2			
3	An ordinance of the City of Gainesville, Florida, amending the Zoning Map		
4	Atlas by rezoning approximately 1.03 acres of property generally located at		
5	1217, 1227, 1237 and 1247 SW 11 th Avenue, as more specifically described in		
6	this ordinance, from Single-Family Residential District (RSF-1) to Urban		
7	Mixed-Use District 1 (UMU-1); providing directions to the City Manager;		
8 9	providing a severability clause; providing a repealing clause; and providing an effective date.		
10			
11	WHEREAS, by initiation of a petition by the owner(s) of the subject property, notice was		
12	given as required by law that the Zoning Map Atlas of the City of Gainesville, Florida, be		
13	amended by rezoning the subject property; and		
14	WHEREAS, the City Plan Board, which acts as the local planning agency pursuant to		
15	Section 163.3174, Florida Statutes, held a public hearing on June 23, 2016, and voted t		
16	recommend that the City Commission approve this rezoning; and		
17	WHEREAS, at least ten (10) days' notice has been given once by publication in a		
18	newspaper of general circulation notifying the public of this proposed ordinance and of public		
19	hearings in the City Hall Auditorium located on the first floor of City Hall in the City of		
20	Gainesville; and		
21	WHEREAS, the public hearings were held pursuant to the notice described above at		
22	which hearings the parties in interest and all others had an opportunity to be and were, in fact,		
23	heard; and		
24	WHEREAS, the City Commission finds that the rezoning of the subject property will be		
25	consistent with the City of Gainesville Comprehensive Plan when the amendment to the		
26	Comprehensive Plan adopted by Ordinance No. 160138 becomes effective as provided therein.		
27	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE		
28	CITY OF GAINESVILLE, FLORIDA:		

ORDINANCE NO. 160139

1

1	Section 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the	
2	following property from Single-Family Residential District (RSF-1) to Urban Mixed-Use District	
3	1 (UMU-1):	
4 5 6 7 8 9	See legal description attached as Exhibit A and made a part hereof as if set forth in full. The location of the property is shown on Exhibit B for visual reference. In the event of conflict or inconsistency, Exhibit A shall prevail over Exhibit B . Section 2. The City Manager or designee is authorized and directed to make the	
10	necessary changes to the Zoning Map Atlas to comply with this ordinance.	
11	Section 3. If any word, phrase, clause, paragraph, section or provision of this ordinance	
12	or the application hereof to any person or circumstance is held invalid or unconstitutional, such	
13	finding shall not affect the other provisions or applications of this ordinance that can be given	
14	effect without the invalid or unconstitutional provision or application, and to this end the	
15	provisions of this ordinance are declared severable.	
16	Section 4. All ordinances or parts of ordinances in conflict herewith are to the extent of	
17	such conflict hereby repealed.	
18	Section 5. This ordinance shall become effective immediately upon adoption; however,	
19	the rezoning shall not become effective until the amendment to the City of Gainesville	

20

- 1 Comprehensive Plan adopted by Ordinance No. 160138 becomes effective as provided therein.
 - PASSED AND ADOPTED this 15th day of September, 2016.

2

17 18

19 20

3		
4		
5		1-1-
6		
7		LAUREN POE
8		MAYOR
9		
10	Attest:	Approved as to form and legality:
11		
12	11/1/1/1/1	CA: Ma Son & Mand
13	By:	By: MCCOUL // ACCULLY
14	KURT LANNON	NICOLLE M. SHALLEY
15	CLERK OF THE COMMISSION	CITY ATTORNEY
16		

- This ordinance passed on first reading this 1st day of September, 2016.
- 21 This ordinance passed on adoption reading this 15th day of September, 2016.

EXHIBIT "A" TO ORDINANCE NO. 160139

Lot Thirty (30), AUDUBON PARK, according to the map or plat thereof as recorded in Plat Book D, Page 45, Public Records of Alachua County, Florida.

Lot 31, Audubon Park, according to the plat thereof recorded in Plat Book D, page 45, public records of Alachua County, Florida.

Lot 32, Audubon Park, according to the map or plat thereof as recorded in Plat Book D, Page(s) 45, Public Records of Alachua County, Florida.

Lot 33, AUDUBON PARK, according to the map or plat thereof as recorded in Plat Book D, Page 45, Public Records of Alachua County, Florida.

LESS AND EXCEPT:

That part of the above described property lying East of and within 35 feet of the centerline of the existing State Road 25, being a strip of land across the West end of said lot, said strip being 0.35 feet wide at the South end and 2 feet wide at the North end.

EXHIBIT "B" TO ORDINANCE NO. PAGE 1 OF 2 160139

RH-2

RH-2

PS

RSF-1

RSF-

City of Gainesville Zoning Districts

E

MULTIUSEPATH

3.5 units/acre Single-Family Residential **Public Services and Operations** Up to 100 units/acre Urban Mixed-Use; up to Up to 75 units/acre Urban Mixed-Use; up to 8-100 units/acre Residential High Density

RSF-1 RH-2 UMU-1

UMU-2 25 additional units per acre by special use permit 25 additional units per acre by special use permit Planned Development **Educational Services**

Sh ARCHER RD

PD

PD

RSF-1

11TH

RSF-1

RSF-1

TER

RSF-1

RSF-1

RSF-1

RSF-1

PS

PB

consideration under petition

UMU-2

SW 13TH ST

UMU-1

RSF-1

RSF-1

UMU-2

d M d

UMU-1

UMU-1 UMU-1 UMU-1 RSF-1

SW 11TH AVE

RSF-1

RSF-1

RSF-1

RSF-1

SW

RSF-1

-UMU

Division line between two zoning districts

UMU-2 UMU-2 UMU-1 UMU-1

PROPOSED ZONING

Petition Number

No Scale

Carmen S. Fosmoe, owners CHW, agent for Albert G. Fosmoe and

Name

units/acre by special use permit, urban mixed-use district district to UMU-1: 8 to 75 units/acre; up to 25 additional Rezone property from RSF-1: 3.5 units/acre single-family residential

Petition Request

PB-16-58 ZON

EXHIBIT "B" TO ORDINANCE PAGE 2 OF 2 NO. 160139

City of Gainesville Zoning Districts

UMU-2 RSF-1 RH-2 UMU-1 **Public Services and Operations** Up to 100 units/acre Urban Mixed-Use; up to Up to 75 units/acre Urban Mixed-Use; up to 8-100 units/acre Residential High Density 3.5 units/acre Single-Family Residential **Educational Services**

25 additional units per acre by special use permit 25 additional units per acre by special use permit Planned Development

PD PD

Division line between two zoning districts under petition consideration UMU-2

Sh ARCHER RO UMU-2 Ð UMU-2 UMU-2 PS 4 UMU-SW 13TH ST **R**H-2 PD MULTIUSE PATH UMU-1 UMU-1 SW 11TH AVE UMU-1 PD RSF-RH-2 RSF-1 RSF-1 RSF-1 RSF-1 RSF-1 RSF-1 RSF-1 SW **11TH** TER RSF-1 RSF-1 RSF-1 RSF-1 RSF-1 RSF-1 RSF-1 RSF-1 RSF-

EXISTING ZONING

Petition Number

No Scale

Carmen S. Fosmoe, owners CHW, agent for Albert G. Fosmoe and

Name

Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district

Petition Request

PB-16-58 ZON