

Legislative #
200253

ORDINANCE NO. 200253

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 8.33 acres of property generally located at 6224 SW 20th Avenue, as more specifically described in this ordinance, from Single/Multi-Family (RMF-5) to Multi-Family (RMF-8); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan and that are combined and compiled into a single land development code for the city; and

WHEREAS, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land development regulations on specific classifications of land within the city; and

WHEREAS, this ordinance, which was noticed as required by law, will amend the Zoning Map Atlas by rezoning the property that is the subject of this ordinance; and

28 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
29 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
30 pursuant to Section 163.3174, Florida Statutes, held a public hearing on August 27, 2020, and
31 voted to recommend that the City Commission approve this rezoning; and

32 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of general
33 circulation notifying the public of this proposed ordinance and public hearings held by the City
34 Commission; and

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

38 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
39 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
40 Comprehensive Plan adopted by Ordinance No. 200254 becomes effective as provided therein.

41 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
42 **FLORIDA:**

43 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
44 following property from Single/Multi-family (RMF-5) to Multi-Family (RMF-8):

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

48
49 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
50 changes to the Zoning Map Atlas to comply with this ordinance.

51 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
52 the application hereof to any person or circumstance is held invalid or unconstitutional, such

53 finding will not affect the other provisions or applications of this ordinance that can be given
54 effect without the invalid or unconstitutional provision or application, and to this end the
55 provisions of this ordinance are declared severable.

56 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
57 conflict hereby repealed.

58 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the
59 rezoning will not become effective upon occurrence of both the amendment to the City of
60 Gainesville Comprehensive Plan adopted by Ordinance No. 200254 becomes effective as
61 provided therein and upon passage of this ordinance on second reading.

62 **PASSED AND ADOPTED** this _____ day of _____, 2021.

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LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINNEY
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

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This ordinance passed on first reading the _____ day of _____, 2020.

This ordinance passed on adoption reading the _____ day of _____, 2021.

**ANNEXATION DESCRIPTION FOR DUNCAN PROPERTY ALONG SW 20TH AVENUE
TAX PARCEL NUMBER 06675-006-000
A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4515, PAGE 860**

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER ORDINANCE NUMBER 150912, SAID POINT ALSO BEING SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4475, PAGE 1519 (HEREAFTER ABBREVIATED ORB/P) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF) AND AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 1980 FEET OF SAID SECTION 9 AND THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 20TH AVENUE, ALSO BEING COUNTY ROAD SOUTHWEST 30 AND BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY WITH A RADIAL BEARING OF S45°41'24" E, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 54°04'54" E, 665.27 FEET; THENCE NORTHEASTERLY ALONG SAID EXISTING CITY LIMIT LINE, NORTHERLY RIGHT-OF-WAY LINE AND CURVE AN ARC DISTANCE OF 668.51 FEET THROUGH A CENTRAL ANGLE OF 19°32'37" TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN ORB 4515, P 862; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND EXISTING CITY OF GAINESVILLE LIMIT LINE N 00°16'52" W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 823.07 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N 89°43'09" E, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 497.98 FEET TO THE NORTHWEST CORNER OF SUGARLANE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 84 OF THE PRACF; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUGARLANE S 00°16'52" E, A DISTANCE OF 659.53 FEET TO THE SOUTHWEST CORNER OF SAID SUGARLANE ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID S.W. 20TH AVENUE AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIAL BEARING OF S 10°46'37" E, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 71°32'18" W, 524.15 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, EXISTING CITY LIMIT LINE AND CURVE AN ARC DISTANCE OF 525.72 FEET THROUGH A CENTRAL ANGLE OF 15°22'09" TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID PARCEL CONTAINING 362,997 SQUARE FEET OR 8.33 ACRES MORE OR LESS.

