

29 Comprehensive Plan and that are combined and compiled into a single land development code
30 for the city; and

31 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville
32 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land
33 development regulations on specific classifications of land within the city; and

34 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map
35 Atlas by rezoning the property that is the subject of this ordinance; and

36 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
37 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
38 to Section 163.3174, Florida Statutes, held a public hearing on August 22, 2024, and voted to
39 recommend that the City Commission approve this rezoning; and

40 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of general
41 circulation notifying the public of this proposed ordinance and public hearings held by the City
42 Commission; and

43 **WHEREAS**, the public hearings were held pursuant to the notice described above at which
44 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
45 and

46 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
47 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
48 Comprehensive Plan adopted by Ordinance No. 2024-617 becomes effective as provided
49 therein.

50 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
51 **FLORIDA:**

52 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
53 following property from Airport Facility (AF) to Limited Industrial (I-1):

54 See legal description attached as **Exhibit A** and made a part hereof as if set forth
55 in full. The location of the property is shown on **Exhibit B** for visual reference. In
56 the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

57
58 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
59 changes to the Zoning Map Atlas to comply with this ordinance.

60 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
61 the application hereof to any person or circumstance is held invalid or unconstitutional, such
62 finding will not affect the other provisions or applications of this ordinance that can be given
63 effect without the invalid or unconstitutional provision or application, and to this end the
64 provisions of this ordinance are declared severable.

65 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
66 conflict hereby repealed.

67 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the
68 rezoning will not become effective until the amendment to the City of Gainesville
69 Comprehensive Plan adopted by Ordinance No. 2024-617 becomes effective as provided
70 therein.

71
72 **PASSED AND ADOPTED** this _____ day of _____, 2024.

73

74

75

76

77

78

79 Attest:

80

81

82

83 KRISTEN J. BRYANT

84 CITY CLERK

85

86

87

88 This ordinance passed on first reading the _____ day of _____, 2024.

89

90 This ordinance passed on adoption reading the _____ day of _____, 2024.

HARVEY L. WARD, JR.
MAYOR

Approved as to form and legality:

DANIEL M. NEE
CITY ATTORNEY

EXHIBIT A TO ORDINANCE NO. 2024-618

A PARCEL OF LAND SITUATED IN SECTION(S) 26 AND 27, TOWNSHIP 09 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27 AND RUN SOUTH 01 DEG 18 MIN. 09 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 656.98 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4307, PAGE 2500 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 60 DEG. 31 MIN. 09 SEC. WEST, ALONG SAID NORTH LINE, A DISTANCE OF 683 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH, SAID CENTERLINE ALSO BEING THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 526, PAGE 88 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 34 DEG. 40 MIN. 54 SEC. EAST, ALONG SAID CENTERLINE AND SAID WEST LINE, A DISTANCE OF 303.30 FEET; THENCE RUN SOUTH 63 DEG. 36 MIN. 37 SEC. EAST, A DISTANCE OF 796.49 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 24 (N.E. WALDO ROAD); THENCE RUN SOUTH 29 DEG. 30 MIN. 05 SEC. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 345.00 FEET TO AN INTERSECTION WITH THE SAID NORTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4307, PAGE 2500 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 60 DEG. 31 MIN. 09 SEC. WEST, ALONG SAID NORTH LINE, A DISTANCE OF 139.70 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number 08189-000-000

