

ORDINANCE NO. 071192  
0-08-24

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4       **An ordinance of the City of Gainesville, Florida, amending the**  
5       **Zoning Map Atlas and rezoning certain property, as more**  
6       **specifically described in this Ordinance, from the Alachua**  
7       **County zoning category of “Industrial services and**  
8       **manufacturing (MS) district” to the City of Gainesville zoning**  
9       **category of “I-1: Limited industrial district”; located in the**  
10       **vicinity of 4600 Southwest 41st Boulevard, commonly known**  
11       **as “Bear Archery” and consisting of approximately 25.85**  
12       **acres; providing a severability clause; providing a repealing**  
13       **clause; and providing an immediate effective date.**  
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16       **WHEREAS,** publication of notice of a public hearing was given that the Zoning Map  
17       Atlas be amended by rezoning certain property annexed into the City be rezoned from the  
18       Alachua County zoning category of “Industrial services and manufacturing (MS) district” to the  
19       City of Gainesville zoning category of “I-1: Limited industrial district”; 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 March 20, 2008; and

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

24       **WHEREAS,** pursuant to law, an advertisement no less than two columns wide by 10  
25       inches long was placed in a newspaper of general circulation and of the public hearing to be held in  
26       the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven  
27       (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 property from the Alachua County zoning category of “Industrial services  
11 and manufacturing (MS) district” to the City of Gainesville zoning category of “I-1: Limited  
12 industrial district”:

13           See Legal Description attached hereto as Exhibit "A", 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 word, phrase, clause, paragraph, section or provision of this ordinance  
18 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
19 finding shall not affect the other provisions or applications of the ordinance which can be given  
20 effect without the invalid or unconstitutional provisions or application, and to this end the  
21 provisions of this ordinance are declared severable.

22           **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
23 such conflict hereby repealed.  
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1           **Section 5.** This ordinance shall become effective immediately upon final adoption;  
2 however, the rezoning shall not become effective until the amendment to the City of Gainesville  
3 2000-2010 Comprehensive Plan adopted by Ordinance No. 071188 becomes effective as  
4 provided therein.

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6           **PASSED AND ADOPTED** this 5th day of February, 2009.

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Pegeen Hanrahan, Mayor

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11       ATTEST:


Approved as to form and legality:

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KURT LANNON,  
CLERK OF THE COMMISSION

  
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By: MARION J. RADSON, CITY ATTORNEY

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FEB - 5 2009

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This ordinance passed on first reading this 26th day of January, 2009.

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This ordinance passed on second reading this 5th day of February, 2009.

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A TRACT OF LAND SITUATED IN THE GARY GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF BEGINNING COMMENCE AT THE EXISTING CITY OF GAINESVILLE LIMIT LINE LYING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 BEING ON THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2701, PAGE 299 ET SEQ.; THENCE RUN SOUTH 52°22'10" WEST, ALONG SAID EXTENSION AND SOUTHEASTERLY LINE A DISTANCE OF APPROXIMATELY 1090 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE RUN NORTH 41°40'15" WEST ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,113.68 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 1263 ET SEQ.; THENCE RUN ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING 3 COURSES: NORTH 51°10'52" EAST, A DISTANCE OF APPROXIMATELY 641.51 FEET; NORTH 82°08'57" EAST, A DISTANCE OF APPROXIMATELY 308.65 FEET; NORTH 53°14'32" EAST, A DISTANCE OF APPROXIMATELY 188.13 FEET; THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY CONTINUE NORTH 53°14'32" EAST, A DISTANCE OF APPROXIMATELY 90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 75 ALSO BEING ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND CITY OF GAINESVILLE LIMIT LINE A DISTANCE OF APPROXIMATELY 968.78 FEET TO THE POINT OF BEGINNING.

