1	ORDINANCE NO. 140472	
2 3 4 5 6 7 8 9	An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 4.4 acres of property generally located northeast of the intersection of Williston Road and SE 16 th Avenue, as more specifically described in this ordinance, from Multiple-Family Medium-Density Residential District (RMF-6) to Conservation District (CON); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.	
10 11	WHEREAS, notice was given as required by law that the Zoning Map Atlas of the City	
12	of Gainesville, Florida, be amended by rezoning certain property from Multiple-Family Medium-	
13	Density Residential District (RMF-6) to Conservation District (CON); and	
14	WHEREAS, on October 23, 2014, a public hearing was held by the City Plan Board,	
15	which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, where it	
16	voted to recommend that the City Commission adopt this ordinance; and	
17	WHEREAS, at least ten (10) days' notice has been given once by publication in a	
18	newspaper of general circulation notifying the public of this proposed ordinance and of public	
19	hearings in the City Hall Auditorium located on the first floor of City Hall in the City of	
20	Gainesville; and	
21	WHEREAS, the public hearings were held pursuant to the notice described above at	
22	which hearings the parties in interest and all others had an opportunity to be and were, in fact,	
23	heard; and	
24	WHEREAS, the City Commission finds that the rezoning of the property described	
25	herein will be consistent with the City of Gainesville Comprehensive Plan when City of	
26	Gainesville Ordinance No. 140471 becomes effective as provided therein.	
27	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE	

CITY OF GAINESVILLE, FLORIDA:

28

1	Section 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
2	following property from Multiple-Family Medium-Density Residential District (RMF-6) to
3	Conservation District (CON):
4 5 6 7 8	See legal description attached as Exhibit "A" and made a part hereof as if set forth in full. The location of the property is shown on Exhibit "B" for visual reference. In the event of conflict or inconsistency, Exhibit "A" shall prevail over Exhibit "B".
9	Section 2. The City Manager or designee is authorized and directed to make the
10	necessary changes to the Zoning Map Atlas to comply with this ordinance.
11	Section 3. If any word, phrase, clause, paragraph, section or provision of this ordinance
12	or the application hereof to any person or circumstance is held invalid or unconstitutional, such
13	finding shall not affect the other provisions or applications of this ordinance that can be given
14	effect without the invalid or unconstitutional provision or application, and to this end the
15	provisions of this ordinance are declared severable.
16	Section 4. All ordinances or parts of ordinances in conflict herewith are to the extent of
17	such conflict hereby repealed.
18	Section 5. This ordinance shall become effective immediately upon adoption; however,
19	the rezoning shall not become effective until the amendment to the City of Gainesville
20	Comprehensive Plan adopted by Ordinance No. 140471 becomes effective as provided therein.

21

1	PASSED AND ADOPTED this 4th day of June, 2015.		
2			
3			
4		<110 0 11	
5		Sol B. Bradly	
6		EDWARD B. BRADDY $\mathscr O$	
7		MAYOR	
8			
9	Attest:	Approved as to form and legality:	
10	14411	\mathcal{O}	
11		CA Manda 10 Mand	
12	Ву:	By: Ricelle M Aballey	
13	KURT LANNON	NICOLLE M. SHALLEY	
14	CLERK OF THE COMMISSION	CITY ATTORNEY	
15			
16			
17	This ordinance passed on first reading this 21st day of May, 2015.		
18			
19	This ordinance passed on second reading this 4th day of June, 2015.		

EXHIBIT "A" TO ORDINANCE NO. 140472

Sweetwater - ACF

That part of Section 9, Township 10 South, Range 20 East, Alachua County, Florida, and being more particularly described as follows.

Commence at the Southeast corner of the D. L. Clinch Grant for a Point of Reference; thence North 4 deg. 29 min. 56 sec. East, a distance of 1551.12 feet to a 4" by 4" concrete monument (no identification [ID]) on the west line of Section 16, Township 10 South, Range 20 East; thence North 04 deg. 23 min. 53 sec. East along the said west line of Section 16, and along the east line of the said Clinch Grant, a distance of 1720.75 feet to a 4" by 4" concrete monument (No ID) at an intersection with the southeasterly right of way line of State Road No. 331 (a 150.0 foot right of way); thence North 27 deg. 29 min. 16 sec. East along the said southeasterly right of way line, a distance of 2456.11 feet to a 5/8" feet rebar and cap (LB 2389) at the most westerly corner of the City Of Gainesville property, as per Official Record Book 3339, page 1428 of the public records of said Alachua County, and also being the Point of Beginning; thence South 58 deg. 39 min. 44 sec. East along the southwesterly boundary line of the said City property, a distance of 417.13 feet to a 5/8" rebar and cap (LB 2389); thence South 00 deg. 00 min. 00 sec. West along the westerly boundary line of the said City property, a distance of 309.68 feet to a 5/8" rebar and cap (LB 2389); thence North 90 deg. 00 min. 00 sec. West on a westerly prolongation of the south boundary line of the said City property, a distance of 461.19 feet to an intersection with the southeasterly right of way line of a City of Gainesville Electrical Transmission line, as per deed recorded in Official Record Book 839, page 902 of the said public records of Alachua County; thence North 27 deg. 29 min. 55 sec. East along the said southeasterly right of way line, a distance of 140.40 feet to a concrete monument and cap (LB 2389) at the most easterly corner of the said Transmission line right of way; thence North 62 deg. 30 min. 44 sec. West along the most northerly right of way line of the said Transmission line, a distance of 150.0 feet to a concrete monument and cap (LB 2389) at an intersection with the said southeasterly right of way line of State Road No. 331; thence North 27 deg. 29 min. 16 sec. East along the said southeasterly right of way line of State Road No. 331, a distance of 375.19 feet to the said 5/8" rebar and cap (LB 2389) that marks the said Point of Beginning.

