



1 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map  
2 Atlas by rezoning the property that is the subject of this ordinance; and

3 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
4 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency  
5 pursuant to Section 163.3174, Florida Statutes, held a public hearing on October 26, 2017, and  
6 voted to recommend that the City Commission approve this rezoning; and

7 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a newspaper of  
8 general circulation notifying the public of this proposed ordinance and of public hearings in the  
9 City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

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

12 **WHEREAS**, the City Commission finds that the rezoning of the property described herein will be  
13 consistent with the City of Gainesville Comprehensive Plan when the amendment to the  
14 Comprehensive Plan adopted by Ordinance No. 170483 becomes effective as provided therein.

15 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
16 **FLORIDA:**

17 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
18 following property from Planned Development District (PD) and Residential Multi-Family (RMF-  
19 6) to Mixed-Use Low-Intensity (MU-1):

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

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25 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary

1 changes to the Zoning Map Atlas to comply with this ordinance.

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

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

9 **SECTION 5.** This ordinance shall become effective immediately upon adoption; however, the  
10 rezoning shall not become effective until the amendment to the City of Gainesville  
11 Comprehensive Plan adopted by Ordinance No. 170483 becomes effective as provided therein.

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13 **PASSED AND ADOPTED** this 7<sup>th</sup> day of June, 2018.

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LAUREN POE  
MAYOR

21 **Attest:**

Approved as to form and legality:

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OMICHELE GAINEY  
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY  
CITY ATTORNEY

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30 This ordinance passed on first reading this 15th day of March, 2018.

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32 This ordinance passed on second reading this 7th day of June, 2018.

Legal Description

A PARCEL OF LAND SITUATED IN LOTS 3, 4, 5 AND 6 OF JOHN B. DENTON LANDS AS RECORDED IN PLAT BOOK A, AT PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 3 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°31'21"WEST, ALONG THE WEST LINE OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 319.31 FEET TO THE SOUTH THE RIGHT OF WAY LINE OF SW 20<sup>th</sup> AVENUE, (100 FOOT WIDE RIGHT OF WAY); THENCE RUN NORTH 89°33'49"EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1363.26 FEET TO IT'S INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 89°33'49"EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF SW 20<sup>th</sup> AVENUE, A DISTANCE OF 936.24 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 45°26'11"EAST, A DISTANCE OF 35.36 FEET TO THE WEST RIGHT OF WAY LINE OF SW 52<sup>nd</sup> STREET, ( A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°26'11"EAST, A DISTANCE OF 770.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1605.65 FEET; THENCE RUN 898.34 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°03'22", SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°27'52"EAST, 886.67 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 32°29'32"EAST, A DISTANCE OF 287.85 FEET TO THE END OF SAID RIGHT OF WAY; THENCE RUN NORTH 57°30'28"EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 32°29'32"EAST, A DISTANCE OF 193.62 FEET TO THE NORTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1997 AT PAGE 2456 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°32'26"WEST, ALONG SAID LINE, A DISTANCE OF 243.97 FEET TO IT'S INTERSECTION WITH THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75; THENCE RUN ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 32°35'02" WEST, A DISTANCE OF 1076.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 23095.33 FEET; THENCE RUN 1312.24 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°15'20" AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°12'42"WEST, 1312.06 FEET TO THE END OF SAID CURVE AND THE **POINT OF BEGINNING**.  
ALL LYING AND BEING IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

**Petition  
PB-17-93 ZONING  
Existing Zoning Districts**

 Area under petition consideration

**City of Gainesville  
Zoning Districts**

- RSF-4 Single-Family Residential
- RMF-6 Multiple-Family Residential
- PD Planned Development
- CON Conservation
- PS Public Services and Operations

