

**LEGISLATIVE #**

**180559A**

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3 **ORDINANCE NO. 180559**

4 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**  
5 **Atlas by rezoning approximately 20 acres of property generally located at 4500**  
6 **NW 27<sup>th</sup> Avenue, as more specifically described in this ordinance, from**  
7 **Planned Development District (PD) to General Office District (OF); providing**  
8 **directions to the City Manager; providing a severability clause; providing a**  
9 **repealing clause; and providing an effective date.**

10 **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a  
11 Comprehensive Plan to guide the future development and growth of the city; and

12 **WHEREAS**, Section 163.3177(6), Florida Statutes, requires the City of Gainesville  
13 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that  
14 designates the future general distribution, location, and extent of the uses of land for  
15 residential, commercial, industry, agriculture, recreation, conservation, education, public  
16 facilities, and other categories of the public and private uses of land, with the goals of  
17 protecting natural and historic resources, providing for the compatibility of adjacent land uses,  
18 and discouraging the proliferation of urban sprawl; and

19 **WHEREAS**, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or  
20 amend and enforce land development regulations that are consistent with and implement the  
21 Comprehensive Plan and that are combined and compiled into a single land development code  
22 for the city; and

23 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville  
24 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and  
25 land development regulations on specific classifications of land within the city; and

26 **WHEREAS**, this ordinance, which was requested by the owner(s) of the property that is the  
27 subject of this ordinance and which was noticed as required by law, will amend the Zoning Map  
28 Atlas by rezoning the subject property; and

29 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
30 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency  
31 pursuant to Section 163.3174, Florida Statutes, held a public hearing on November 29, 2018,  
32 and voted to recommend that the City Commission approve this rezoning; and

33 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of  
34 general circulation notifying the public of this proposed ordinance and of public hearings in the  
35 City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

36 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings  
37 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

38 **WHEREAS**, the City Commission finds that the rezoning of the property described herein is  
39 consistent with the City of Gainesville Comprehensive Plan.

40 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
41 **FLORIDA:**

42 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
43 following property from Planned Development District (PD) to General Office District (OF):

44 See legal description attached as **Exhibit A** and made a part hereof as if set forth  
45 in full. The location of the property is shown on **Exhibit B** for visual reference.  
46 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

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48 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary  
49 changes to the Zoning Map Atlas to comply with this ordinance.

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

55 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
56 conflict hereby repealed.

57 **SECTION 5.** This ordinance will become effective immediately upon adoption.

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59 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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\_\_\_\_\_  
LAUREN POE  
MAYOR

Attest:

Approved as to form and legality:

\_\_\_\_\_  
OMICHELE D. GAINEY  
CLERK OF THE COMMISSION

\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

## Legal Description

All of Lots 47 and 50, of a subdivision of Section 27, Township 9 South, Range 19 East Arredondo Grant, according the Plat thereof recorded in Plat Book "A" Page 55, of the Public Records of Alachua County, Florida.

