

ORDINANCE NO. 120279

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2  
3 **An ordinance amending the Zoning Map Atlas of the City of Gainesville,**  
4 **Florida, by rezoning approximately 313 acres of annexed properties, as more**  
5 **specifically described in this ordinance, located in the Urban Village (in the**  
6 **vicinity of SW 20<sup>th</sup> Avenue, SW 24<sup>th</sup> Avenue, SW 34<sup>th</sup> Street, and SW 43<sup>rd</sup>**  
7 **Street) from the Alachua County zoning categories of Business and**  
8 **professional (BP), Retail sales and services (BR), Planned development (PD),**  
9 **Single family low density (R-1a & R-1c), Multiple family medium density (R-**  
10 **2), Multiple family medium-high density (R-2a), Multiple family high density**  
11 **(R-3), and Manufactured mobile home park (RM) to the City of Gainesville**  
12 **zoning category of Urban mixed-use district 2 (UMU-2); providing directions**  
13 **to the City Manager; providing a severability clause; providing a repealing**  
14 **clause; and providing an effective date.**

15  
16 **WHEREAS,** publication of notice of a public hearing was given that the Zoning Map  
17 Atlas of the City of Gainesville, Florida, be amended by rezoning certain properties, as more  
18 specifically described in this ordinance, from various Alachua County zoning categories to the  
19 City of Gainesville zoning category of Urban mixed-use district 2 (UMU-2); and

20 **WHEREAS,** notice was given and publication made as required by law and a public  
21 hearing was held by the City Plan Board on July 26, 2012; and

22 **WHEREAS,** pursuant to law, an advertisement no less than two columns wide by 10  
23 inches long was placed in a newspaper of general circulation and provided the public with at least  
24 seven (7) days advance notice of the first public hearing to be held in the City Hall Auditorium,  
25 First Floor, City Hall, in the City of Gainesville; and

26 **WHEREAS,** a second advertisement no less than two columns wide by 10 inches long was  
27 placed in the aforesaid newspaper and provided the public with at least five (5) days advance notice  
28 of the second public hearing; and

29 **WHEREAS,** public hearings were held pursuant to the published notices described above  
30 at which hearings the parties in interest and all others had an opportunity to be and were, in fact,  
31 heard; and

1           **WHEREAS**, the City Commission finds that the rezoning of the property described  
2 herein is consistent with the City of Gainesville Comprehensive Plan.

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

5           **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
6 following described properties from the Alachua County zoning categories of Business and  
7 professional (BP), Retail sales and services (BR), Planned development (PD), Single family low  
8 density (R-1a & R-1c), Multiple family medium density (R-2), Multiple family medium-high  
9 density (R-2a), Multiple family high density (R-3), and Manufactured mobile home park (RM) to  
10 the City of Gainesville zoning category of Urban mixed-use district 2 (UMU-2):

11                   The existing Alachua County zoning categories on the properties  
12 are depicted on the map attached as Exhibit "A" (consisting of 1  
13 page) and made a part hereof as if set forth in full. The new City of  
14 Gainesville zoning category on the properties is depicted on the  
15 maps attached as Exhibit "B" (consisting of 3 pages) and made a  
16 part hereof as if set forth in full.

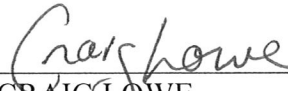
17  
18           **Section 2.** The City Manager is authorized and directed to make the necessary changes to  
19  
20 the Zoning Map to comply with this ordinance.

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

26           **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
27 such conflict hereby repealed.

28           **Section 5.** This ordinance shall become effective immediately upon final adoption.  
29

1 PASSED AND ADOPTED this 18<sup>th</sup> day of October, 2012  
2  
3

4   
5 \_\_\_\_\_  
6 CRAIG LOWE  
7 MAYOR

8 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

9  
10  
11 By:   
12 \_\_\_\_\_  
13 KURT LANNON  
14 CLERK OF THE COMMISSION

15  
16  
17 By:   
18 \_\_\_\_\_  
19 NICOLLE M. SHALLEY  
20 CITY ATTORNEY

18 This ordinance passed on first reading this 4th day of October, 2012.

19  
20 This ordinance passed on second reading this 18th day of October, 2012.

