

ORDINANCE NO. 120525

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately .04 acres of property generally located at 1126 NW 7th Avenue, as more specifically described in this ordinance, from Public services and operations district (PS) to Single-family residential district (RSF-4); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, notice was given as required by law that the Zoning Map Atlas of the City of Gainesville, Florida, be amended by rezoning certain property from Public services and operations district (PS) to Single-family residential district (RSF-4); and

WHEREAS, notice was given as required by law and a public hearing was held by the City Plan Board on October 25, 2012; and

WHEREAS, at least thirty (30) days notice has been given by mail to each real property owner whose land will be redesignated by enactment of this ordinance and whose address is known by reference to the latest ad valorem tax records, notifying such property owners of this proposed ordinance and of a public hearing in the City Hall Auditorium, First Floor, City Hall, in the City of Gainesville; and

WHEREAS, at least ten (10) days notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a public hearing in the City Hall Auditorium, First Floor, City Hall, in the City of Gainesville; and

WHEREAS, the public hearing was held pursuant to the notices described above at which hearing the parties in interest and all others had an opportunity to be and were, in fact, heard; and

WHEREAS, the City Commission finds that the rezoning of the property described herein will be consistent with the City of Gainesville Comprehensive Plan when City of Gainesville Ordinance No. 120524 becomes effective as provided therein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
Petition No. PB-12-111 ZON

CITY OF GAINESVILLE, FLORIDA:

Section 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the following property from Public services and operations district (PS) to Single-family residential district (RSF-4):

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."

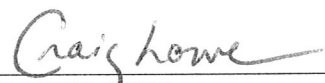
Section 2. The City Manager is authorized and directed to make the necessary changes to the Zoning Map to comply with this ordinance.

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

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

Section 5. This ordinance shall become effective immediately upon final adoption; however, the rezoning shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 120524 becomes effective as provided therein.

PASSED AND ADOPTED this 21st day of February, 2013




CRAIG LOWE
MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: 
KURT LANNON
CLERK OF THE COMMISSION

By: 
NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on this 21st day of February, 2013.

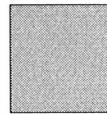
Legal Description

The Easterly 20 feet of the Northerly 90 feet of Lot 16, Block 4, as per the plat of the W.R. Thomas Subdivision, Plat Book "A", page 27.

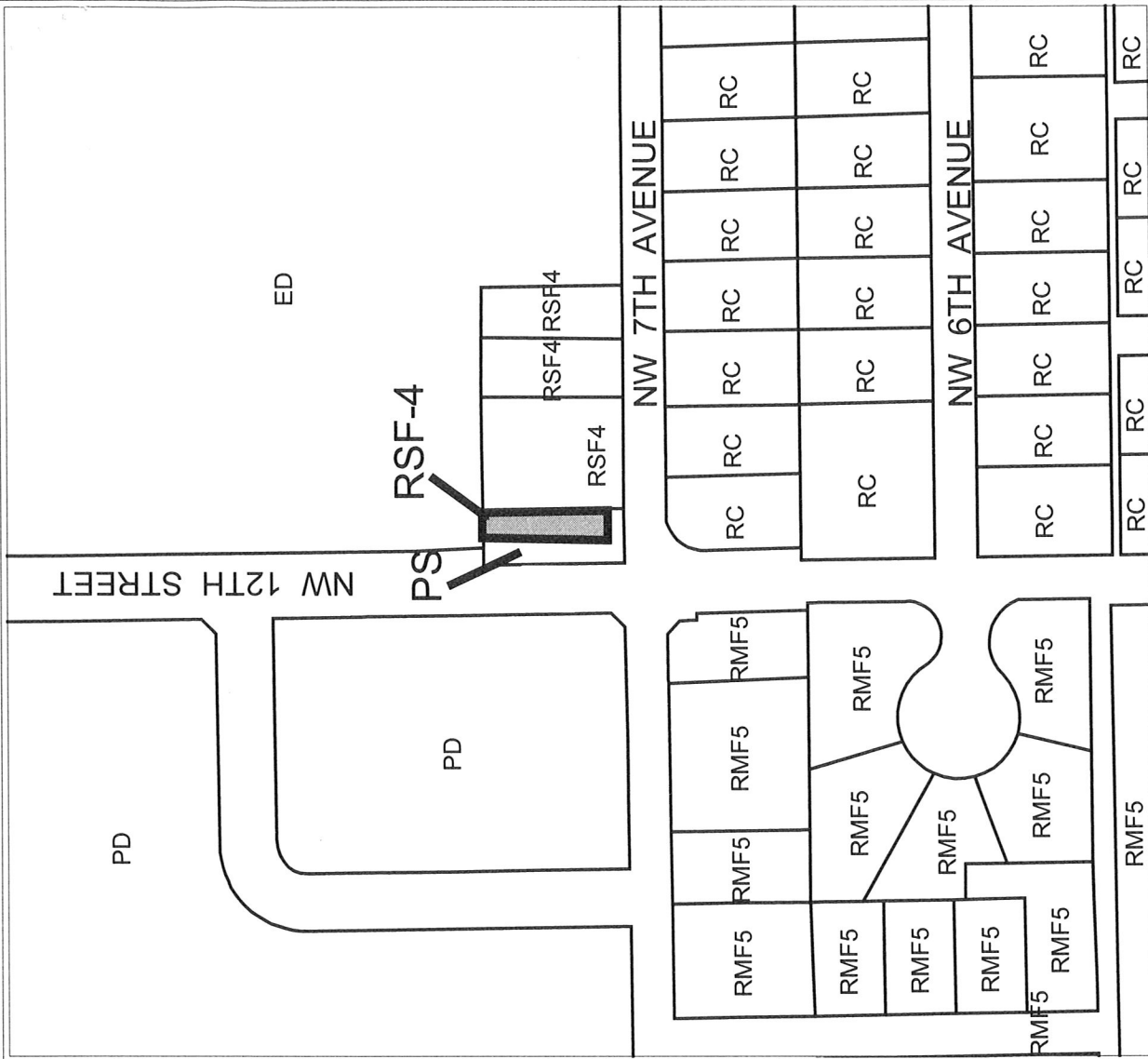
City of Gainesville Zoning Districts

- RSF-4 8 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development

Area under petition consideration



----- Division line between two zoning districts



PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Change zoning district from PS to RSF-4 on portion of parcel indicated	3950	PB-12-111 ZON



Exhibit "B"
to Ordinance No. 120525