

ORDINANCE NO. 041061
0-05-77

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4 **An ordinance of the City of Gainesville, Florida, amending the Zoning**
5 **Map Atlas and rezoning certain properties, as more particularly**
6 **described in this Ordinance, from the zoning category designations**
7 **“RMF-6: 8-15 units/acre multiple-family residential district,” “RMF-**
8 **8: 8-30 units/acre multiple-family residential district,” “RH-1: 8-43**
9 **units/acre residential high density district,” “RH-2: 8-100 units/acre**
10 **residential high density district,” “RMU: up to 75 units/acre**
11 **residential mixed district,” “MU-1: 8-30 units/acre mixed use low**
12 **intensity,” “OR: 20 units/acre office residential district,” MD:**
13 **Medical services district,” “OF: General office district,” “BT:**
14 **Tourist-oriented business district,” “CON: Conservation district,”**
15 **“ED: Educational services district,” and “PS: Public services and**
16 **operations district,” to the new zoning category designations of**
17 **“UMU-1: up to 75 units/acre urban mixed use district” and UMU-2:**
18 **up to 100 units/acre urban mixed used district, located in the College**
19 **Park/University Heights area, and an area generally bounded by**
20 **Archer Road and Depot Avenue to the north, Southwest 6th Street to**
21 **the east, and Southwest 16th Avenue to the south, consisting of**
22 **approximately 550 acres; providing a severability clause; providing a**
23 **repealing clause; and providing an effective date.**
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26 **WHEREAS,** publication of notice of a public hearing was given that the Zoning Map

27 Atlas be amended by rezoning certain properties from the zoning category designations of
28 “RMF-6: 8-15 units/acre multiple-family residential district,” “RMF-8: 8-30 units/acre
29 multiple-family residential district,” “RH-1: 8-43 units/acre residential high density district,”
30 “RH-2: 8-100 units/acre residential high density district,” “RMU: up to 75 units/acre residential
31 mixed district,” “MU-1: 8-30 units/acre mixed use low intensity,” “OR: 20 units/acre office
32 residential district,” MD: Medical services district,” “OF: General office district,” “BT: Tourest-
33 oriented business district,” “CON: Conservation district,” “ED: Educational services district,”

1 and “PS: Public services and operations district,” to new zoning category designations of
2 “UMU-1: up to 75 units/acre urban mixed use district” and “UMU-2: up to 100 units/acre urban
3 mixed use district”; and

4 **WHEREAS**, notice was given and publication made as required by law and a Public
5 Hearing was held by the City Plan Board on May 19, 2005; and

6 **WHEREAS**, notice was given and publication was made as required by law of the City
7 Commission’s public hearing on this petition on June 13, 2005; and

8 **WHEREAS**, the City Commission finds that the rezoning of the properties described
9 herein will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

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

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

17 **WHEREAS**, the Public Hearing was held pursuant to the published notice, at which
18 hearing the parties in interest and all others had an opportunity to be and were, in fact, heard.

19 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
20 **CITY OF GAINESVILLE, FLORIDA:**

1 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
2 following described properties from the zoning category designations of ““RMF-6: 8-15
3 units/acre multiple-family residential district,” “RMF-8: 8-30 units/acre multiple-family
4 residential district,” “RH-1: 8-43 units/acre residential high density district,” “RH-2: 8-100
5 units/acre residential high density district,” “RMU: up to 75 units/acre residential mixed
6 district,” “MU-1: 8-30 units/acre mixed use low intensity,” “OR: 20 units/acre office residential
7 district,” MD: Medical services district,” “OF: General office district,” “BT: Tourest-oriented
8 business district,” “CON: Conservation district,” “ED: Educational services district,” and “PS:
9 Public services and operations district,” as shown on the map attached as Exhibit “A”, to new
10 zoning category designations of “UMU-1: up to 75 units/acre urban mixed use district” or
11 “UMU-2: up to 100 units/acre urban mixed use district,” as shown on the map attached as Exhibit
12 “B.”

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

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

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

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

22 **Section 5.** This ordinance shall become effective immediately upon final adoption;
23 however, the rezoning shall not become effective until the amendment to the City of Gainesville

1 2000-2010 Comprehensive Plan adopted by Ordinance No. 041060 becomes effective as
2 provided therein.

3 **PASSED AND ADOPTED** this 28th day of November, 2005.

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PEGEEN HANRAHAN, MAYOR

11 ATTEST:

Approved as to form and legality:

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KURT LANNON,
CLERK OF THE COMMISSION

By: 
MARION J. RADSON, CITY ATTORNEY

NOV 29 2005

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This ordinance passed on first reading this 14th day of November, 2005.

