

ORDINANCE NO. 130689

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2
3 **An ordinance amending the Zoning Map Atlas and the Land Development**
4 **Code of the City of Gainesville, Florida, by rezoning approximately 3.28 acres**
5 **of property generally located at 1233 SW 6th Street, as more specifically**
6 **described in this ordinance, from Limited Industrial District (I-1) to Urban**
7 **Mixed-Use District 2 (UMU-2); adding the approximately 3.28 acres of**
8 **property to the Archer Triangle area as designated within Section 30-65.2 –**
9 **Urban Mixed-Use District 2 (UMU-2) of the City of Gainesville Land**
10 **Development Code by adopting the following amended figures: Figure 1.1**
11 **District Boundary Map – Archer Triangle and Figure 2.2 Street Types –**
12 **Archer Triangle; providing directions to the City Manager; providing a**
13 **severability clause; providing a repealing clause; and providing an effective**
14 **date.**

15
16 **WHEREAS**, notice was given as required by law that the Zoning Map Atlas of the City
17 of Gainesville, Florida, be amended by rezoning certain property from Limited Industrial District
18 (I-1) to Urban Mixed-Use District 2 (UMU-2) and that the Land Development Code of the City
19 of Gainesville, Florida, be amended by adding certain property to the Archer Triangle area as
20 designated in Section 30-65.2; and

21 **WHEREAS**, notice was given as required by law and a public hearing was held by the
22 City Plan Board on January 23, 2014; and

23 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a
24 newspaper of general circulation notifying the public of this proposed ordinance and of public
25 hearings in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville;
26 and

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

30 **WHEREAS**, the City Commission finds that the rezoning of the property described
31 herein will be consistent with the City of Gainesville Comprehensive Plan when City of

1 Gainesville Ordinance No. 130687 becomes effective as provided therein.

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

4 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
5 following property from Limited Industrial District (I-1) to Urban Mixed-Use District 2 (UMU-
6 2):

7 See legal description attached as Exhibit "A" and made a part hereof
8 as if set forth in full. The location of the property is shown on Exhibit
9 "B" for visual reference. In the event of conflict or inconsistency,
10 Exhibit "A" shall prevail over Exhibit "B."

11 **Section 2.** Section 30-65.2 *Urban Mixed-Use District 2* of the Land Development Code
12 is amended by deleting the existing Figure 1.1 *District Boundary Map – Archer Triangle* and
13 Figure 2.2 *Street Types – Archer Triangle* and inserting a new Figure 1.1 and Figure 2.2 as set
14 forth in Exhibit "C". Except as amended herein, the remainder of Section 30-65.2 remains in
15 full force and effect.

16 **Section 3.** The City Manager or designee is authorized and directed to make the
17 necessary changes to the Zoning Map Atlas to comply with this ordinance.

18 **Section 4.** It is the intention of the City Commission that the provisions of Section 2 of
19 this ordinance shall become and be made a part of the Code of Ordinances of the City of
20 Gainesville, Florida.

21 **Section 5.** 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

Property Legal Description, 1233 SW 6th Street, Gainesville, FL Parcel 15635-007-001

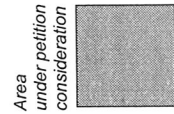
LEGAL DESCRIPTION

COMMENCE AT A POINT ON THE NORTH LINE OF THE D. L. CLINCH GRANT, 20 FEET WEST OF THE CENTERLINE OF THE OLD ROCKY POINT ROAD (SOUTH MAIN STREET) AND RUN N 85° 15' 00" W ALONG THE NORTH LINE OF THE D. L. CLINCH GRANT 733.04 THE POINT OF BEGINNING; THENCE N 4° 45' 00" E, A DISTANCE OF 646.28 FEET; THENCE N 85° 19' 20" W A DISTANCE OF 369.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. W. 6th STREET; THENCE S 21° 29' 30" E A DISTANCE OF 402.49 TO THE P. T. OF A CURVE CONCAVE TO THE S. W. AND HAVING A RADIUS OF 640 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 24' 22" AN ARC DISTANCE OF 294.96 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 8° 17' 19" E, 292.36 FEET; THENCE RUN S 85° 15' 00" E A DISTANCE OF 125.21 FEET TO THE POINT OF BEGINNING; SAID PROPERTY LYING AND BEING IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, PER OR BOOK 1455, PAGE 204 (CORRECTED AT OR 2930, PAGE 618), CONTAINING 3.28 ACRES, MORE OR LESS.

