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3 **ORDINANCE NO. 140369**

4 **An ordinance amending the Zoning Map Atlas of the City of Gainesville,**
5 **Florida, by rezoning approximately 5.0 acres of property located on Newberry**
6 **Road generally south and west of NW 39th Road and east of NW 43rd Street, as**
7 **more specifically described in this ordinance, from Single-Family Residential**
8 **(RSF-4) district to Mixed-Use Low-Intensity (MU-1) district; providing**
9 **directions to the City Manager; providing a severability clause; providing a**
10 **repealing clause; and providing an effective date.**

11 **WHEREAS,** by initiation of the subject property's owner(s) or a person having a legal or
12 equitable interest therein, this ordinance amends the Zoning Map Atlas of the City of Gainesville
13 by rezoning the subject property from Single-Family Residential (RSF-4) district to Mixed-Use
14 Low-Intensity (MU-1) district; and

15 **WHEREAS,** on September 25, 2014, a public hearing regarding the subject matter of this
16 ordinance was held by the City Plan Board, which acts as the local planning agency pursuant to
17 Section 163.3174, Florida Statutes; and

18 **WHEREAS,** on November 6, 2014, the City Commission held a public hearing
19 regarding the subject matter of this ordinance and voted to authorize the City Attorney to prepare
20 this ordinance in accordance with law; and

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

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

28 **WHEREAS,** the City Commission finds that the rezoning of the subject property will be
29 consistent with the City of Gainesville Comprehensive Plan when City of Gainesville Ordinance

1 No. 140368 becomes effective as provided therein.

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

4 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
5 following property from Single-Family Residential (RSF-4) district to Mixed-Use Low-Intensity
6 (MU-1) district:

7 See legal description attached as Exhibit "A" and made a part hereof as
8 if set forth in full. The location of the property is shown on Exhibit
9 "B" for visual reference. In the event of conflict or inconsistency,
10 Exhibit "A" shall prevail over Exhibit "B".
11

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


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

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

21 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
22 the rezoning of the subject property shall not become effective unless and until the amendment to
23 the City of Gainesville Comprehensive Plan adopted by Ordinance No. 140368 becomes
24 effective as provided therein.

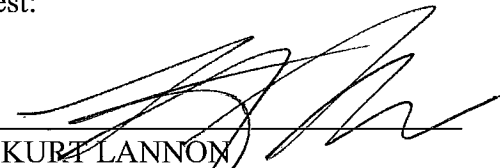
25 **PASSED AND ADOPTED** this 15th day of January, 2015.
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EDWARD B. BRADDY
MAYOR

Attest:

