notice has also been given by mail to the owner whose
4 property will be regulated by the adoption of this Ordinance, at least ten days prior to the date set
5 for a public hearing on this ordinance; and

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

9 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
10 **CITY OF GAINESVILLE, FLORIDA:**

11 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
12 following described property from the zoning category of “RMF-7: 8 - 21 units/acre multiple-
13 family residential district” to “MU-1: 8 – 30 units/acre mixed use low intensity”:

14 See Legal Description attached hereto as Exhibit "A", and made a part hereof
15 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; however,
3 the rezoning shall not become effective until the amendment to the City of Gainesville 2000-2010
4 Comprehensive Plan adopted by Ordinance No. 100681 becomes effective as provided therein.

5 **PASSED AND ADOPTED** this 7th day of April, 2011.

6 
7 _____
8 CRAIG LOWE, MAYOR

9
10 ATTEST: APPROVED AS TO FORM AND LEGALITY:

11 
12 _____
13
14 KURT LANNON,
15 CLERK OF THE COMMISSION

16 
17 By: _____
18 MARION J. RADSON, CITY ATTORNEY
19 APR - 7 2011

20 This ordinance passed on first reading this 17th day of March, 2011.

21 This ordinance passed on second reading this 7th day of April, 2011.

LOTS 5, 6, & 7 OF BLOCK 20 AND ALL OF THE ALLEY SOUTH OF LOT 6, BLOCK 20 AND THE NORTH HALF OF THE ALLEY LYING SOUTH OF LOTS 5 & 7, OF BLOCK 20 OF NEW GAINESVILLE, A SUBDIVISION AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK "A" PAGE 65 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

EXHIBIT "A"