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- I-1 Limited Industrial
- I-2 General Industrial
- PS Public Services and Operations
- ED Educational Services

Exhibit "B"
to Ordinance No. 130689



Division line between two zoning districts



PROPOSED ZONING

Petition Request		Petition Number	
Applicant	Ricardo Cavallino, agent for Ridgway Roof Truss Co, Inc	Rezone property from I-1: Limited Industrial district to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit Related to PB-13-122 LUC	PB-13-123 ZON



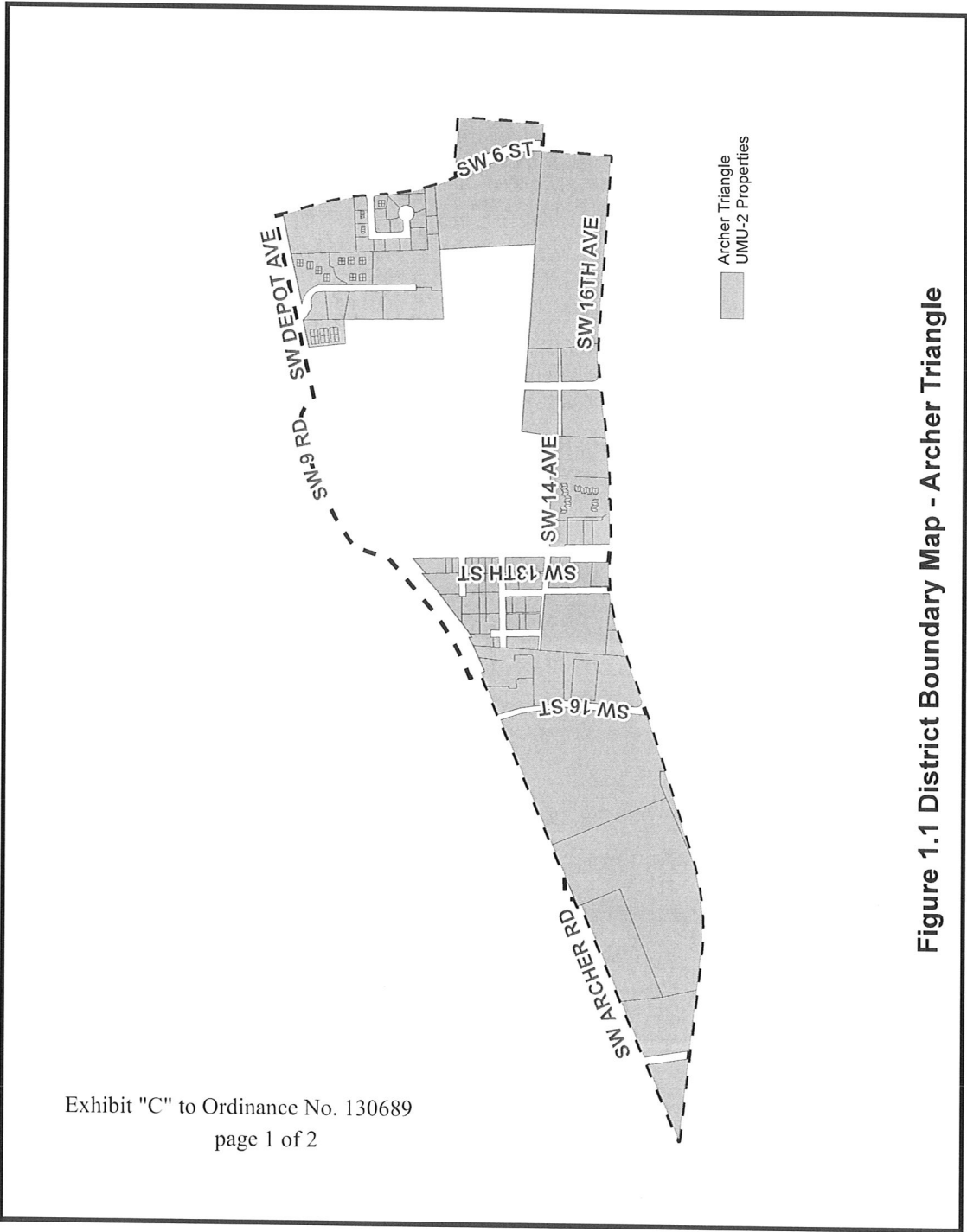


Exhibit "C" to Ordinance No. 130689
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Figure 1.1 District Boundary Map - Archer Triangle

