

ORDINANCE NO. 3939  
0-93-63

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4  
5 AN ORDINANCE OF THE CITY OF GAINESVILLE,  
6 FLORIDA, REZONING CERTAIN LANDS AND AMENDING  
7 THE ZONING MAP ATLAS TO INCLUDE AND PROVIDE  
8 ZONING DESIGNATIONS ON A PORTION OF THOSE  
9 LANDS RECENTLY ANNEXED INTO THE CITY;  
10 LOCATED IN THE VICINITY OF THAT CERTAIN  
11 COMPACT AND CONTIGUOUS AREA CONTAINING  
12 APPROXIMATELY 7.2 SQUARE MILES AND GENERALLY  
13 LOCATED SOUTH OF THE CITY OF ALACHUA AND  
14 DEERHAVEN, WEST OF NE 15TH STREET, NORTH OF  
15 THE CITY LIMITS OF GAINESVILLE, AND EAST OF NW  
16 43RD STREET EXTENSION; THAT CERTAIN COMPACT  
17 AND CONTIGUOUS AREA CONTAINING  
18 APPROXIMATELY 1.2 SQUARE MILES AND GENERALLY  
19 LOCATED SOUTH OF NEWBERRY ROAD, WEST OF THE  
20 CITY LIMITS OF GAINESVILLE, NORTH OF HOGTOWN  
21 CREEK, AND EAST OF I-75; AND THAT CERTAIN AND  
22 CONTIGUOUS AREA CONTAINING APPROXIMATELY 20  
23 ACRES AND GENERALLY LOCATED IN THE 2700 - 3100  
24 BLOCK OF EAST UNIVERSITY AVENUE; PROVIDING A  
25 SEVERABILITY CLAUSE; PROVIDING A REPEALING  
26 CLAUSE; AND PROVIDING AN EFFECTIVE DATE.  
27  
28

29 WHEREAS, the City Plan Board authorized the publication of  
30 notice of a Public Hearing that certain properties be rezoned, and  
31 to amend the zoning map atlas of the City of Gainesville to include  
32 a portion of the lands annexed into the City of Gainesville by  
33 Ordinance Nos. 3768, 3769, and 3865, as more particularly described  
34 herein; and

35 WHEREAS, publication of a notice was made as required by law  
36 on June 1, 1993, and a Public Hearing was held by the City Plan  
37 Board on June 17, 1993; and

1           **WHEREAS**, notice was given and publication made of a Public  
2 Hearing which was then held by the City Commission on June 21,  
3 1993; and

4           **WHEREAS**, pursuant to law, a legal advertisement was placed in  
5 a newspaper of general circulation notifying the public of this  
6 proposed Ordinance and of the Public Hearing to be held in the A.  
7 Clarence O'Neill Auditorium of the Municipal Building of the City  
8 of Gainesville approximately seven (7) days after the day the first  
9 legal advertisement was published; and

10           **WHEREAS**, a second legal advertisement was placed in the  
11 aforesaid newspaper notifying the public of the second Public  
12 Hearing to be held approximately five (5) days after the day the  
13 second legal advertisement was published; and

4           **WHEREAS**, the two (2) Public Hearings were held pursuant to  
15 the published notices described above at which hearings the parties  
16 in interest and all others had an opportunity to be and were, in  
17 fact, heard.

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

20           **Section 1.** The properties, as shown on the maps attached hereto,  
21 are rezoned, the zoning map atlas of the City of Gainesville is  
22 amended to include a portion of the lands annexed into the City of  
23 Gainesville by Ordinance Nos. 3768, 3769, and 3865, and those  
24 properties are provided zoning designations, as more specifically

1 and fully set forth as follows:

2 See Exhibit "A", attached hereto and made a  
3 part hereof as if set forth in full.  
4

5 Section 2. The City Manager is authorized and directed to make  
6 the necessary change in the Zoning Map Atlas to comply with this  
7 Ordinance.

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

12 Section 4. All ordinances, or parts of ordinances, in conflict  
13 herewith are to the extent of such conflict hereby repealed.

14 Section 5. This ordinance shall become effective immediately upon  
15 final adoption; however, the rezoning shall not become effective  
16 until the amendment to the City of Gainesville 1991-2001  
17 Comprehensive Plan adopted of even date herewith by Ordinance No.  
18 0-93-62 becomes effective as provided therein.