Containing approximately 194,210 square feet or 4.46 acres.

140472 ORDINANCE NO. $_{\rm L}^{\rm O}$ "B" EXHIBIT

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City of Gainesville **Zoning Districts**

12 units/acre Single-Family/Multiple-Family Residential 3.5 units/acre Single-Family Residential RSF-1 RMF-5 RMF-6 RMF-7

8-15 units/acre Multiple-Family Residential 8-21 units/acre Multiple-Family Residential

Public Services and Operations

Conservation

Zoning Districts Alachua County

Planned Development Conservation/Preservation PD CON-P

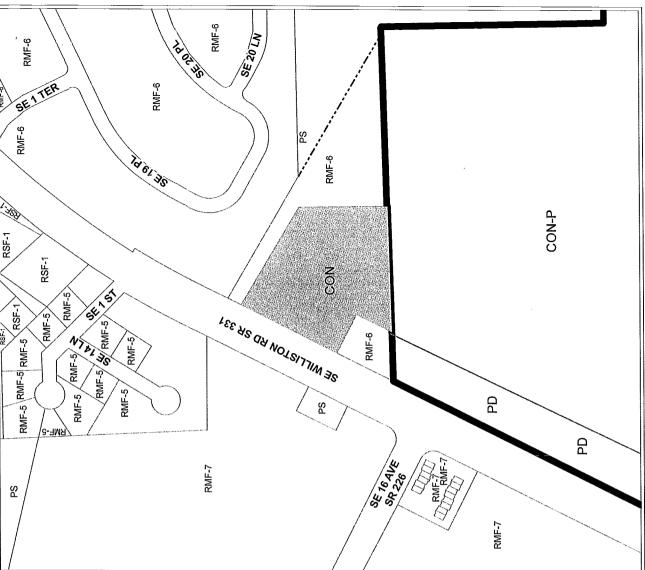


Division line between two zoning districts

City Limits

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Area



PROPOSED ZONING

Petition Number PB-14-121 ZON **Petition Request**

No Scale

Board of County Commissioners Name

Department, agent for Alachua County Alachua County Growth Management

Rezone property from RMF-6 (8-15 units/acre multiple-family residential district) to Conservation

EXHIBIT "B" TO ORDINANCE NO. 140472

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City of Gainesville **Zoning Districts**

2 units/acre Single-Family/Multiple-Family Residential 3.5 units/acre Single-Family Residential RSF-1 RMF-5 RMF-6 RMF-7 PS

8-15 units/acre Multiple-Family Residential 8-21 units/acre Multiple-Family Residential

Public Services and Operations

Zoning Districts Alachua County

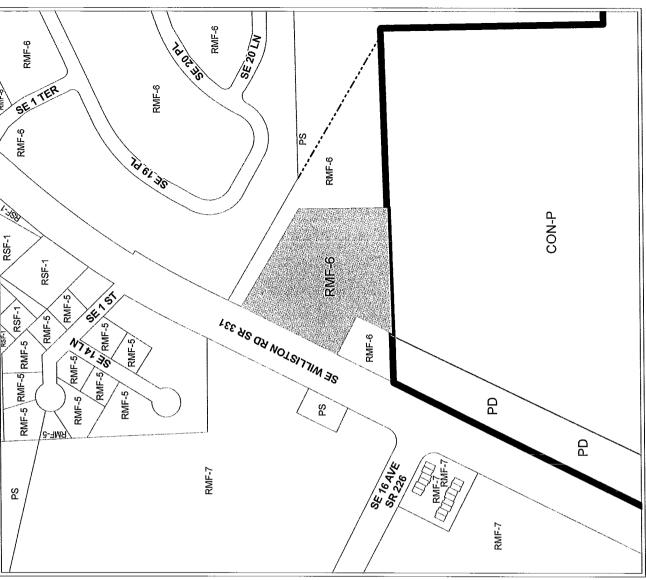
Planned Development Conservation/Preservation PD CON-P



Division line between two zoning districts

City Limits

Area



EXISTING ZONING

Petition Number

PB-14-121 ZON

*

No Scale

Name

Department, agent for Alachua County Alachua County Growth Management Board of County Commissioners

Rezone property from RMF-6 (8-15 units/acre multiple-family residential district) to Conservation

Petition Request