

D R A F T

11/1/2010

ORDINANCE NO. 100142

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4 **An ordinance of the City of Gainesville, Florida, amending the Zoning**
5 **Map Atlas and rezoning certain property, as more specifically**
6 **described in this Ordinance, from the zoning category of “RMF-6: 8-**
7 **15 units/acre multiple-family residential district” to “CON:**
8 **Conservation district”; located in the vicinity of South of S.W. 20th**
9 **Avenue between I-75 and Forest Park; providing a severability clause;**
10 **providing a repealing clause; and providing an immediate effective**
11 **date.**

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14 **WHEREAS**, publication of notice of a public hearing was given that the Zoning Map
15 Atlas be amended by rezoning certain property from the zoning category of “RMF-6: 8-15
16 units/acre multiple-family residential district” to “CON: Conservation district”; and

17 **WHEREAS**, notice was given and publication made as required by law and a public
18 hearing was held by the City Plan Board on May 27, 2010; and

19 **WHEREAS**, the City Commission finds that the rezoning of the property described herein
20 will be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

21 **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10 inches
22 long was placed in a newspaper of general circulation and of the public hearing to be held in the City
23 Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven (7) days
24 after the day the first advertisement was published; and

25 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was
26 placed in the aforesaid newspaper notifying the public of the second public hearing to be held at the
27 adoption stage at least five (5) days after the day the second advertisement was published; and

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1 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
2 described above at which hearings the parties in interest and all others had an opportunity to be and
3 were, in fact, heard.

4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
5 **CITY OF GAINESVILLE, FLORIDA:**

6 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
7 following described property from the zoning category of "RMF-6: 8-15 units/acre multiple-
8 family residential district" to "CON: Conservation district":

9 See Legal Description attached hereto as Exhibit "A", and made a part hereof
10 as if set forth in full.

11 **Section 2.** The City Manager is authorized and directed to make the necessary changes in
12 the Zoning Map to comply with this Ordinance.

13 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance
14 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
15 finding shall not affect the other provisions or applications of the ordinance which can be given
16 effect without the invalid or unconstitutional provisions or application, and to this end the
17 provisions of this ordinance are declared severable.

18 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
19 such conflict hereby repealed.

20 **Section 5.** This ordinance shall become effective immediately upon final adoption; however,
21 the rezoning shall not become effective until the amendment to the City of Gainesville 2000-2010
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1 Comprehensive Plan adopted by Ordinance No. 100141 becomes effective as provided therein.

2 PASSED AND ADOPTED this ____ day of _____, 2010.

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CRAIG LOWE, MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

11 _____ By: _____
12 KURT LANNON, MARION J. RADSON, CITY ATTORNEY
13 CLERK OF THE COMMISSION

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This ordinance passed on first reading this ____ day of 2010.

This ordinance passed on second reading this ____ day of 2010.

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE RUN NORTH $00^{\circ}48'32''$ WEST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 758.18 FEET TO AN INTERSECTION WITH THE NORTHEAST CORNER OF LOT 7 AS RECORDED IN PLAT BOOK "A", PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (PRACF); THENCE DEPARTING SAID EAST LINE OF SECTION 10 RUN SOUTH $89^{\circ}19'07''$ WEST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 2017.90 FEET; THENCE RUN NORTH $32^{\circ}39'40''$ WEST A DISTANCE OF 667.10 FEET TO THE WEST MOST CORNER OF PARCEL B AS DESCRIBED IN OFFICIAL RECORDS BOOK 1997 PAGE 2460, ET. SEQ. (PRACF) AND THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE RUN NORTH $89^{\circ}19'07''$ EAST ALONG THE NORTH LINE OF SAID PARCEL B A DISTANCE OF 885.89 FEET; THENCE RUN NORTH $05^{\circ}05'09''$ EAST ALONG THE WEST LINE OF SAID PARCEL B A DISTANCE OF 766.24 FEET; THENCE RUN NORTH $14^{\circ}40'31''$ WEST ALONG THE WEST LINE OF SAID PARCEL B A DISTANCE OF 780.25 FEET; THENCE LEAVING WEST LINE OF SAID PARCEL B RUN SOUTH $54^{\circ}18'58''$ EAST A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH $19^{\circ}14'09''$ EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH $61^{\circ}06'10''$ EAST A DISTANCE OF 160.00 FEET; THENCE RUN SOUTH $15^{\circ}31'44''$ EAST A DISTANCE OF 85.00 FEET; THENCE RUN SOUTH $83^{\circ}23'49''$ EAST A DISTANCE OF 120.00 FEET; THENCE RUN SOUTH $27^{\circ}20'02''$ EAST A DISTANCE OF 142.00 FEET; THENCE RUN SOUTH $01^{\circ}48'06''$ EAST A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH $18^{\circ}19'57''$ WEST A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH $05^{\circ}53'28''$ WEST A DISTANCE OF 195.00 FEET; THENCE RUN SOUTH $05^{\circ}11'11''$ EAST A DISTANCE OF 205.00 FEET; THENCE RUN SOUTH $14^{\circ}53'28''$ WEST A DISTANCE OF 820.00 FEET; THENCE RUN SOUTH $64^{\circ}43'47''$ WEST A DISTANCE OF 455.00 FEET; THENCE RUN NORTH $63^{\circ}58'49''$ WEST A DISTANCE OF 445.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL B; THENCE RUN NORTH $32^{\circ}39'40''$ WEST ALONG THE WEST LINE OF SAID PARCEL B A DISTANCE OF 250.00 FEET TO THE WEST MOST CORNER OF SAID PARCEL B AND THE POINT OF BEGINNING, SAID PARCEL CONTAINING 559611 SQUARE FEET (12.85 ACRES), MORE OR LESS.

EXHIBIT "A"