

ORDINANCE NO. 200884

1  
2  
3       **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**  
4       **Atlas by rezoning approximately 0.99 acres of property generally located at**  
5       **2020 West University Avenue, as more specifically described in this ordinance,**  
6       **from Planned Development (PD) to Urban 4 (U4); providing directions to the**  
7       **City Manager; providing a severability clause; providing a repealing clause; and**  
8       **providing an effective date.**  
9

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

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

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

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

26       **WHEREAS,** this ordinance, which was noticed as required by law, will amend the Zoning Map  
27       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 February 25, 2021, 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 hearings the parties in interest and all others had an opportunity to be and were, in fact,  
37 heard; 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. 200883 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 Planned Development (PD) to Urban 4 (U4):

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 until the amendment to the City of Gainesville  
60 Comprehensive Plan adopted by Ordinance No. 200883 becomes effective as provided therein.

61 **PASSED AND ADOPTED** this 5<sup>th</sup> day of August, 2021.

62  
63  
64  
65  
66  
67



LAUREN POE  
MAYOR

68 Attest:

Approved as to form and legality:

69  
70  
71  
72  
73



OMICHELE D. GAINNEY  
CITY CLERK



NICOLLE M. SHALLEY  
CITY ATTORNEY

74  
75  
76  
77  
78  
79

This ordinance passed on first reading the 19<sup>th</sup> day of July, 2021.

This ordinance passed on adoption reading the 5<sup>th</sup> day of August, 2021.

## **LEGAL DESCRIPTIONS**

---

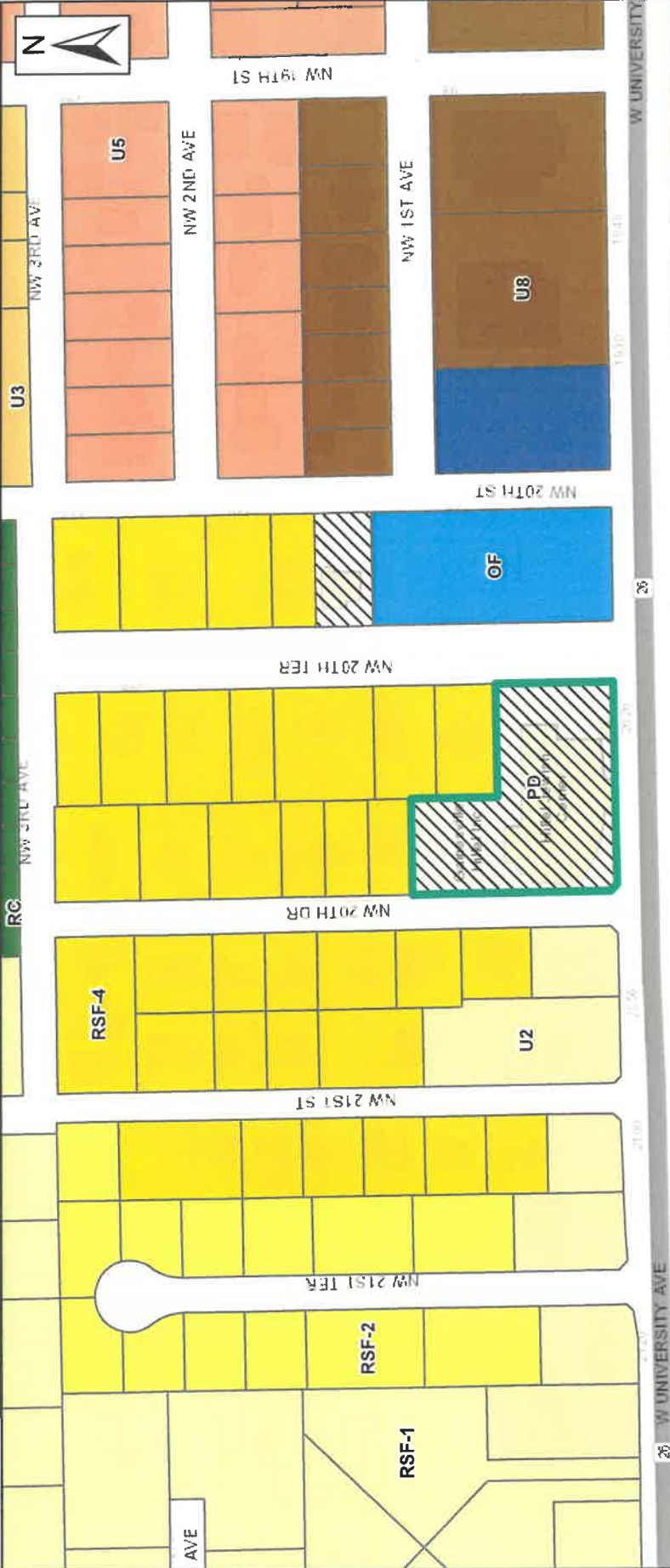
DESCRIPTION: (O.R.B. 1691, PAGE 1811) (SHOWN HEREON AS PARCEL "A")

LOTS ONE (1) AND TWO (2), LESS THE NORTH 5.00 FEET THEREOF, LYING AND BEING IN BLOCK 2 OF COLLEGE COURT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 134 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID COLLEGE COURT BEING A RESURVEY AND SUBDIVISION OF LOT 7 OF VOYLE'S SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AS RECORDED IN DEED BOOK "P", PAGE 500.

