

ORDINANCE NO. 150845

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 3.7 acres of property generally located at 2200 NE Waldo Road, as more specifically described in this ordinance, from Mobile Home Residential District (MH) to Educational Services District (ED); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, by initiation of a petition by the owner(s) of the subject property, notice was given as required by law that the Zoning Map Atlas of the City of Gainesville, Florida, be amended by rezoning the subject property from Mobile Home Residential District (MH) to Educational Services District (ED); and

WHEREAS, the City Plan Board, which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on March 24, 2016, and voted to recommend that the City Commission approve this rezoning; 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 public hearings in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

WHEREAS, the public hearings were held pursuant to the notice described above at which hearings 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 the amendment to the Comprehensive Plan adopted by Ordinance No. 150844 becomes effective as provided therein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE

1 **CITY OF GAINESVILLE, FLORIDA:**

2 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
3 following property from Mobile Home Residential District (MH) to Educational Services District
4 (ED):

5 See legal description attached as **Exhibit A** and made a part hereof as
6 if set forth in full. The location of the property is shown on **Exhibit B**
7 for visual reference. In the event of conflict or inconsistency, **Exhibit**
8 **A** shall prevail over **Exhibit B**.
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10 **Section 2.** The City Manager or designee is authorized and directed to make the
11 necessary changes to the Zoning Map Atlas to comply with this ordinance.

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

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

19 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
20 the rezoning of the subject property shall not become effective until the amendment to the City of
21 Gainesville Comprehensive Plan adopted by Ordinance No. 150844 becomes effective as
22 provided therein.

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1 PASSED AND ADOPTED this 18th day of August, 2016.

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LAUREN POE, 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 first reading this 4th day of August, 2016.

This ordinance passed on second reading this 18th day of August, 2016.

LEGAL DESCRIPTION (AS PER THIS SURVEY)

A PARCEL OF LAND SITUATED WITHIN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1690, PAGE 2233, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL MARKING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE; THENCE RUN S89°49'21"E ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1710.36 FEET; THENCE RUN S00°10'39"W, A DISTANCE OF 33.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) LYING ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 23RD AVENUE; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 344.15 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) AND THE POINT OF BEGINNING; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 328.60 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S00°10'39"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.26 FEET TO A 1/2" STEEL ROD (NO ID.); THENCE RUN S57°02'24"E, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 329.41 FEET TO A 1/2" STEEL ROD (NO ID.) LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 24 (aka WALDO ROAD); THENCE RUN S30°41'38"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 286.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N59°18'22"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N61°04'41"W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 538.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, A DISTANCE OF 157.69 FEET TO THE POINT OF BEGINNING.

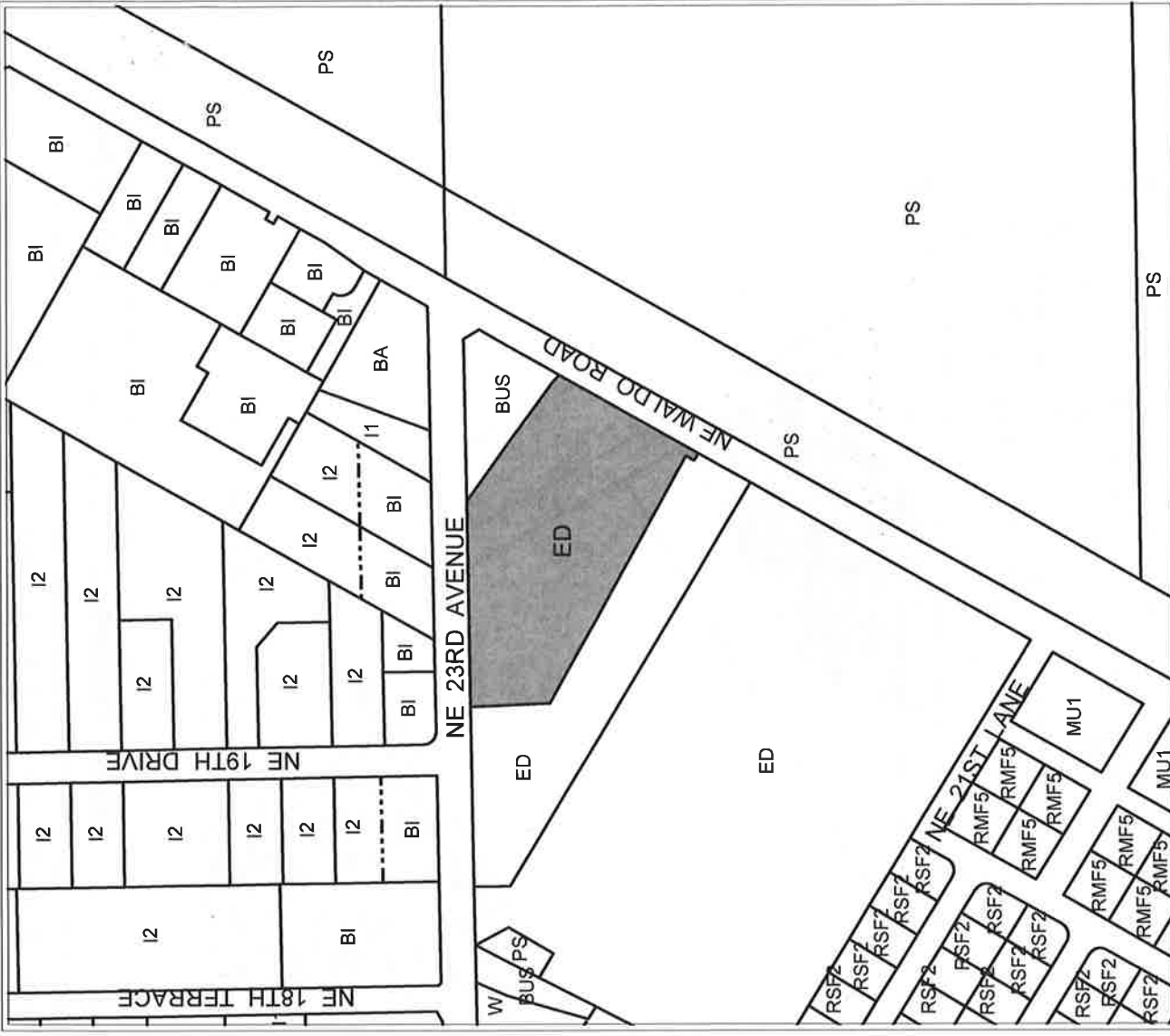
City of Gainesville Zoning Districts

- RSF-2 4.6 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple Family Residential
- MH 12 units/acre Mobile Home Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- BI Business Industrial
- W Warehousing and Wholesaling
- I-2 General Industrial
- PS Public Services and Operations
- ED Educational Services

Area under petition consideration



----- Division line between two zoning districts



PROPOSED ZONING

Name	Petition Request	Petition Number
Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner	Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district	PB-16-28 ZON



No Scale