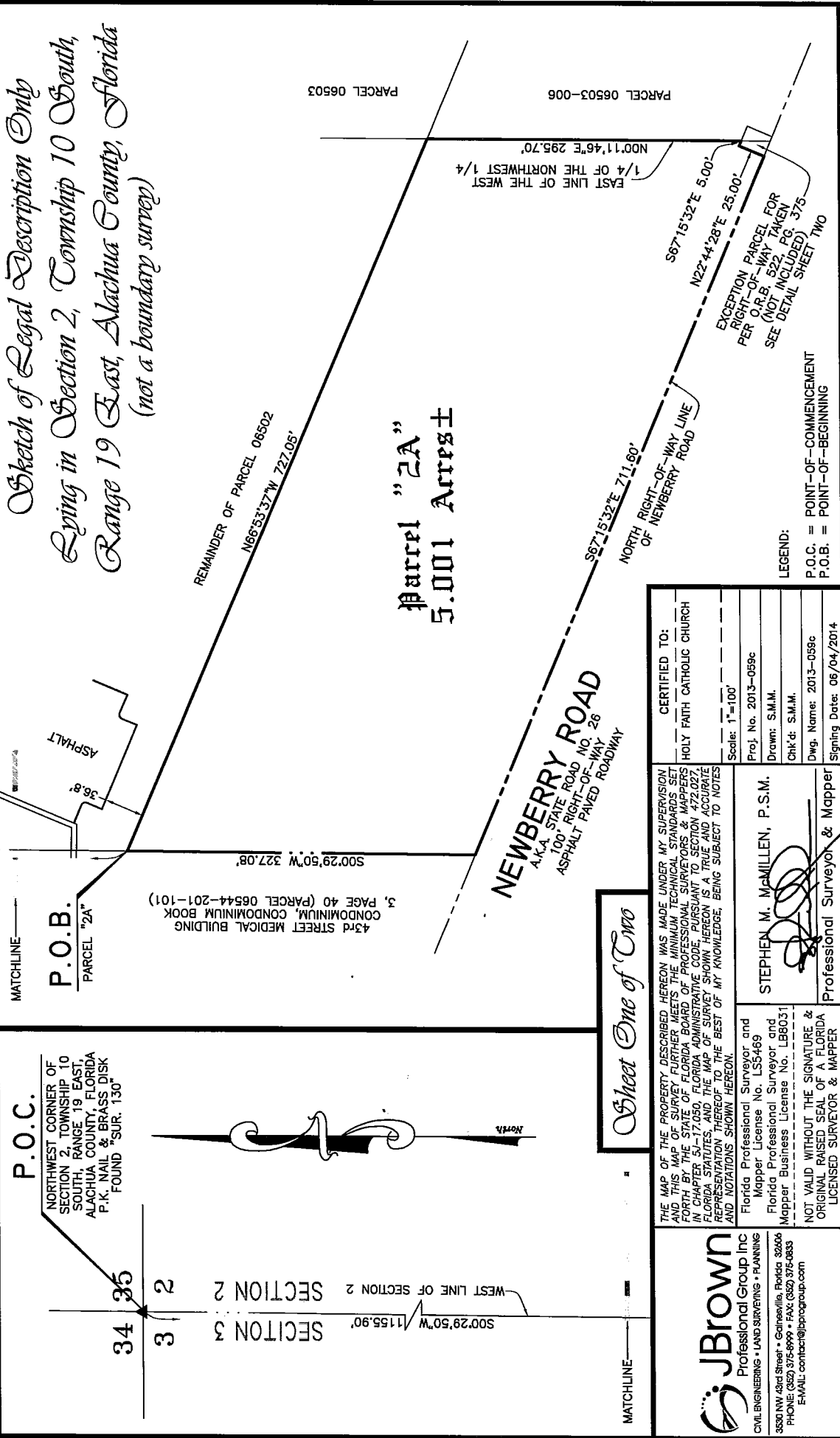
Approved as to form and legality:

By: 
KURT LANNON
CLERK OF THE COMMISSION

By: 
NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 5th day of January, 2015.

This ordinance passed on second reading this 15th day of January, 2015.



*Sketch of Legal Description Only
Lying in Section 2, Township 10 South,
Range 19 East, Alachua County, Florida
(not a boundary survey)*

P.O.B.
PARCEL "2A"

P.O.C.
NORTHWEST CORNER OF
SECTION 2, TOWNSHIP 10
SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA
P.K. NAIL & BRASS DISK
FOUND SUR. 130"

LEGEND:
P.O.C. = POINT-OF-COMMENCEMENT
P.O.B. = POINT-OF-BEGINNING

CERTIFIED TO:
HOLY FAITH CATHOLIC CHURCH

Scale: 1"=100'
Proj. No. 2013-059c
Drawn: S.M.M.
Chk'd: S.M.M.
Dwg. Name: 2013-059c
Signing Date: 05/04/2014

STEPHEN M. McMILLEN, P.S.M.
Professional Surveyor & Mapper

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS PURSUANT TO SECTION 472.027, F.L.A.C.S. 2013 AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida Professional Surveyor and Mapper License No. LS5469
Florida Professional Surveyor and Mapper Business License No. LB6031

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 48th Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
EMAIL: contact@jbrgroup.com

