ORDINANCE NO. 120220

,	_	
	4	
•	,	

11 12

13 14

15

16

17

18

19

20 21

22

23

24

25

26 27

28

29

30 31

heard; and

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 24 acres of property located in the vicinity of the 3500-3700 blocks of SW Williston Road, north side, west of SW 41st Boulevard, as more specifically described in this ordinance, from the Alachua County Highway oriented business services (BH) zoning district to the City of Gainesville General office (OF) zoning district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, notice was given as required by law that the Zoning Map Atlas of the City

of Gainesville, Florida, be amended by rezoning certain property from the Alachua County

Highway oriented business services (BH) zoning district to the City of Gainesville General office

(OF) zoning district; and

WHEREAS, notice was given as required by law and a public hearing was held by the

City Plan Board on August 25, 2011; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10

inches long was placed in a newspaper of general circulation and provided the public with at

least seven (7) days advance notice of the first public hearing to be held in the City Hall

Auditorium, First Floor, City Hall, City of Gainesville; and

WHEREAS, a second advertisement no less than two columns wide by 10 inches long

was placed in the aforesaid newspaper and provided the public with at least five (5) days advance

notice of the second public hearing; and

WHEREAS, the public hearings were held pursuant to the notices described above at

which hearing the parties in interest and all others had an opportunity to be and were, in fact,

1	WHEREAS, the City Commission finds that the rezoning of the property described
2	herein will be consistent with the City of Gainesville Comprehensive Plan when the amendment
3	adopted by City of Gainesville Ordinance No. 120221 becomes effective as provided therein.
4	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
5	CITY OF GAINESVILLE, FLORIDA:
6	Section 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
7	following property from the Alachua County Highway oriented business services (BH) zoning
8	district to the City of Gainesville General office (OF) zoning district:
9 10 11 12 13 14	See legal description attached as Exhibit "A" and made a part hereof as if set forth in full. The existing Alachua County zoning district on the property is depicted on the map attached as Exhibit "B." The new City of Gainesville zoning district on the property is depicted on the map attached as Exhibit "C." In the event of conflict or inconsistency, Exhibit "A" shall prevail over Exhibits "B" and "C."
15 16	Section 2. The City Manager is authorized and directed to make the necessary changes to
17 18	the Zoning Map to comply with this ordinance.
19	Section 3. If any word, phrase, clause, paragraph, section or provision of this ordinance
20	or the application hereof to any person or circumstance is held invalid or unconstitutional, such
21	finding shall not affect the other provisions or applications of this ordinance that can be given
22	effect without the invalid or unconstitutional provision or application, and to this end the
23	provisions of this ordinance are declared severable.
24	Section 4. All ordinances, or parts of ordinances, in conflict herewith are to the extent of
25	such conflict hereby repealed.
26	Section 5. This ordinance shall become effective immediately upon final adoption:
27	however, the rezoning shall not become effective until the amendment to the City of Gainesville
28	Comprehensive Plan adopted by Ordinance No. 120221 becomes effective as provided therein.
29	

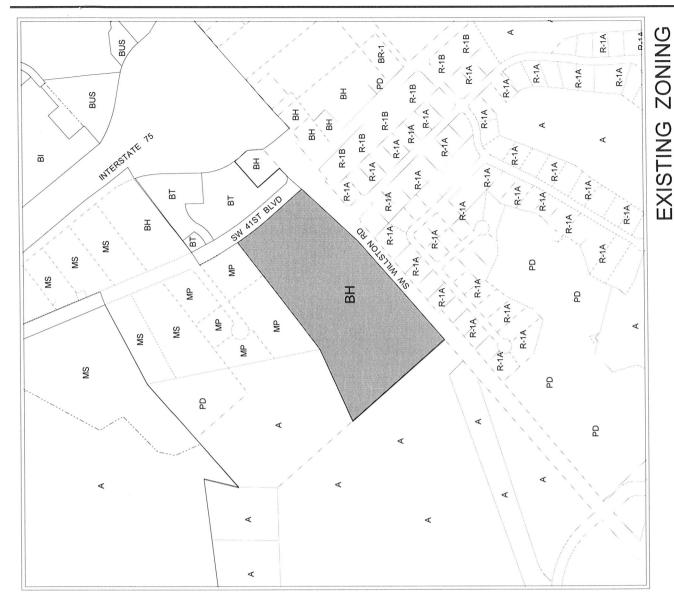
1	PASSED AND ADOPTED this 7th day of March, 2013		
2			
3			
4		/ raig Lowe	
5		CRAIGLOWE	
6		MAYOR	
7			
8	Attest:	Approved as to form and legality:	
9	11/Ma		
10	Allen	Carrell Car Healton	
11	By:	By: Micolle M Shalley	
12	KURT LANNON	NICOLLE M. SHALLEY	
13	CLERK OF THE COMMISSION	CITY ATTORNEY	
14			
15			
16	This ordinance passed on first reading this 21st day of February, 2013.		
17			
18	This ordinance passed on second reading this 7th day of March, 2013.		