LANDS ANNEXED BY ORDINANCE
NUMBER 150912

TP # 06675-008-000

TP # 06677-003-000

TP # 06675-004-000



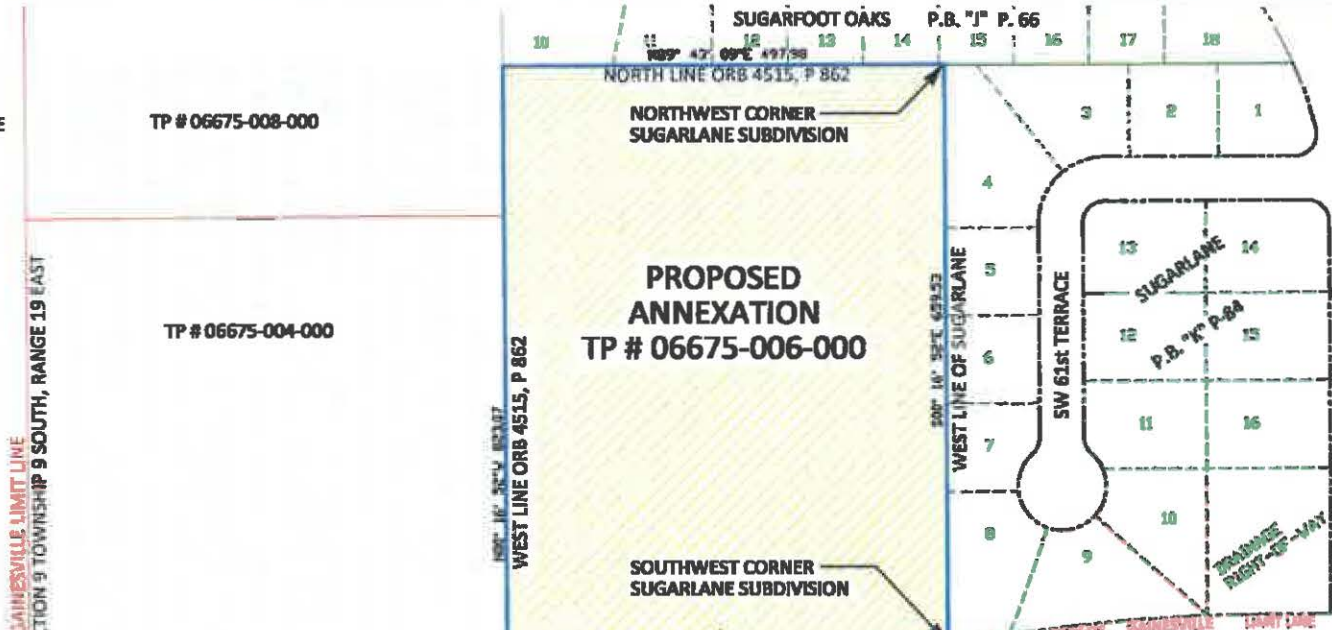
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

POINT OF COMMENCEMENT
S.E. CORNER LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK
4475, PAGE 1519

EXISTING CITY OF GAINESVILLE LIMIT LINE
WEST LINE OF THE EAST 1980 FEET OF SECTION 9 TOWNSHIP 9 SOUTH, RANGE 19 EAST

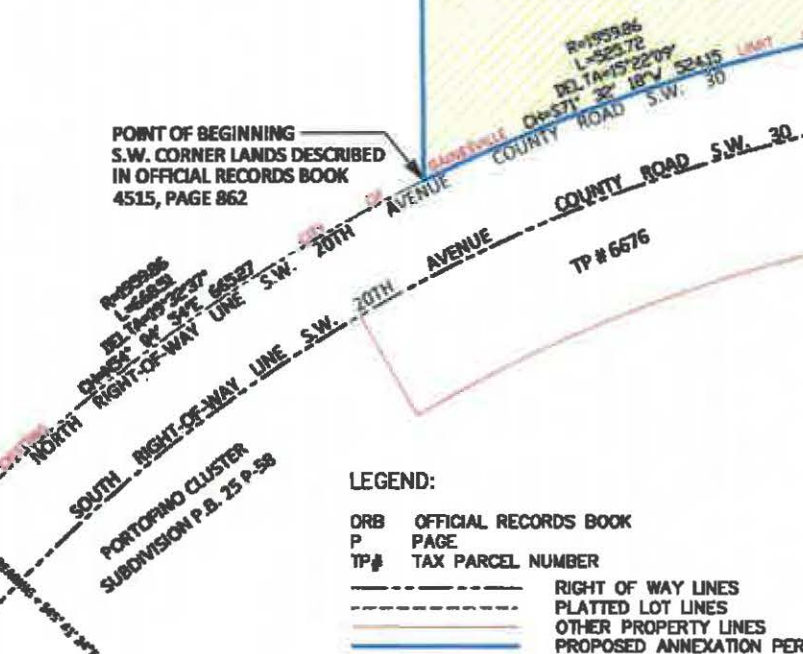


**PROPOSED
ANNEXATION
TP # 06675-006-000**

SOUTHWEST CORNER
SUGARLANE SUBDIVISION

NORTHWEST CORNER
SUGARLANE SUBDIVISION

POINT OF BEGINNING
S.W. CORNER LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK
4515, PAGE 862



LANDS ANNEXED BY ORDINANCE
NUMBER 150912

TP # 6676

TP # 6677

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- P PAGE
- TP# TAX PARCEL NUMBER
- RIGHT OF WAY LINES
- - - PLATTED LOT LINES
- ___ OTHER PROPERTY LINES
- PROPOSED ANNEXATION PERIMETER

THIS IS NOT A BOUNDARY SURVEY

NOT COMPLETE WITHOUT DESCRIPTION FOUND ON SHEET 1

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
ENGINEERING SUPPORT SERVICES
405 NW 30TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32609-0490
OFFICE (352) 383-8194

PROPOSED ANNEXATION ALONG SW 20TH AVENUE
A PORTION OF ORB 4515, P 860
TAX PARCEL NO. 06675-006-000

FOR INFORMATION PURPOSES ONLY, NOT VALID WITHOUT
THE SIGNATURE AND ORIGINAL SEALED SEAL OF A
LICENSED SURVEYOR AND REGISTER.

PATRICK H. DUNCAN, SURVEYOR & MAPPER
FLORIDA CERTIFICATION NUMBER 5366

DRAWN BY: PRD	ACAD FILENAME: TP 6675-6	8/28/17
CHECKED BY: TH	PROJECT: DUNCAN ANNEX	SHEET 2 OF 2

EXHIBIT B TO ORDINANCE NO. 200253