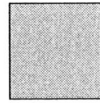
# City of Gainesville Zoning Districts

- UMU-2 Urban Mixed Use 2 (UMU-2: 10 to 100 units/acre; & up to 25 additional du/acre by special use permit)
- CON Conservation
- ED Education
- BUS General Business
- BI Business Industrial
- MU1 8-30 units/acre, mixed use low intensity
- MU2 12-30 units/acre mixed use medium intensity
- RMF5 12 units/acre single-family/multiple family residential
- RMF7 8-21 units/acre multiple family residential
- RMF8 8-30 units/acre multiple family residential
- PS Public services and operations

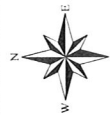
# Alachua County Zoning Districts

- A Agriculture
- BP Business and Professional
- BR Retail sales and services
- C1 Conservation
- PD Planned Development
- RM Manufactured-mobile home park
- R-1A 1-4 units/acre single family residential
- R-1C 1-4 units/acre single family residential
- R-2 4-8 units/acre multiple family residential
- R-2A 8-14 units/acre multiple family residential
- R-3 14-24 units/acre multiple family residential

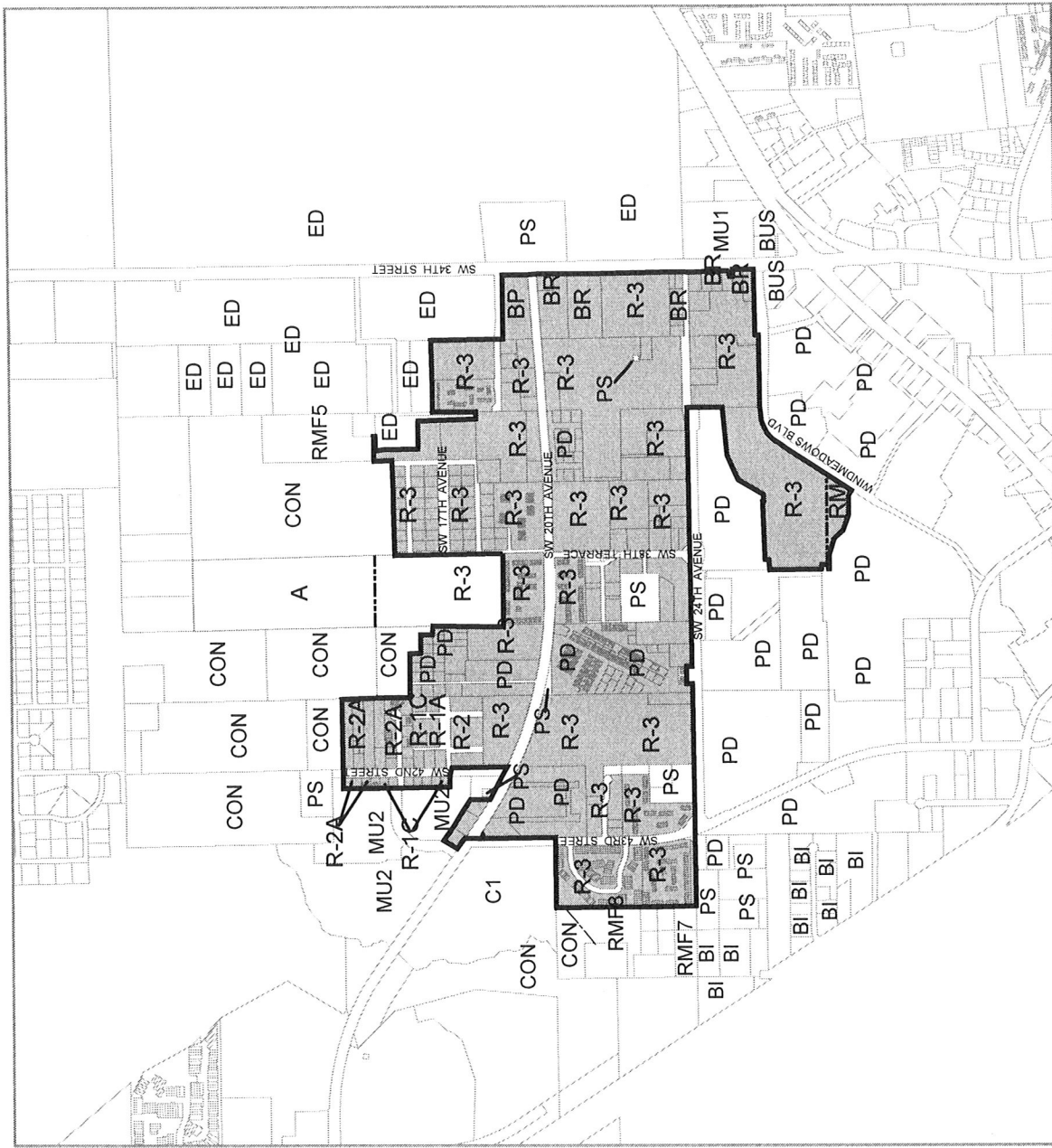
Areas under petition consideration



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Division line between two land use districts



No Scale



# EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Rezone from various Alachua County districts to City of Gainesville UMU-2 district	4144, 4145, 4243, 4244, 4245, 4344, 4345	PB-12-73 ZON