# Petition PB-18-138 ZONING Current Zoning

Area Under Petition Consideration

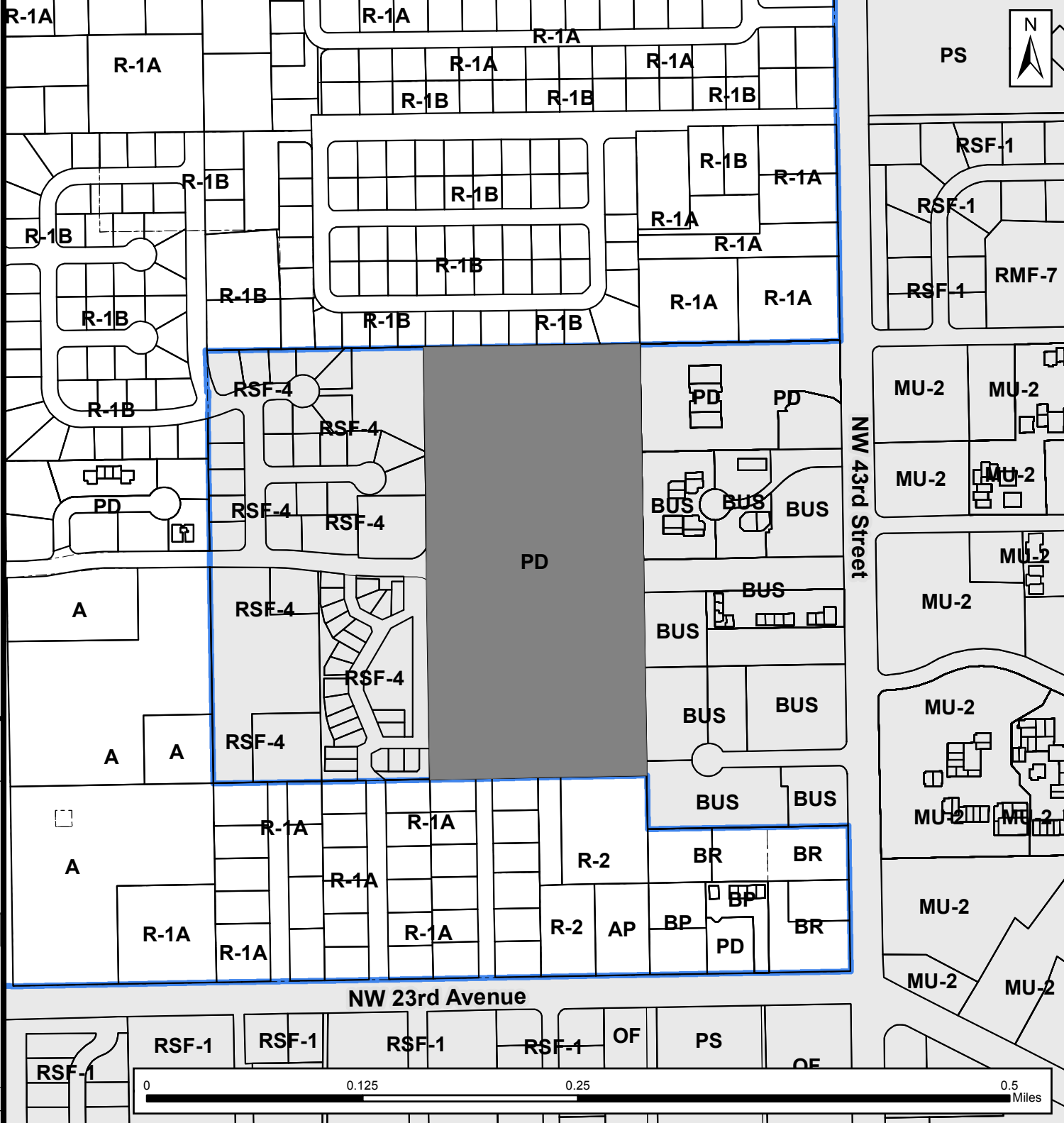
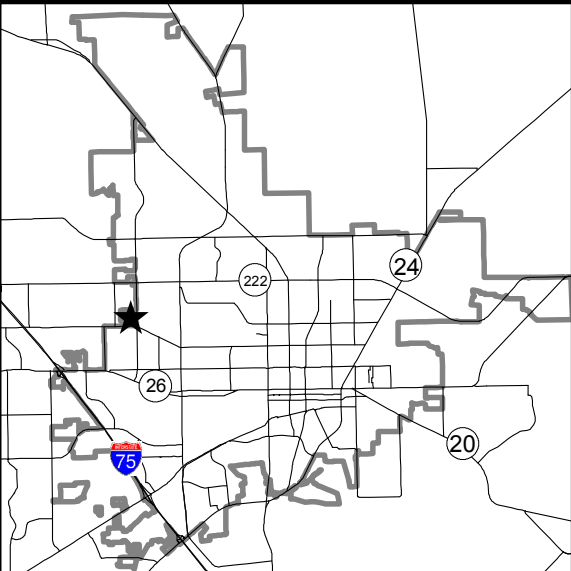
## City of Gainesville Zoning Districts

- BUS** General Business
- MU-2** Mixed-Use Medium Intensity
- OF** Office
- PD** Planned Development
- PS** Public Services and Operations
- RMF-7** Multi-Family
- RSF-1** Single Family
- RSF-4** Single Family

## Alachua County Zoning Districts

- A** Agriculture
- AP** Administrative and Professional
- BR** Business, Retail
- BP** Business and Professional
- R-1A** Single Family, Low Density
- R-1B** Single Family, Low Density
- R-2** Multiple Family, Medium Density
- PD** Planned Development District

Division line between two zoning districts  
 City Limits



# Petition PB-18-138 ZONING Proposed Zoning

Area Under Petition Consideration

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