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3 **ORDINANCE NO. 110078**

4 **An ordinance of the City of Gainesville amending the Zoning**
5 **Map Atlas by removing the Significant Ecological Communities**
6 **Overlay District from certain property commonly known as**
7 **Hatchet Creek PUD generally located south of Northeast 53rd**
8 **Avenue, east of Northeast 15th Street, north of Northeast 39th**
9 **Avenue and west of Waldo Road, as more specifically described**
10 **in this ordinance; providing directions to the codifier; providing**
11 **a severability clause; providing a repealing clause; and**
12 **providing an effective date.**

13 **WHEREAS**, publication of notice of a public hearing was given that the Zoning Map
14 Atlas be amended by rezoning certain properties by removing the significant ecological
15 communities overlay district; and

16 **WHEREAS**, notice was given and publication made as required by law and a public
17 hearing was held by the City Plan Board on April 28, 2011 and by the City Commission on August
18 4, 2011; and

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

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

26 **WHEREAS**, the public hearings were held pursuant to the notices described above at
27 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
28 heard; and

1 **WHEREAS**, the City finds that the removal of the overlay district as provided in this
2 Ordinance is consistent with the City of Gainesville Comprehensive Plan.

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

5 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by removing the
6 Significant Ecological Communities Overlay District (imposed by City of Gainesville Ordinance
7 No. 050160) from certain property as shown on the map attached hereto as Exhibit “A”. Exhibit
8 “A” is made a part hereof as if set forth in full.

9 **Section 2.** The underlying zoning categories, as depicted on Exhibit “A”, on the
10 property are neither abandoned nor repealed; the existing zoning regulations remain in effect.
11 The removal of the significant ecological communities overlay district classification does not
12 modify existing zoning requirements. The requirements, regulations, and procedures set forth in
13 Chapter 30 of the Gainesville Code of Ordinances shall otherwise remain applicable to the
14 property.

15 **Section 3.** The City Manager is authorized and directed to make changes in the Zoning
16 Map Atlas in order to comply with this ordinance.

17 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
18 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
19 finding shall not affect the other provisions or applications of the ordinance which can be given
20 effect without the invalid or unconstitutional provisions or application, and to this end the
21 provisions of this ordinance are declared severable.

22 **Section 5.** All ordinances in conflict herewith are to the extent of such conflict hereby
23 repealed.

1 **Section 6.** This ordinance shall become effective immediately upon adoption; however,
2 the rezoning shall not become effective until Ordinance No. 110076 is adopted.

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4 **PASSED AND ADOPTED** this 2nd day of August, 2012

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10 ATTEST:


CRAIG LOWE
MAYOR

Approved as to form and legality

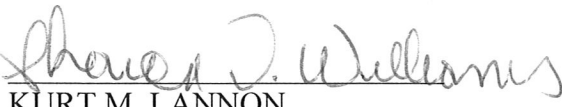
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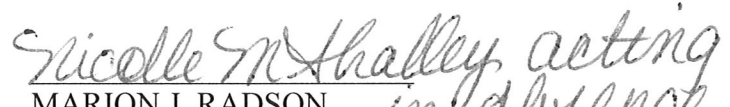
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KURT M. LANNON
CLERK OF THE COMMISSION


MARION J. RADSON
CITY ATTORNEY
*in absence
of Marion
Radson*

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17 This Ordinance passed on first reading this 19th day of July, 2012.

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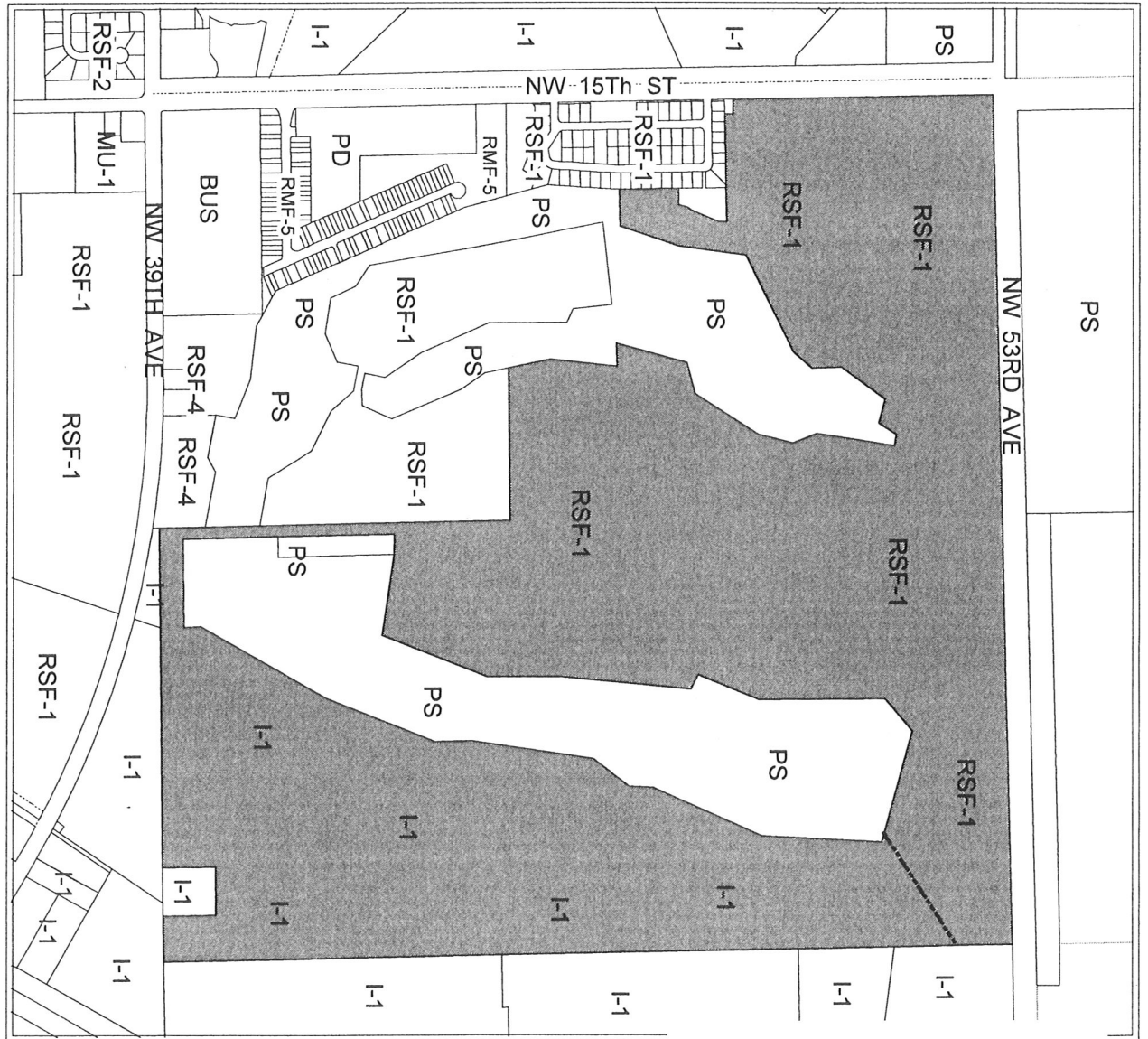
19 This Ordinance passed on second reading this 2nd day of August, 2012.

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU2 Up to 100 units/acre Urban Mixed-Use
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

Historic Preservation/Conservation District
Special Area Plan
Division line between two zoning districts
City Limits

Area in which
overlay district is
being removed



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Remove the Significant Ecological Communities Overlay District from a parcel.	3454	PB-11-17 ZON