Sheet One of Two

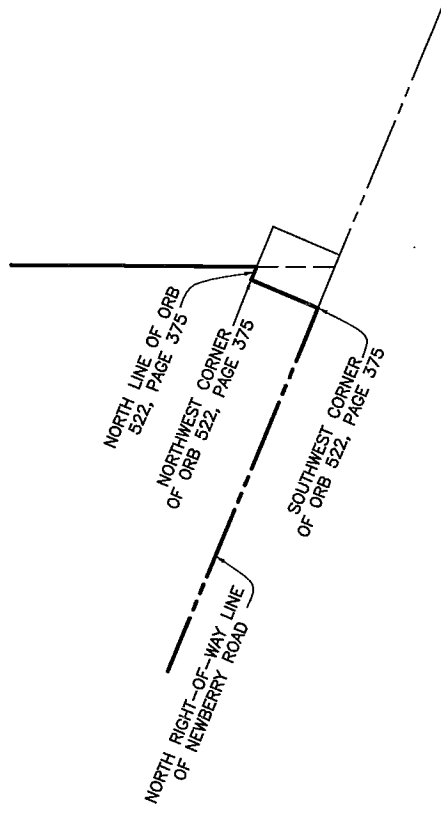
Description: (by surveyor) - Holy Faith Catholic Church Parcel 2a

A part of lands described in O.R.B. 988, page 609, public records of Alachua County, Florida; lying in Section 2, Township 10 South, Range 19 East, Alachua County, Florida; lying Southwesterly of N.W. 39th Road (a.k.a. State Road No. 26a) and North of Newberry Road (a.k.a. State Road No. 26), being more particularly described as follows:

Commence at the Northwest corner of said Section 2 and run thence South 00°29'50"W West, along the West line of said Section, a distance of 1155.90 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°29'50"W West, along said West line, a distance of 327.08 feet to the North right-of-way line of said Newberry Road; thence South 67°15'32"E East, along said North right-of-way line, a distance of 711.60 feet to the Southwest corner of lands described in O.R.B. 522, page 375, said public records; thence North 22°44'28"E East, a distance of 25.00 feet to the Northwest corner of said O.R.B. 522, page 375; thence South 67°15'32"E East, along the North line of said O.R.B. 522, page 375, a distance of 5.00 feet to the East line of the West ¼ of the Northwest ¼ of said Section 2; thence North 00°11'46"E East, along said East line, a distance of 295.70 feet; thence North 66°53'37"W West, a distance of 727.05 feet to the said Point-of-Beginning.

Containing 5.001 Acres, more or less.

*Sketch of Legal Description Only
Lying in Section 2, Township 10 South,
Range 19 East, Alachua County, Florida
(not a boundary survey)*



Professional Group Inc

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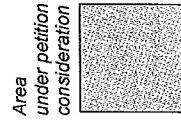
EMAIL: contact@jbrgroup.com

