

**ORDINANCE NO. 060600**  
**0-06-132**

**An Ordinance of the City of Gainesville, Florida, amending the College Park Special Area Plan as codified in Appendix A, Section 3 of the Land Development Code, by rezoning and incorporating a specific change from Type III (House) to Type IV (Civic) on tax parcel 14934-000-000, located in the vicinity of 1726 Northwest 3rd Place, and as more specifically described in this Ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an immediate effective date.**

**WHEREAS**, by initiation of a petition by the property owner, publication of notice of a public hearing was given that the Land Development Code of the City of Gainesville, Florida, be amended; and

**WHEREAS**, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on October 19, 2006; and

**WHEREAS**, the City Commission finds that the amendment of the overlay district as provided in this Ordinance is consistent with the City of Gainesville 2000-2010 Comprehensive Plan.

**WHEREAS**, at least ten (10) days notice has been given of the public hearings 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

**WHEREAS**, notice has also been given by mail to the owner whose property will be regulated by the adoption of this Ordinance, at least thirty days prior to the adoption of this ordinance; and

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

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

6       **Section 1.** Appendix A, Section 3, of the Land Development Code of the City of  
7       Gainesville is amended by rezoning the following described property from the category of Type  
8       III – (House) to Type IV – (Civic):

9       Parcel 14934-000-000, located in the vicinity of 1726 Northwest 3rd Place


10       (See Legal Description and Map attached hereto as Exhibit "A", and made a  
11       part hereof as if set forth in full.)  
12

13       **Section 2.** The City Manager is authorized and directed to make the necessary changes in  
14       the Zoning Map (found at Exhibit A, College Park Special Area Plan, Master Plan of the Land  
15       Development Code) to comply with this Ordinance.

16       **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid  
17       or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect  
18       the validity of the remaining portions of this ordinance.

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

**PASSED AND ADOPTED** this 22nd day of January, 2007.

  
MARION J. RADSON, CITY ATTORNEY  
JAN 23 2007

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# EXHIBIT "A"

TAX PARCEL 14934—000—000

(AS PER OFFICIAL RECORD BOOK 1851, PAGE 2579)

(1726 NW 3 PL)

THE EAST 130 FEET OF LOT SEVEN (7) AND EAST 130 FEET OF THE NORTH 85 FEET OF LOT TEN (10), IN LEONARD'S SUBDIVISION OF LOTS TWENTY-ONE (21) AND TWENTY-TWO (22) OF VOYLE'S SURVEY OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE SURVEY OF THE ARREDONDO GRANT, SAID PROPERTY LYING AND BEING ON THE NORTH SIDE OF CHURCH STREET IN GAINESVILLE, FLORIDA. ALL LYING AND BEING, IN ALACHUA COUNTY, FLORIDA.

(AS PER OFFICIAL RECORD BOOK 2946, PAGE 1804)

THAT PART OF THE NORTH ONE-HALF (1/2) OF N.W. 4TH PLACE LYING BETWEEN THE CENTERLINE OF THAT STREET WHICH WAS CLOSED BY ORDINANCE NO. 2049; (SAID STREET LYING ON THE WEST LINE OF LEONARD'S SUBDIVISION, A PLAT AS RECORDED IN PLAT BOOK "A", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA), AND NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF N.W. 18<sup>TH</sup> STREET. ALL LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, IN THE CITY OF GAINESVILLE, FLORIDA.

14520N-06PB