LEGAL DESCRIPTION

Approximately 23 acre parcel north of and adjacent to Williston Road and West of and adjacent to S. W. 41st Blvd.

A tract of land situated in the Gary Grant, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

East, and run South 39d 54'06" East, 699.83 feet; to the Point of Beginning, thence run North 66d 30'53" East, 545.94 feet; thence run North 53d 48'44" East, 933.64 feet to the Easterly corner of that certain tract of land as described in Official Records Book 2092 Page 33, said corner being on the Westerly right-of-way line of S. W. 41st Blvd., thence run Southeasterly along said Westerly right-of-way line along the arc of a curve through a central angle of 07d 09'58", an arc distance of 292.91 feet, said curve having a radius of 2341.83 and being subtended by a chord having a bearing and distance of South 36d 18'33" East, 292.71 feet, thence run along said Westerly right-of-way line, South 39d 53'32" East to the intersection with the Northerly right-of-way line of S. W. Williston Road (State Road 121), thence run along said right-of-way line, South 43d 30'34" West, 533.47 feet, thence run South 50d 03'40" West to the intersection of the Northerly right-of-way line of S. W. Williston Road with the Northeasterly boundary of the G. I. F. Clark Grant, thence run North 39d 04'56" West, 854.10 feet along said Northeasterly Boundary of the G. I. F. Clark Grant to the Point of Beginning, containing 23.97 acres more or less.



under petition consideration

Zoning Districts Alachua County

Historic Preservation/Conservation District

SSS SSS SSS SSS SSS

General Business Tourist-Oriented Business

BUS BT BI

Business Industrial

City of Gainesville

Zoning Districts

Division line between two zoning districts

City Limits

Special Area Plan

Agricultural Single Family Residential (1-4 units per acre) Single Family Residential (4-8 units per acre)

A R-1A BH BH PD MS MP

Business, Retail Sales/Service Highway Oriented Business

Manufacturing/Processing

Manufacturing/Services

Planned Development

No Scale

City of Gainesville, applicant

Name

Petition Number

Map(s)

PB-11-50 ZON

4745

Rezone from Alachua County Highway

Petition Request

Oriented Business Services (BH) to City of Gainesville General Office district (OF).

Exhibit "B" to Ordinance No. 120220



PROPOSED ZONING **Petition Number** PB-11-50 ZON Map(s) 4745 Rezone from Alachua County Highway Oriented Business Services (BH) to City of Gainesville General Office district (OF). Petition Request City of Gainesville, applicant Name

No Scale

under petition consideration

Zoning Districts Alachua County

Historic Preservation/Conservation District

General Business Tourist-Oriented Business

Business Industrial

BUS BT BI OF

Office

City of Gainesville

Zoning Districts

Division line between two zoning districts

City Limits

Special Area Plan

Agricultural Single Family Residential (1-4 units per acre) Single Family Residential (4-8 units per acre) Business, Retail Sales/Service Highway Oriented Business Manufacturing/Processing Manufacturing/Services Planned Development

A R-1A BH BR-1 PD MS