Exhibit "A" to Ordinance No. 120279

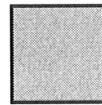
## City of Gainesville Zoning Districts

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- R-2 4-8 units/acre multiple family residential
- R-2A 8-14 units/acre multiple family residential
- R-3 14-24 units/acre multiple family residential

*Proposed  
UMU-2 district*



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Division line between  
two zoning districts



No Scale

Exhibit "B" to Ordinance No. 120279 (page 1 of 3)



## PROPOSED ZONING - Map 1

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Rezone from various Alachua County districts to City of Gainesville UMU-2 district	4144, 4145, 4243, 4244, 4245, 4344, 4345	PB-12-73 ZON

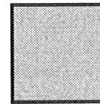
## City of Gainesville Zoning Districts

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- R-3 14-24 units/acre multiple family residential

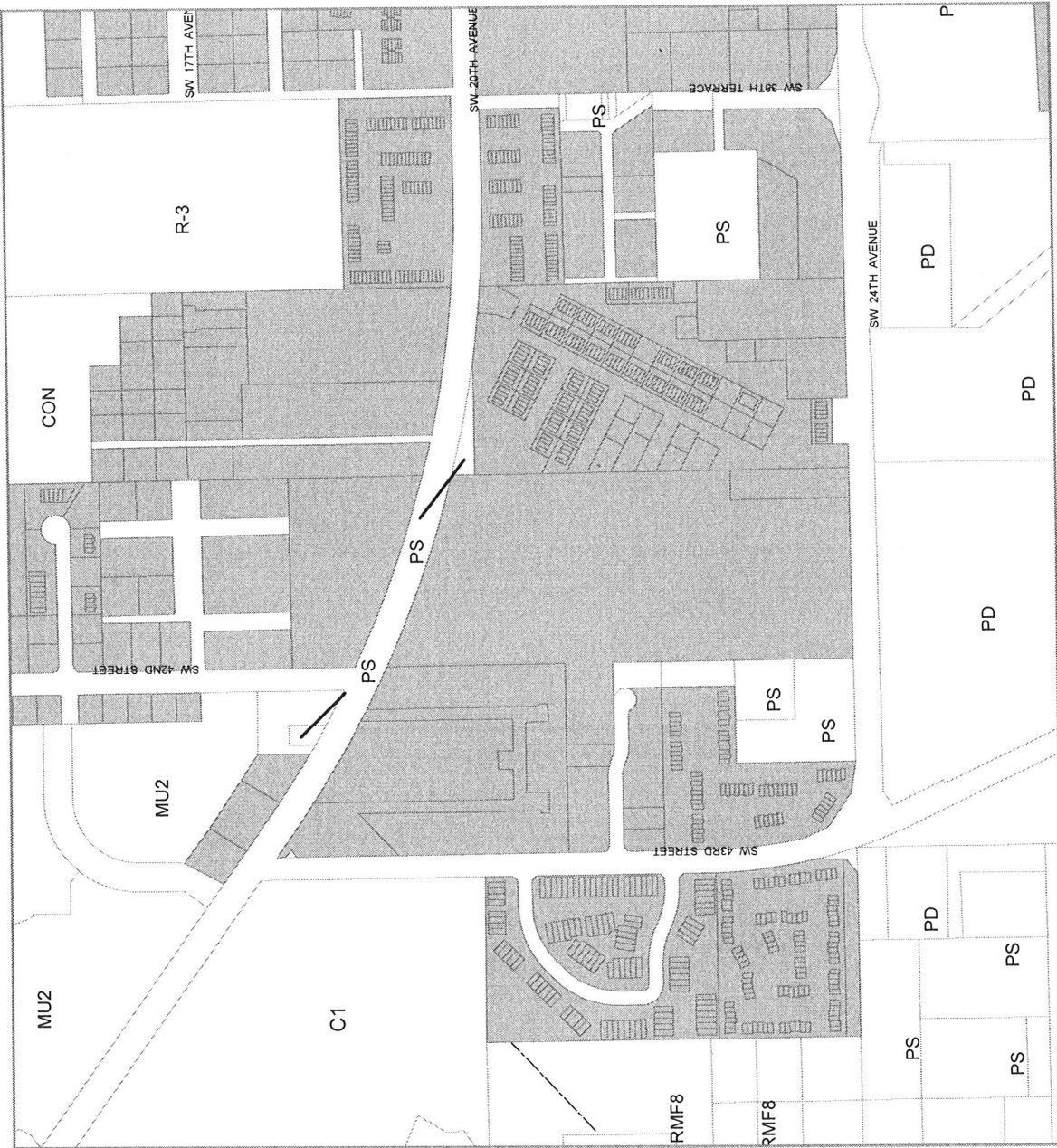
*Proposed  
UMU-2 district*



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Division line between  
two zoning districts



No Scale



## PROPOSED ZONING - Map 2

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Rezone from various Alachua County districts to City of Gainesville UMU-2 district	4144, 4145, 4243, 4244, 4245, 4344, 4345	PB-12-73 ZON