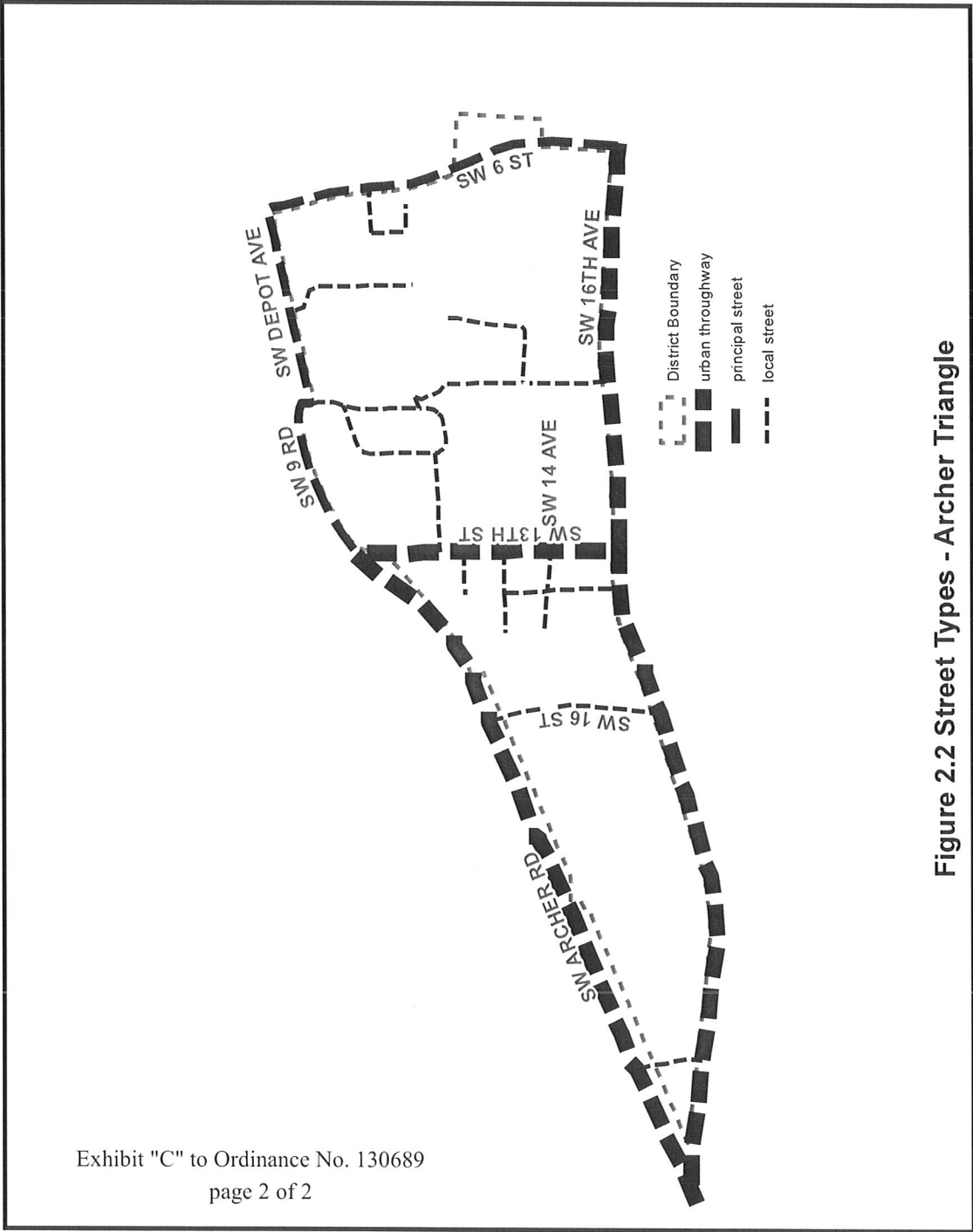


Figure 2.2 Street Types - Archer Triangle