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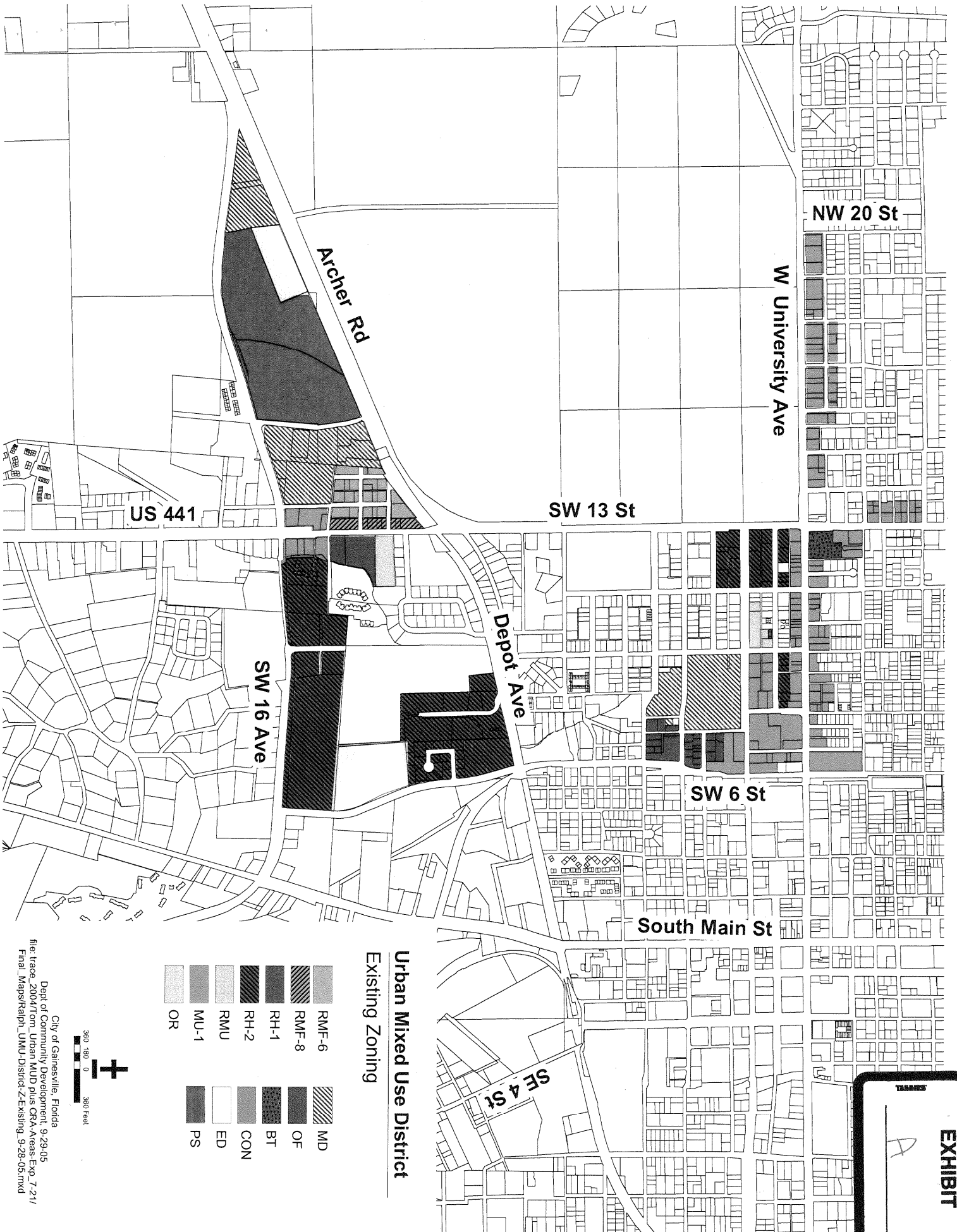
21

This ordinance passed on second reading this 28th day of November, 2005.