DESCRIPTION: (O.R.B. 1716, PAGE 0207) (SHOWN HEREON AS PARCEL "B")

LOTS ONE (1), TWO (2) AND THREE (3) OF RAY'S SUBDIVISION IN THE EAST PART OF LOT 8, OF VOYLES SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ACCORDING TO PLAT OF SAME RECORDED IN PLAT BOOK "C", PAGE 51, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS RIGHT OF WAY DESCRIBED IN DEED BOOK 346, PAGE 468, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

# Existing Zoning - Hillel Center



**Parcel 15166-000-000**

Parcels

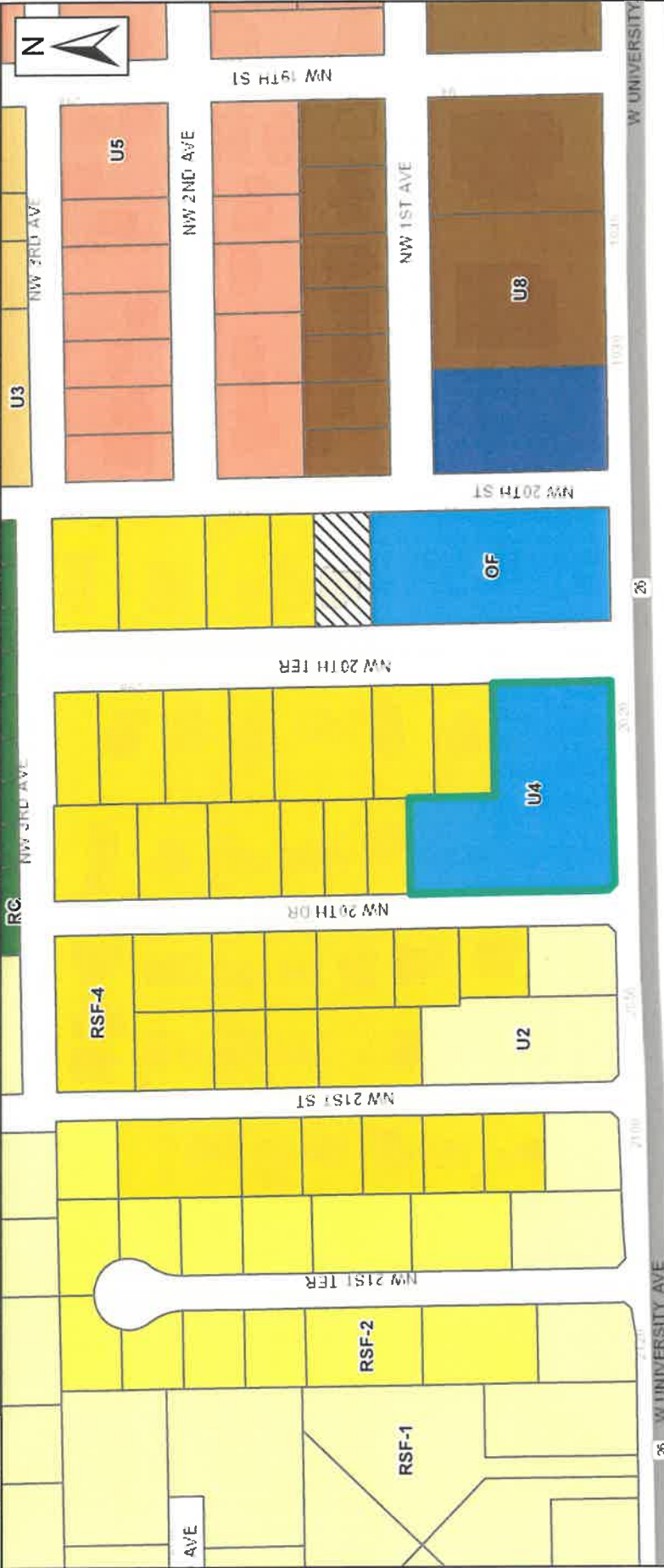
**Zoning Districts**

- ED: Educational Services
- OF: General Office
- PD: Planned Development
- RC: Residential Conservation
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-4: Single-Family Residential
- U2: Urban 2
- U3: Urban 3
- U5: Urban 5
- U8: Urban 8





# Proposed Zoning - Hillel Center



**Parcel 15166-000-000**

**Parcels**

- ED: Educational Services
- OF: General Office
- PD: Planned Development
- RC: Residential Conservation
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-4: Single-Family Residential
- U2: Urban 2
- U3: Urban 3
- U4: Urban 4
- U5: Urban 5
- U8: Urban 8