19 PASSED AND ADOPTED this 24th day of January,  
20 1994.

21   
22 \_\_\_\_\_  
23 MAYOR-COMMISSIONER

James F. Painter

Approved as to form and legality:

24 ATTEST:

25   
26 \_\_\_\_\_  
27 CLERK OF THE COMMISSION  
28 Kurt M. Lannon

29 By:   
30 \_\_\_\_\_

MARION J. RADSON, CITY ATTORNEY

JAN 26 1994

31 This ordinance passed on first reading this 10th day of  
32

1 January, 1994.

2

3 This ordinance passed on second reading this 24th day of  
4 January, 1994.

5

6 MJR/afm

7 11/23/93

8 C:DATA51 96ZON.PET

## Zoning Categories

### LEGEND

RSF-1	Single-family Residential (3.5 units/acre)
RSF-2	Single-family Residential (4.6 units/acre)
RSF-3	Single-family Residential (5.8 units/acre)
RMF-5	Single-family/Multiple-family Residential (12 units/acre)
RMF-6	Multiple-family Residential (10-15 units/acre)
RMF-7	Multiple-family Residential (14-21 units/acre)
MH	Mobile Home Residential (12 units/acre)
OF	General Office
PD	Planned Development
BUS	General Business
BA	Automotive-oriented Business
BT	Tourist-oriented Business
MU-1	Mixed Use Low Intensity
I-1	Limited Industrial
I-2	General Industrial
AGR	Agriculture
CON	Conservation
PS	Public Services and Operations
ED	Educational Services
•••••	City Limits



Mr. Tom Saunders  
Community Development Director  
City of Gainesville  
PO Box 490 #11  
Gainesville, FL 32602

August 26, 2005

Dear Tom,

We have been giving some consideration to converting Buck Bay into an owner-occupied neighborhood. This would be a multi-year process, and would not likely begin for another year or so as F.S. 723 requires six month's notice to the existing homeowners. However, we want to discover any possible obstacles in advance so that we have time to resolve them.

When Buck Bay was developed in the mid-1980's, it was in the county. It is a PUD, and unlike other mobile home communities, contains platted lots and GRU-owned utilities, as we anticipates the possible conversion at the time of development. Lots are typically 50' X 90' to 110'. According to the development agreement at the time, the only requirement to convert to site-built single family homes was to create and owner's association and record restrictive covenants.

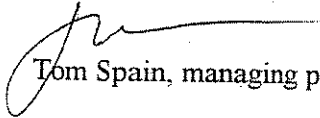
The homes we would be considering would be 1200-1600 SF, with garages (see attached), and would definitely fall into the "affordable" range. The re-development would likely produce a neighborhood similar to Hidden Lake, immediately to our south.

The purpose of this letter is to formally request a brief review by your department and a written response outlining any requirements we might anticipate other than the owner's association and restrictive covenants. In short, if we performed those two tasks, could we then immediately begin applying for building permits?

Thanking you in advance, I remain,

Sincerely yours,

BUCK BAY, LTD.,

  
Tom Spain, managing partner

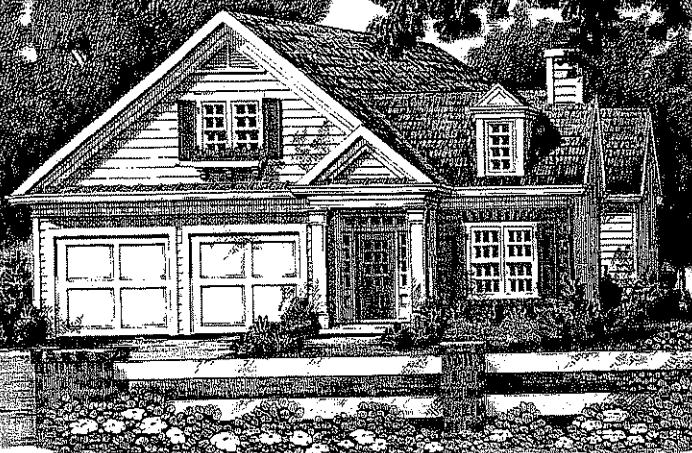
08-29-05A10:45 RCVD

enclosure

Location: 7700 N.W. 34<sup>th</sup> Street Extension  
Mailing Address: 2321-A2 N.W. 41<sup>st</sup> Street · Gainesville, FL 32606  
(352) 372-7700

