LEGISLATIVE # 110077A

DRAFT 1/24/12

2	ORDINANCE NO. 1100//
2 3 4 5 6 7 8 9	An ordinance of the City of Gainesville amending the Zoning Map Atlas by removing the Significant Ecological Communities Overlay District from certain property located generally east of Southeast 24 th Street, south of East University Avenue and north of Southeast Hawthorne Road; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.
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.

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l	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.

1 PASSED AND ADOPTED this _____ day of ______, 2012 2 3 4 5 CRAIG LOWE 6 MAYOR 7 8 Approved as to form and legality ATTEST: 9 10 I1 KURT M. LANNON MARION J. RADSON 12 CLERK OF THE COMMISSION **CITY ATTORNEY** 13 14 This Ordinance passed on first reading this _____ day of _______, 2012. 15 16 This Ordinance passed on second reading this _____ day of ________, 2012. 17

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 Developr

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

11 Limited Industrial
12 General Industrial
AGR Agriculture
CON Conservation
MD Medical Services

PS Public Services and Operations

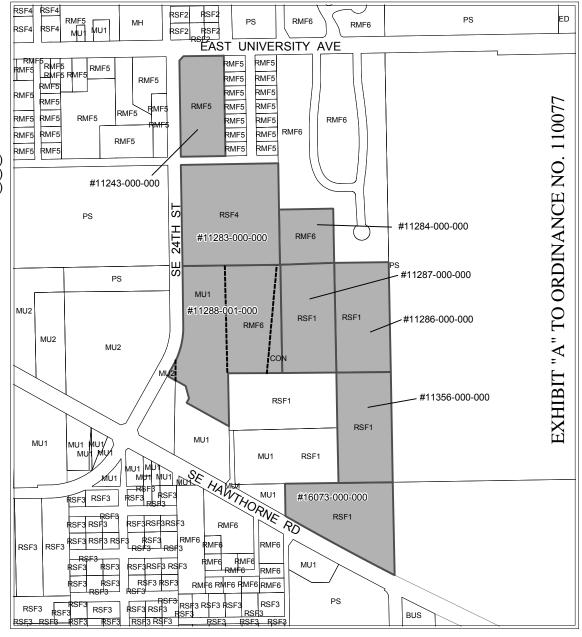
AF Airport Facility
ED Educational Services
CP Corporate Park

Historic Preservation/Conservation District

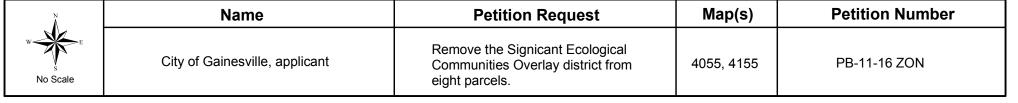
Special Area Plan

Division line between two zoning districts

City Limits



EXISTING ZONING



Area in which

overlav district is

being removed