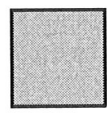
## City of Gainesville Zoning Districts

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- RMF8 8-30 units/acre multiple family residential
- PS Public services and operations

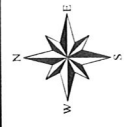
## Alachua County Zoning Districts

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- RM Manufactured-mobile home park
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- R-2 4-8 units/acre multiple family residential
- R-2A 8-14 units/acre multiple family residential
- R-3 14-24 units/acre multiple family residential

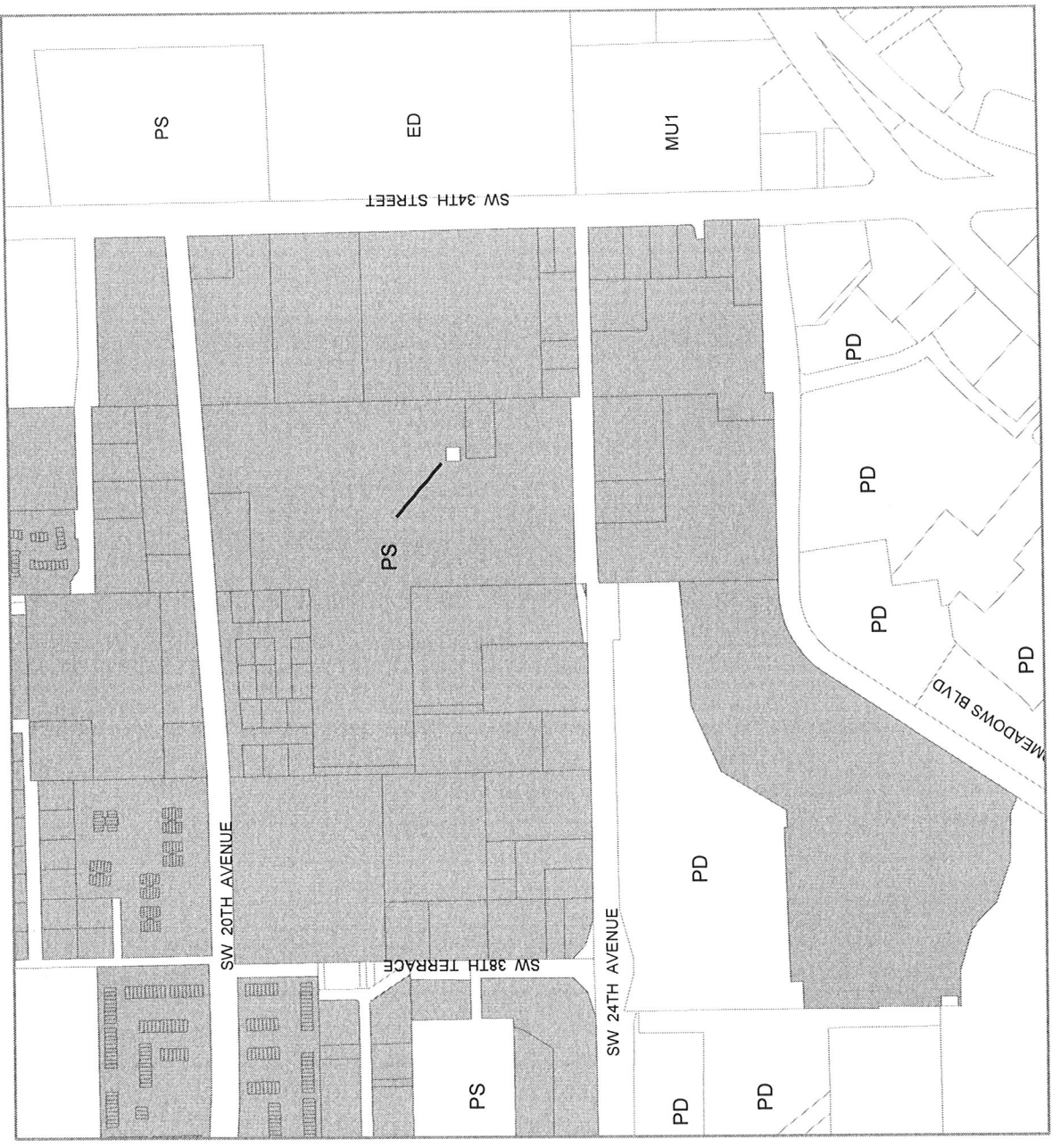
Proposed  
UMU-2 district



----- Division line between two zoning districts



No Scale



## PROPOSED ZONING - Map 3

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Rezone from various Alachua County districts to City of Gainesville UMU-2 district	4144, 4145, 4243, 4244, 4245, 4344, 4345	PB-12-73 ZON