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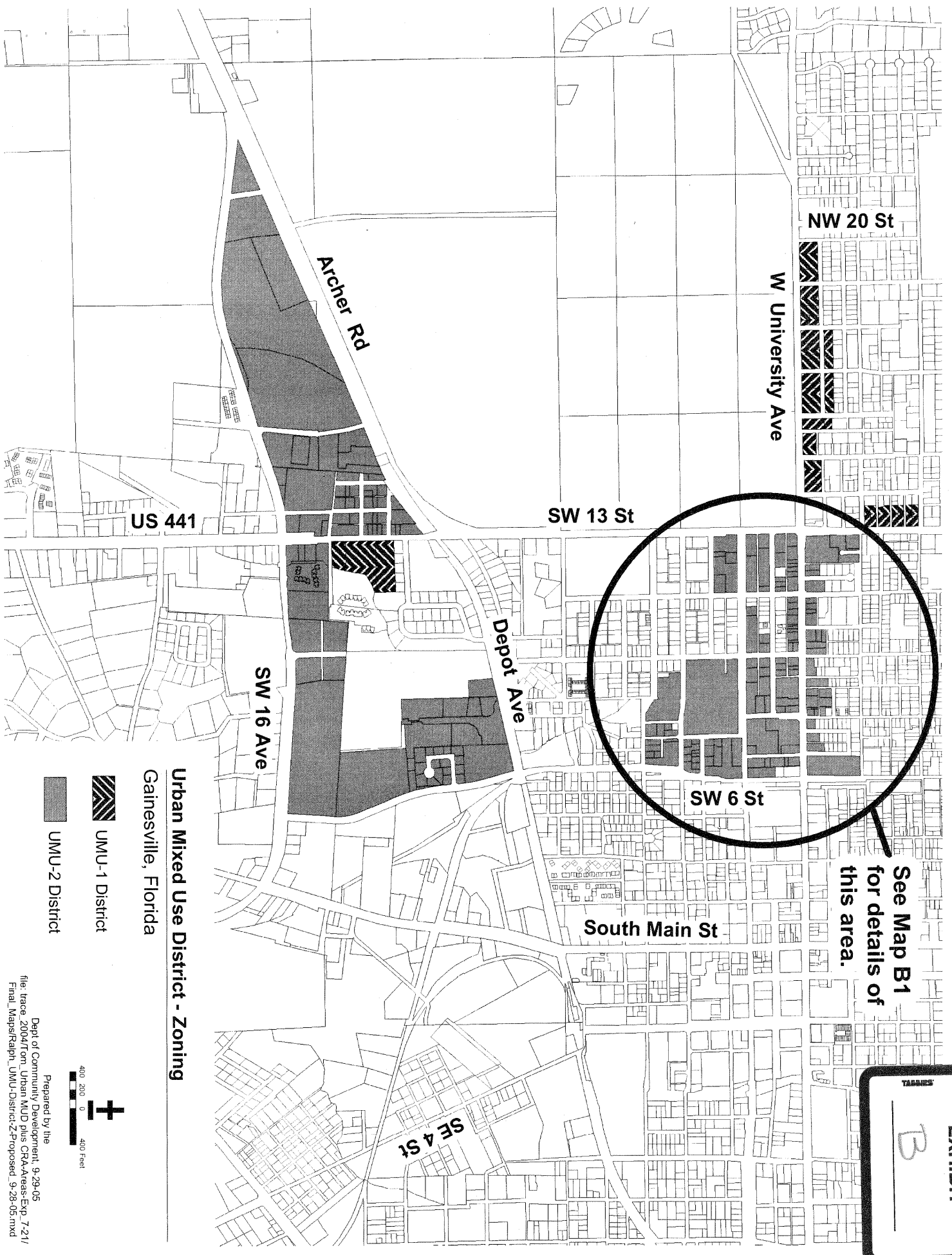
EXHIBIT

A

Urban Mixed Use District
Existing Zoning

- | | | | |
|--|-------|--|-----|
| | RMF-6 | | MD |
| | RMF-8 | | OF |
| | RH-1 | | BT |
| | RH-2 | | CON |
| | RMU | | ED |
| | MU-1 | | PS |
| | OR | | |







See Map B1
for details of
this area.

TABLES

EXHIBIT

B

Urban Mixed Use District - Zoning
Gainesville, Florida

-  **UMU-1 District**
-  **UMU-2 District**



Prepared by the
Dept. of Community Development, 9-29-05
file: trace 2004/Urban MUD plus CRAAAreas-Exp 7-21/
Final_Maps/Ralph_UMU-District-2/Proposed_9-28-05.mxd

Urban Mixed Use District - Zoning
Partial UMU-2 District Inset

Partial UMU-2 District

Prepared by the
 Dept of Community Development, 072005
 File: trace_2004/Trom_Urban MUD plusCRA-Areas-Exk_7-2-1/
 Final Maps/Ralph_UMU_District-ZoneArea_Inset_9-7-05

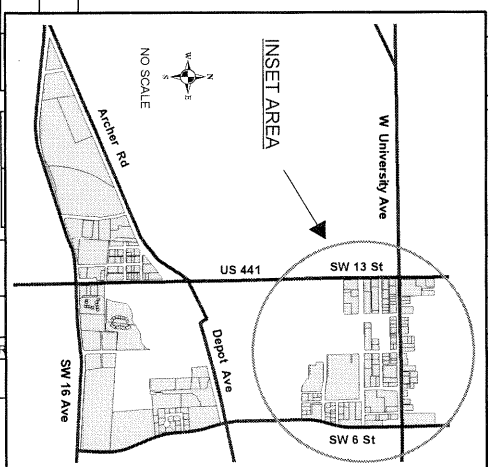
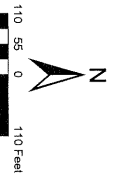


EXHIBIT
 B7
 Inset