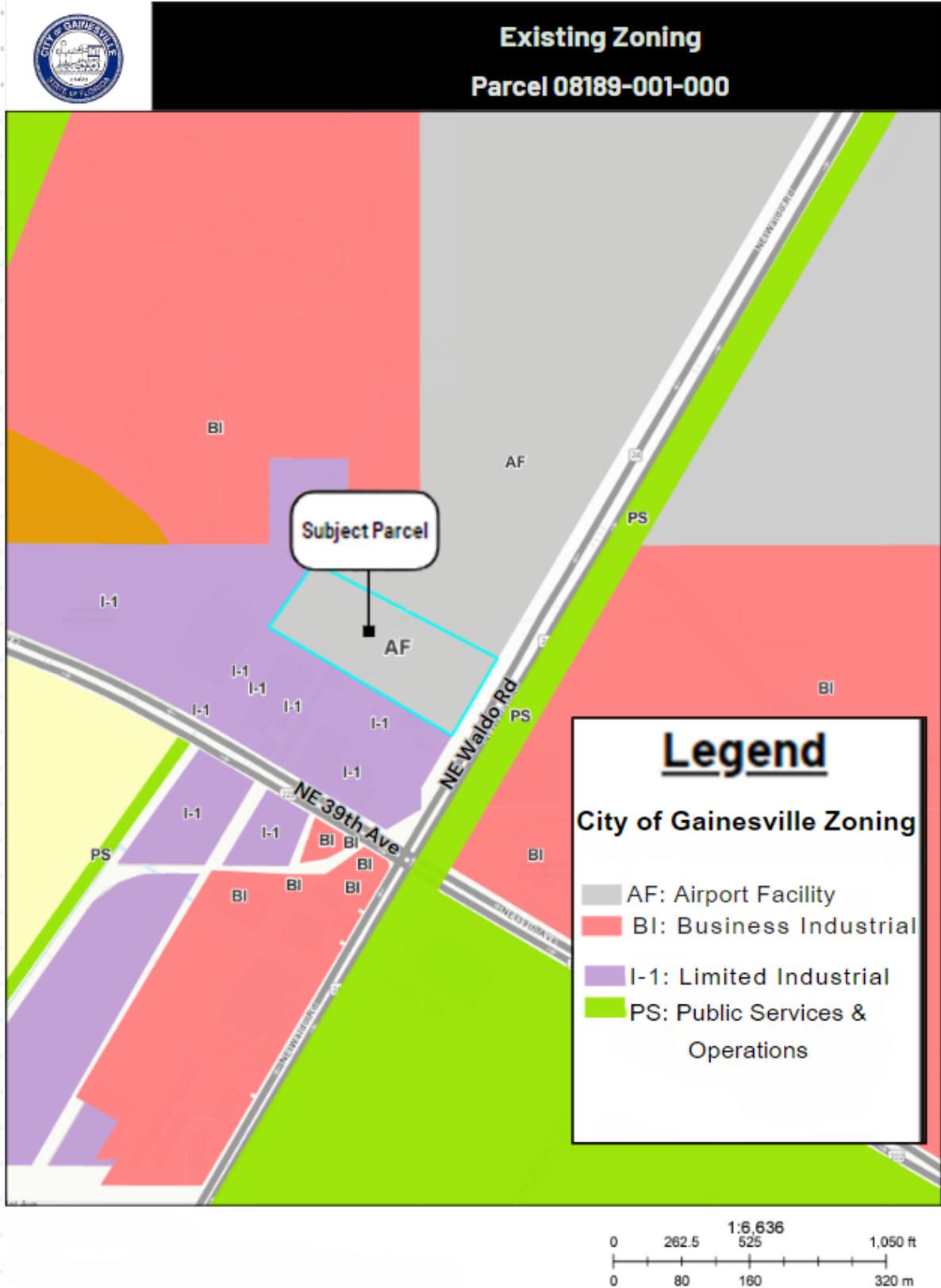


Figure 2: Existing Zoning Location Map

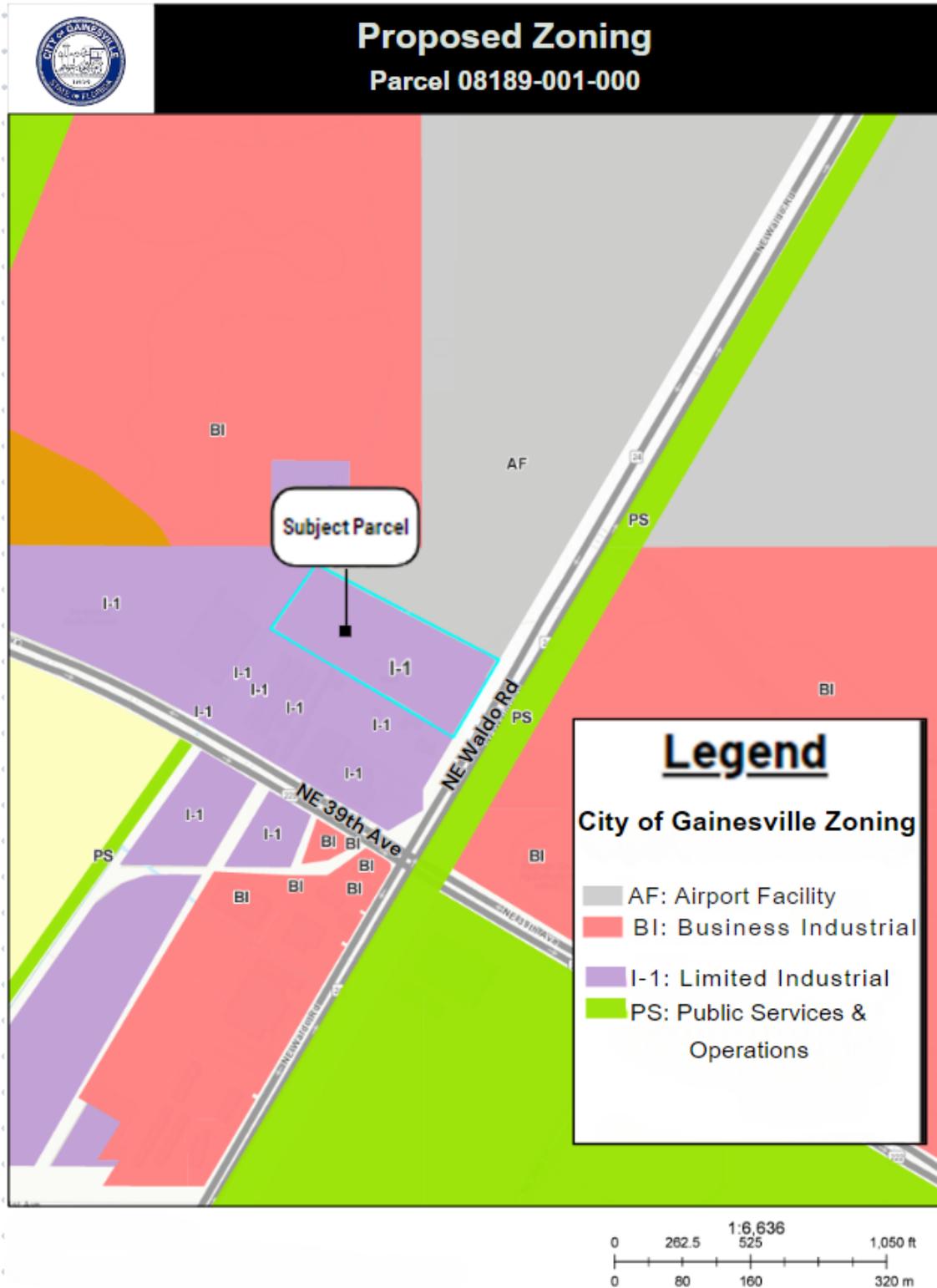


Figure 3: Proposed Zoning Location Map