EXHIBIT

G

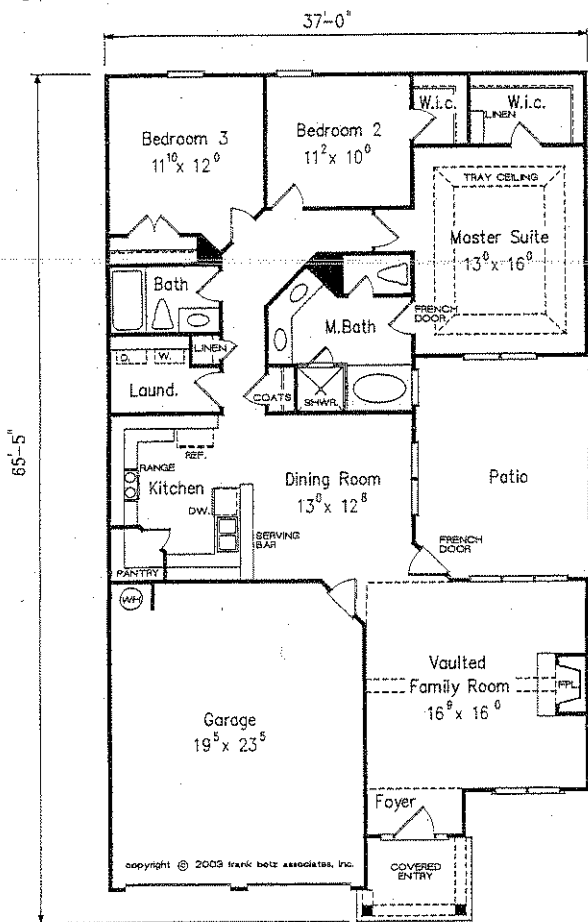


## STEPHENSON

PRICE CODE **B**

1546 sq. ft.

Overall Dimensions  
37'-0" x 64'-5"



FLOOR PLAN

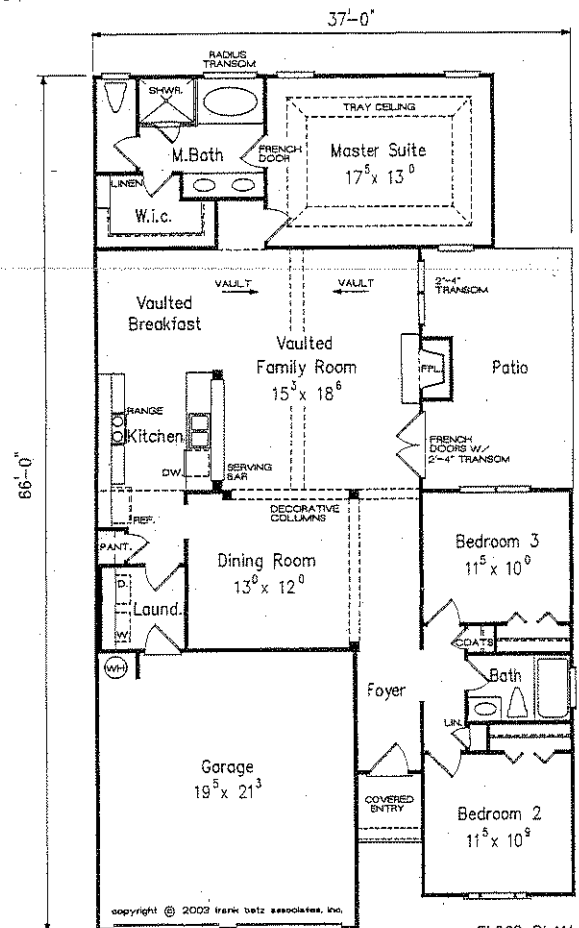


## NICKERSON

PRICE CODE **B**

1627 sq. ft.

