

ORDINANCE NO. 080015
0-08-46

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas from the zoning category of “I-2: General industrial district” to “PS: Public services and operations district,” as more specifically described in this Ordinance; to permit the Gainesville Regional Transit System Operations and Maintenance Facility Public Services Zoning Report; allowing the uses permitted by right as more specifically described in this ordinance, with the approval of a preliminary development plan; located in the vicinity of 100 Southeast 10th Avenue; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, publication of notice of a public hearing was given that the Zoning Map Atlas be amended by rezoning certain property from the zoning category of “I-2: General industrial district” to “PS: Public services and operations district,” as more specifically described in this ordinance; and

WHEREAS, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on May 15, 2008; and

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

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

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

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 “I-2: General industrial district” to
8 “PS: Public services and operations district”:

9 See Legal Description attached hereto as Exhibit "A", and made a part
10 hereof as if set forth in full.
11

12 **Section 2.** The preliminary development plan consisting of: (1) the public services
13 zoning report consisting of 15 sheets and (2) the preliminary development plan maps consisting
14 of 2 sheets, are attached to this Ordinance as Exhibit “B” and made a part hereof as if set forth in
15 full, is approved in accordance with Sec. 30-75 of the Land Development Code.

16 **Section 3.** The uses permitted by right on the property described in Section 1 of this
17 Ordinance are Major Group (MG) 91 “Executive, Legislative, and General Government, Except
18 Finance” and IN 4111 “Local and Suburban Transit,” that includes the following more specific
19 uses: organizational administration, employee training, employee parking, employee lounge,
20 dispatch operations, fleet maintenance, fleet parking, fueling operations, and customer service;
21 and any accessory uses customarily and clearly incidental to any permitted principal use.

22 **Section 4.** The City Manager is authorized and directed to make the necessary changes in
23 the Zoning Map to comply with this Ordinance.

Section 5. 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 the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

Section 6. All ordinances, or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed.

Section 7. This ordinance shall become effective immediately upon final adoption.

PASSED AND ADOPTED this 20th day of November, 2008.

Pegeen Hanrahan
Pegeen Hanrahan, Mayor

ATTEST:

Approved as to form and legality:

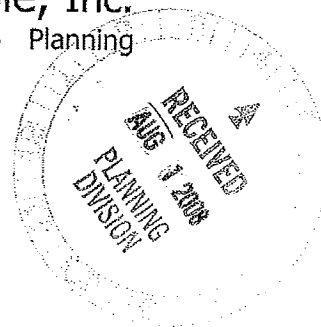
KURT LANNON,
CLERK OF THE COMMISSION

By: Marion J. Radson
MARION J. RADSON, CITY ATTORNEY
NOV 20 2008

This ordinance passed on first reading this 6th day of November, 2008.

This ordinance passed on second reading this 20th day of November, 2008.

Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning



PREPARED FOR: GAINESVILLE REGIONAL TRANSIT SYSTEM (RTS)

LEGAL DESCRIPTION 1 OF 2

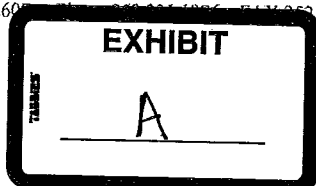
DRAWING FILE NUMBER: 07-0606

Date: March 10, 2008

LEGAL DESCRIPTION: (1 OF 2)

A 2.12 ACRE PARCEL OF LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST, BEING A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1551, PAGE 39 AND OFFICIAL RECORDS BOOK 838, PAGES 968 THROUGH 969 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW QUARTER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE NORTH 00 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 973.93 FEET TO A POINT ON THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1551, PAGE 39 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1412.68 FEET, A CENTRAL ANGLE OF 07 DEGREES 14 MINUTES 22 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 09 MINUTES 08 SECONDS WEST, 178.37 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AND SOUTHERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1551, PAGE 39. AN ARC DISTANCE OF 178.49 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGES 968 AND 969 OF SAID PUBLIC RECORDS; THENCE NORTH 00 DEGREES 54 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGES 968 AND 969, A DISTANCE OF 39.84 FEET; THENCE DEPARTING SAID WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGES 968 AND 969, SOUTH 72 DEGREES 11 MINUTES 45 SECONDS EAST, 43.43 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 221.12 FEET, A CENTRAL ANGLE OF 28 DEGREES 30 MINUTES 13 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 40 MINUTES 21 SECONDS EAST, 108.87 FEET; THENCE EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 110.00 FEET TO THE EAST LINE OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE. SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 686.30 FEET, A CENTRAL ANGLE OF 11 DEGREES 49 MINUTES 22 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 32 MINUTES 33 SECONDS EAST, 141.36 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 141.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 64 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 111.51 FEET TO THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1551, PAGE 39, THENCE SOUTH 25 DEGREES 29 MINUTES 23 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 417.35 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1551, PAGE 39; THENCE ALONG SAID SOUTHERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1551, PAGE 39, NORTH 74 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 124.34 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE. SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1412.68 FEET, A CENTRAL ANGLE OF 12 DEGREES 37 MINUTES 46 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 05 MINUTES 11 SECONDS WEST, 310.76 FEET; THENCE WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 311.39 FEET TO THE WEST LINE OF THE NW QUARTER OF SECTION 9 AND THE POINT OF BEGINNING. CONTAINING 2.12 ACRES, MORE OR LESS.



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning

PREPARED FOR: GAINESVILLE REGIONAL TRANSIT SYSTEM (RTS)

LEGAL DESCRIPTION 2 OF 2

DRAWING FILE NUMBER: 07-0606

Date: March 10, 2008

LEGAL DESCRIPTION: (2 OF 2)

A PARCEL OF LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW QUARTER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE NORTH 00°54'58" WEST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1590.15 FEET TO THE NORTHERLY LINE OF A 150 FOOT WIDE POWER LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGES 968-969 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 40°27'17" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 814.05 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SE 4TH STREET; THENCE SOUTH 23°54'08" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 144.20 FEET TO THE CENTERLINE OF FORMER SE VEITCH STREET, VACATED BY CITY OF GAINESVILLE ORDINANCE NUMBER 040753, RECORDED IN OFFICIAL RECORDS BOOK 3102, PAGE 1030 OF SAID PUBLIC RECORDS; THENCE SOUTH 40°27'17" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 230.89 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE SOUTH 25°25'34" EAST, ALONG SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS CURRENTLY OWNED BY THE CITY OF GAINESVILLE, A DISTANCE OF 284.51 FEET TO THE SOUTHERLY LINE OF LANDS CURRENTLY OWNED BY THE CITY OF GAINESVILLE; THENCE SOUTH 40°37'57" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 611.14 FEET; THENCE SOUTH 67°42'00" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 47°24'58" WEST, A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 243.99 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°21'43" WEST, 261.75 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°52'41", AN ARC DISTANCE OF 276.28 FEET TO THE END OF SAID CURVE AND TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGE 968-969 OF SAID PUBLIC RECORDS; THENCE NORTH 00°54'58" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 287.31 FEET TO THE AFOREMENTIONED NORTHERLY LINE OF A 150 FOOT WIDE POWER LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGES 968-969, OF SAID PUBLIC RECORDS; THENCE NORTH 40°27'17" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 226.95 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.18 ACRES, MORE OR LESS.