Exhibit B to Ordinance No. 140369

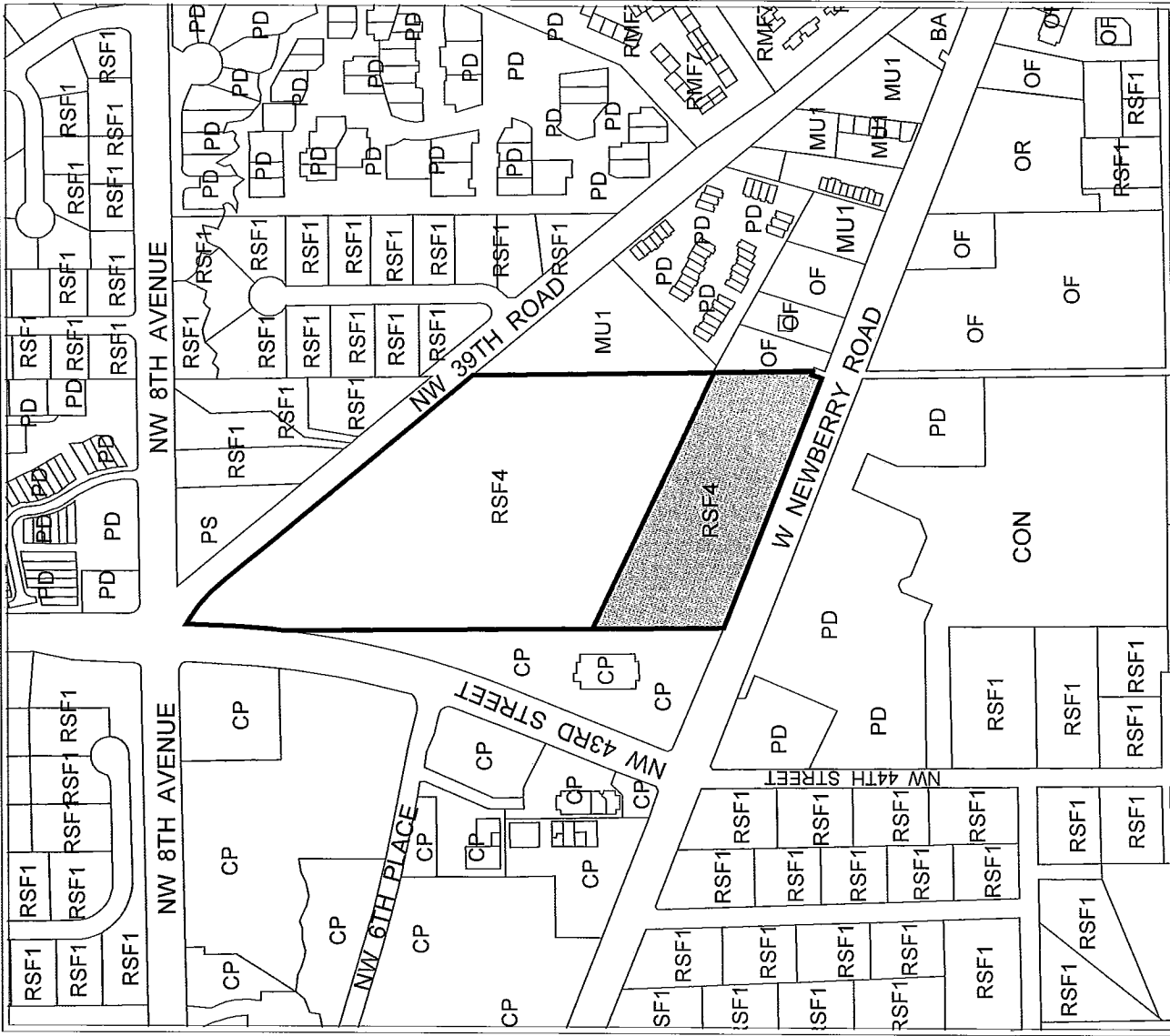
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City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- OR 20 units/acre Office Residential
- OF General Office
- BA Automotive-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- CON Conservation
- PS Public Services and Operations
- CP Corporate Park
- PD Planned Development



----- Division line between two zoning districts



EXISTING ZONING


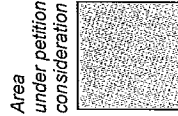
Name	Petition Request	Petition Number
 No Scale	Rezone property from RSF-4: 8 units/acre single-family residential district to MU-1: 8-30 Mixed Use-Low Intensity (8-30 units/acre)	PB-14-52 ZON