Overall Dimensions  
37'-0" x 66'-0"



FLOOR PLAN

1.888.717.3003

**HOMEPLANS**  
Designed for Today's Market.

# Zero Lot Line Plans

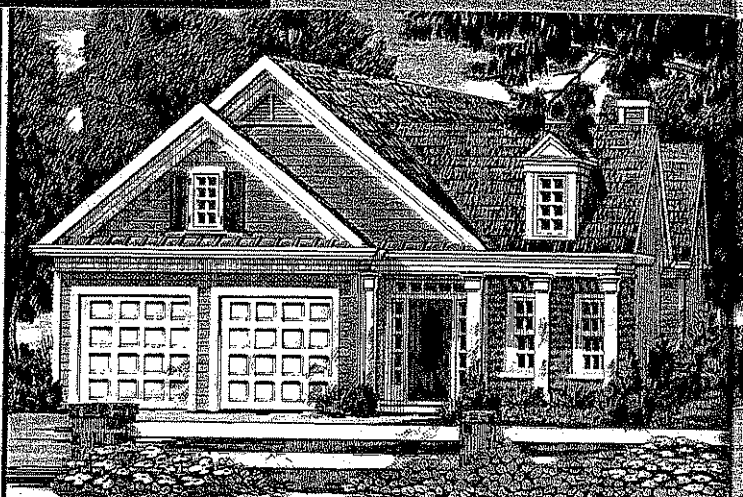
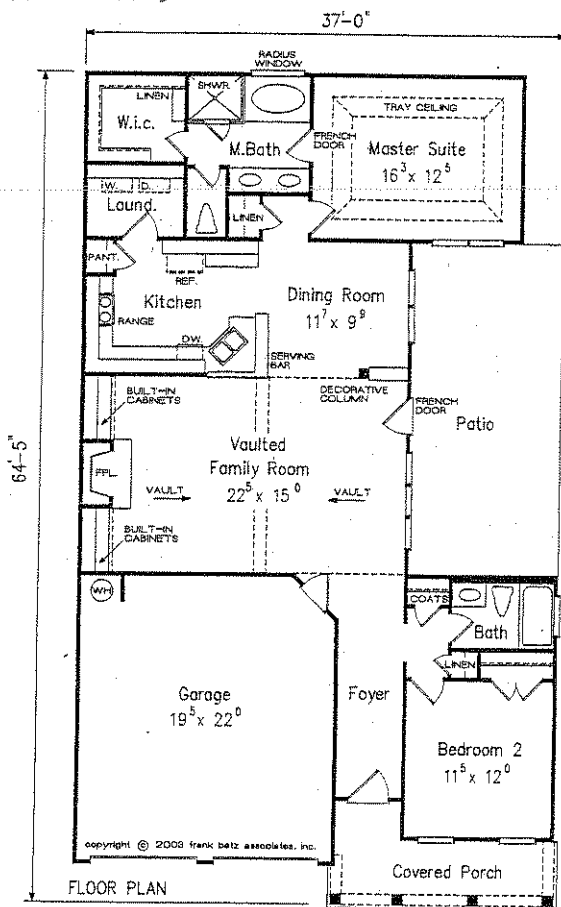


## CARRAWAY

PRICE CODE **B**

1437 sq. ft.

Overall Dimensions  
37'-0" x 64'-5"