**Alachua County  
Land Use Categories**

- R-2A Multiple-Family Residential,  
Medium-Density

 Division line between two land use categories  
 City Limits

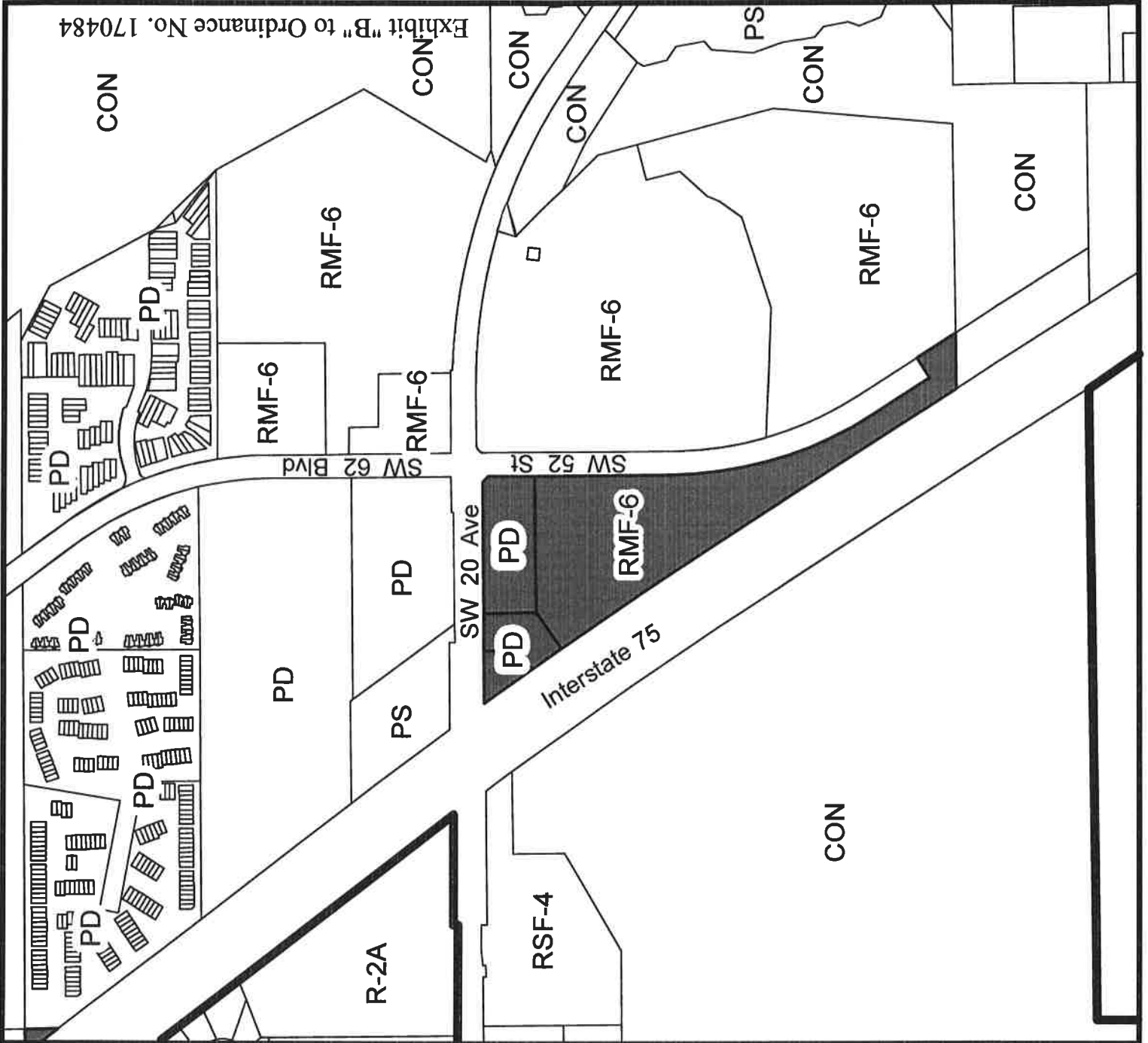
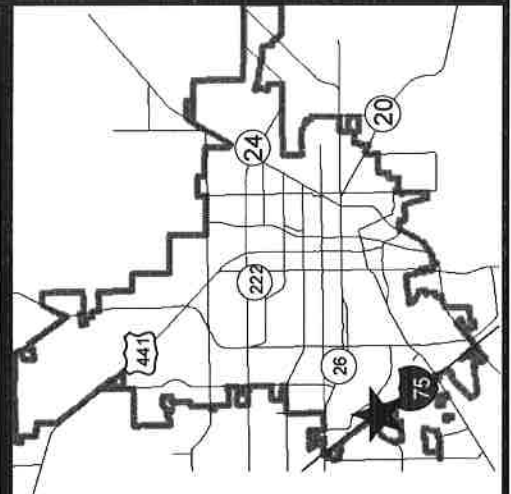


Exhibit "B" to Ordinance No. 170484

**Petition  
PB-17-93 ZON  
Proposed Zoning Districts**

 Area under petition consideration

**City of Gainesville  
Zoning Districts**

- RSF-4 Single-Family Residential
- RMF-6 Multiple-Family Residential
- MU-1 Mixed-Use Low-Intensity
- PD Planned Development
- CON Conservation
- PS Public Services and Operations

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