LEGISLATIVE # 210034A

1	ORDINANCE NO. 210034			
2 3 4 5 6 7 8 9	An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.1 acres of property generally located at 55 NW 23 rd Avenue, as more specifically described in this ordinance, from Limited Industrial (I-1) to Warehouse and Wholesaling (W); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.			
10	WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a			
11	Comprehensive Plan to guide the future development and growth of the city; and			
12	WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive			
13	Plan to include a Future Land Use Element with a Future Land Use Map that designates the future			
14	general distribution, location, and extent of the uses of land for residential, commercial, industry,			
15	agriculture, recreation, conservation, education, public facilities, and other categories of the			
16	public and private uses of land, with the goals of protecting natural and historic resources,			
17	providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban			
18	sprawl; and			
19	WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or			
20	amend and enforce land development regulations that are consistent with and implement the			
21	Comprehensive Plan and that are combined and compiled into a single land development code			
22	for the city; and			
23	WHEREAS, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville			
24	Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land			
25	development regulations on specific classifications of land within the city; and			
26	WHEREAS, this ordinance, which was noticed as required by law, will amend the Zoning Map			
27	Atlas by rezoning the property that is the subject of this ordinance; and			

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28	WHEREAS, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
29	the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
30	to Section 163.3174, Florida Statutes, held a public hearing on May 27, 2021, and voted to
31	recommend that the City Commission approve this rezoning; and
32	WHEREAS, at least ten days' notice has been given once by publication in a newspaper of general
33	circulation notifying the public of this proposed ordinance and public hearings held by the City
34	Commission; and
35	WHEREAS, the public hearings were held pursuant to the notice described above at which
36	hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
37	and
38	WHEREAS, the City Commission finds that the rezoning of the subject property will be consistent
39	with the City of Gainesville Comprehensive Plan.
40	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,
41	FLORIDA:
42	SECTION 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the following
43	property from Limited Industrial (I-1) to Warehousing and Wholesaling (W):
44 45 46 47	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 .
48	SECTION 2. The City Manager or designee is authorized and directed to make the necessary
49	changes to the Zoning Map Atlas to comply with this ordinance.
50	SECTION 3. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
51	application hereof to any person or circumstance is held invalid or unconstitutional, such finding
52	will not affect the other provisions or applications of this ordinance that can be given effect

53	without the invalid or unconstitutional provision or application, and to this end the provisions of				
54	this ordinance are declared severable.				
55	SECTION 4. All ordinances or parts of ordinances in conflict herewith are to the extent of such				
56	conflict hereby repealed.				
57	SECTION 5. This ordinance will become effective immediately upon adoption.				
58	PASSED AND ADOPTED this day of	, 2021.			
59 60 61 62		LAUREN POE			
63 64		MAYOR			
65 66 67 68	Attest:	Approved as to form and legality:			
69	OMICHELE D. GAINEY	DANIEL M. NEE			
70 71 72 73	CITY CLERK	INTERIM CITY ATTORNEY			
74 75	This ordinance passed on first reading the _	day of	_, 2021.		
76	This ordinance passed on adoption reading	the day of	, 2021.		

A tract of land situated in Section 32, Township 9 South, Range 20 East, Alachua County, Florida said tract of land being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 32, Township 9 South. Range 20 East for the point of reference and run North 89 deg. 44 min. 39 sec. West, along the North line of said Section 32, a distance of 679.01 feet to the intersection of said North line with the centerline of the C.S.X. Systems Railroad Track; thence continue North 89 deg. 44 min. 39 sec. West, along said North line, a distance of 25 feet; thence run South 00 deg. 01 min. 13 sec. East, parallel with and 25.00 feet West of said centerline, a distance of 33.00 feet to the South right of way line of N.W. 23rd Avenue and the true Point of Beginning; thence run North 89 deg. 44 min. 39 sec. West along said South right of way line, a distance of 289.70 feet to the Northwest corner of that certain parcel of land described in Official Records Book 1648, Page 1735 of Public Records of Alachua County, Florida, said parcel of land being hereinafter referred to as the "Voyles Tract"; thence run South 00 deg. 03 min. 20 sec. East, along a boundary line of said "Voyles Tract" and a Southerly projection thereof, a distance of 619.04 feet to the North boundary line of that certain parcel of land as described in Official Records Book 2011, Page 1036 of said Public Records, said parcel of land being hereinafter referred to as the "Junior Tract", thence run South 89 deg. 45 min. 13 sec. East, a distance of 289.32 feet to the Northeast corner of said "Junior Tract", thence run North 00 deg. 01 min 13 sec. West, parallel with and 25.00 feet West of the aforementioned centerline of the C.S.X Systems Railroad Track, a distance of 616.50 feet to the true point of Beginning.

Parcel ID Number: 09989-003-000

Exhibit B to Ordinance #210034 page 1 of 2

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PB-21-00031 - Salvation Army Rezoning - Existing Zoning

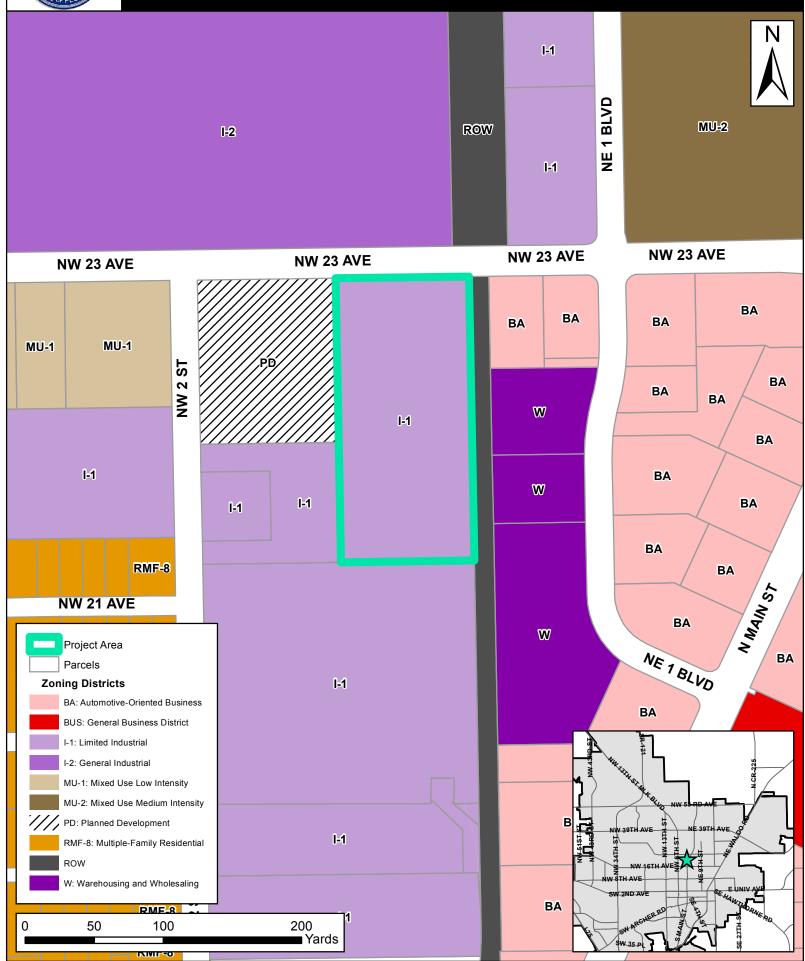


Exhibit B to Ordinance #210034 page 2 of 2



PB-21-00031 - Salvation Army Rezoning - Proposed Zoning

