

LEGISLATIVE #

110077A

ORDINANCE NO. 110077

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3 **An ordinance of the City of Gainesville amending the Zoning**
4 **Map Atlas by removing the Significant Ecological Communities**
5 **Overlay District from certain property located generally east of**
6 **Southeast 24th Street, south of East University Avenue and**
7 **north of Southeast Hawthorne Road; providing directions to the**
8 **codifier; providing a severability clause; providing a repealing**
9 **clause; and providing an effective date.**
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11 **WHEREAS,** publication of notice of a public hearing was given that the Zoning Map
12 Atlas be amended by rezoning certain properties by removing the significant ecological
13 communities overlay district; and

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

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

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

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

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

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

3 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by removing the
4 Significant Ecological Communities Overlay District (imposed by City of Gainesville Ordinance
5 No. 051019) from certain properties as shown on the map attached hereto as Exhibit "A".
6 Exhibit "A" is made a part hereof as if set forth in full.

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

13 **Section 3.** The City Manager is authorized and directed to make changes in the Zoning
14 Map Atlas in order to comply with this Ordinance.

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

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

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

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PASSED AND ADOPTED this ____ day of _____, 2012

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CRAIG LOWE
MAYOR

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ATTEST:

Approved as to form and legality

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KURT M. LANNON
CLERK OF THE COMMISSION

MARION J. RADSON
CITY ATTORNEY

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This Ordinance passed on first reading this ____ day of _____, 2012.

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This Ordinance passed on second reading this ____ day of _____, 2012.

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RSFR Single-Family Rural Residential (1.0 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- BI Business Industrial
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

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

Area in which overlay district is being removed



EXHIBIT "A" TO ORDINANCE NO. 110077

EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Remove the Signicant Ecological Communities Overlay district from eight parcels.	4055, 4155	PB-11-16 ZON