Exhibit B to Ordinance No. 140369

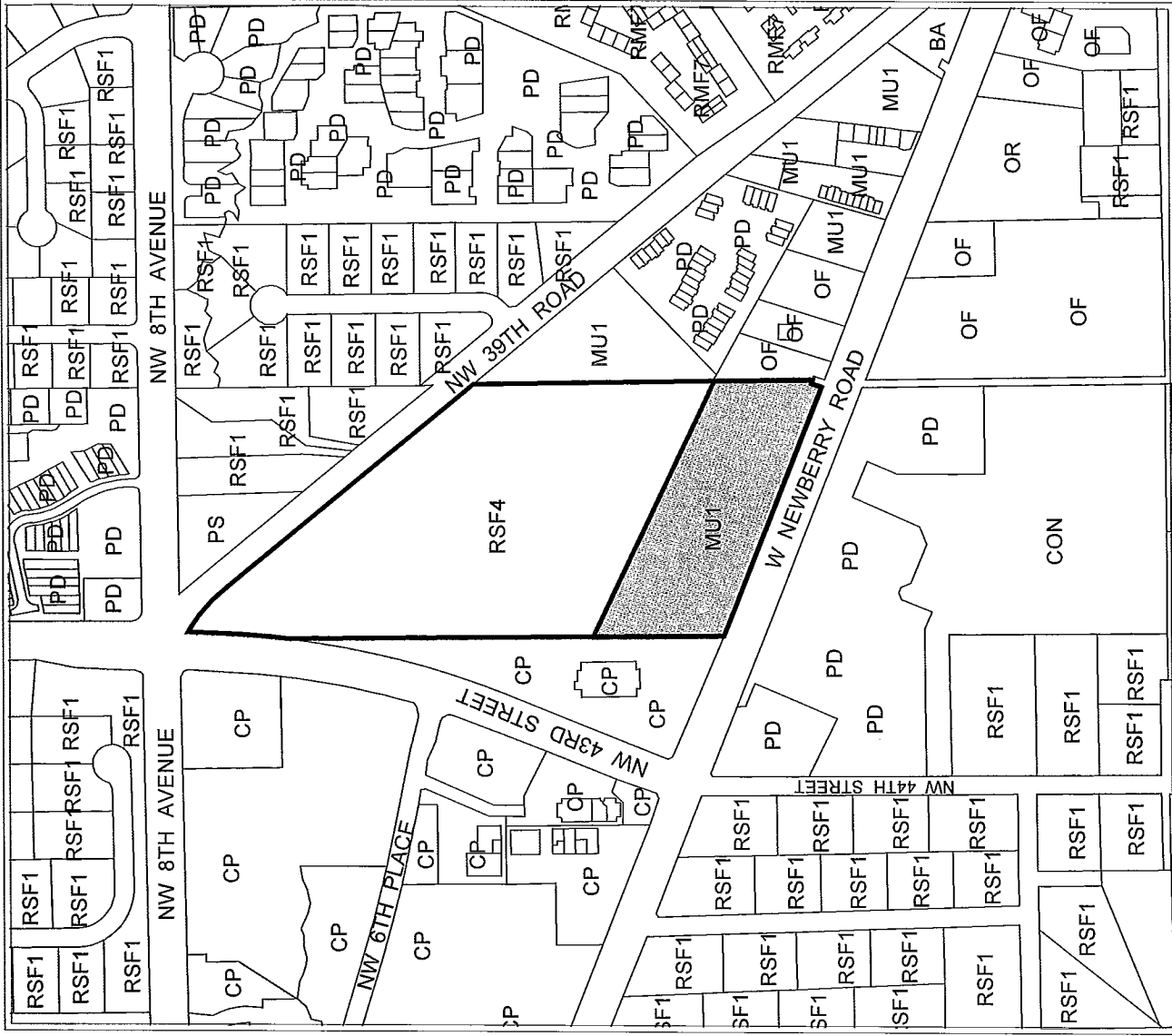
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..... Division line between two zoning districts



PROPOSED ZONING

Petition Request

Rezone property from RSF-4: 8 units/acre single-family residential district to MU-1: 8-30 Mixed Use-Low Intensity (8-30 units/acre)

Petition Number

PB-14-52 ZON

Name

Causseaux, Hewett & Walpole, Inc., agent
for Bishop of Diocese of St Augustine



No Scale