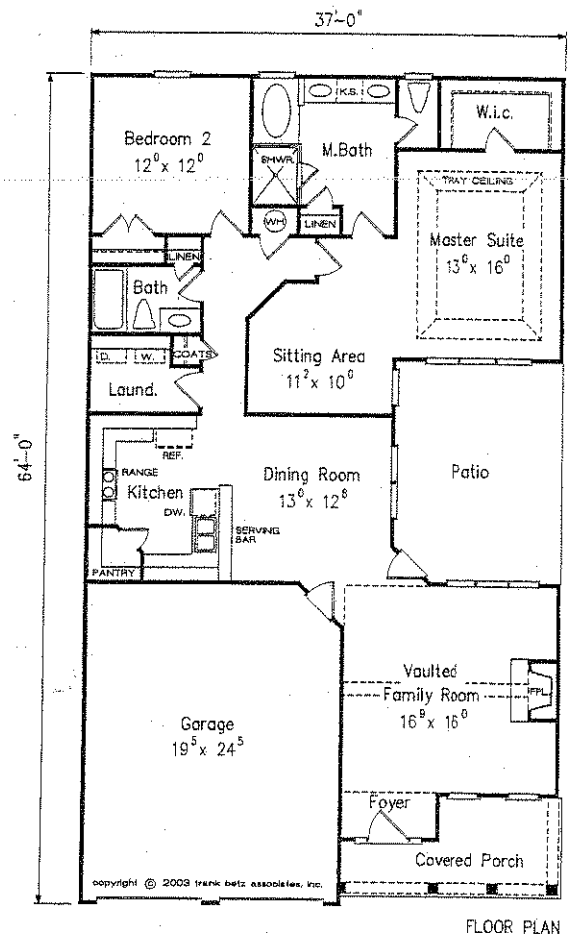


## HOGAN

PRICE CODE **B**

1546 sq. ft.

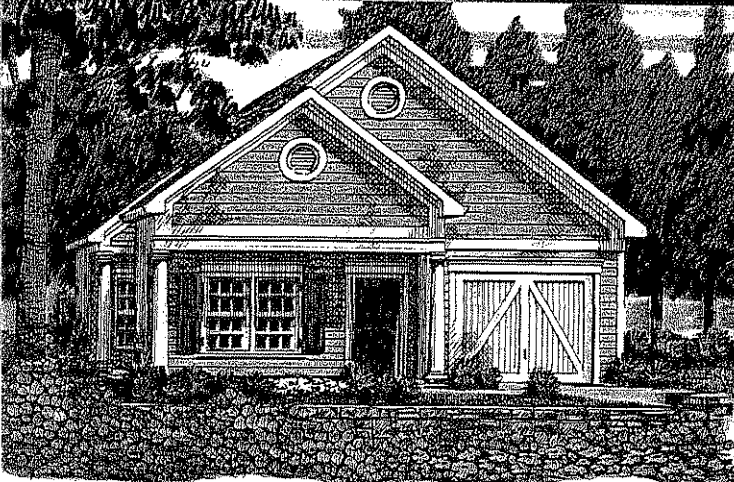
Overall Dimensions  
37'-0" x 64'-0"



[www.FRANKBETZ.com](http://www.FRANKBETZ.com)



# Zero Lot Line Plans

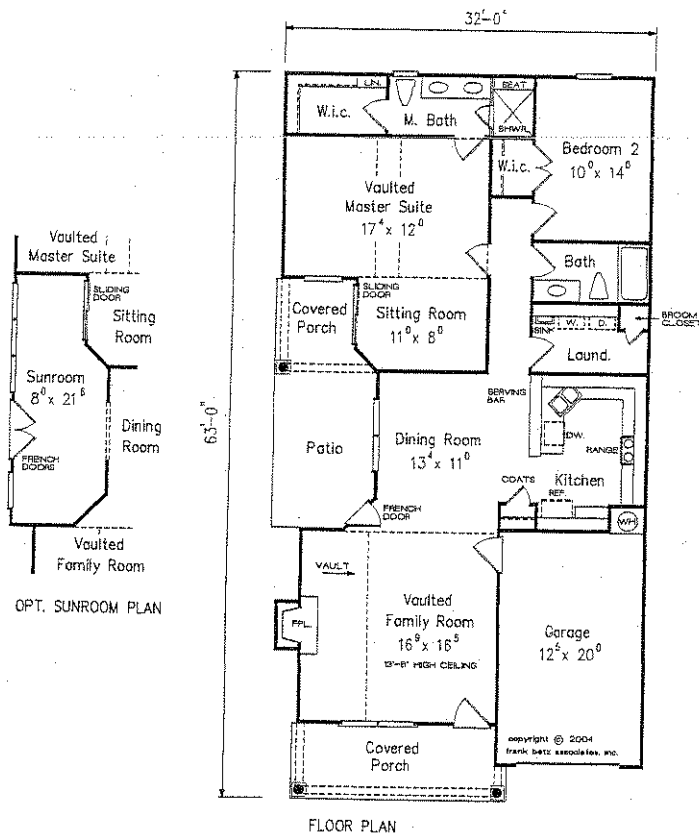


## OAK PARK

PRICE CODE **A**

1393 sq. ft.

Overall Dimensions  
32'-0" x 63'-0"



## WYNSTONE

PRICE CODE **A**

1393 sq. ft.

Overall Dimensions  
32'-0" x 70'-0"

