

ORDINANCE NO. 211225

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.63 acres of property generally located at 1905 South Main Street, as more specifically described in this ordinance, from Planned Development (PD) to Urban 6 (U6); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan and that are combined and compiled into a single land development code for the city; and

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

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

WHEREAS, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on May 26, 2022, and voted to recommend that the City Commission approve this rezoning; and

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

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

WHEREAS, the City Commission finds that the rezoning of the subject property will be consistent with the City of Gainesville Comprehensive Plan when the amendment to the Comprehensive Plan adopted by Ordinance No. 211224 becomes effective as provided therein.

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

SECTION 1. The Zoning Map Atlas of the City of Gainesville is amended by rezoning the following property from Planned Development (PD) to Urban 6 (U6):

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** will prevail over **Exhibit B**.

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

SECTION 3. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such

finding will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

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

SECTION 5. This ordinance will become effective immediately upon adoption; however, the rezoning will not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 211224 becomes effective as provided therein.

PASSED AND ADOPTED this _____ day of _____, 2022.

LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINEY
CITY CLERK

DANIEL M. NEE
INTERIM CITY ATTORNEY

This ordinance passed on first reading the _____ day of _____, 2022.

This ordinance passed on adoption reading the _____ day of _____, 2022.

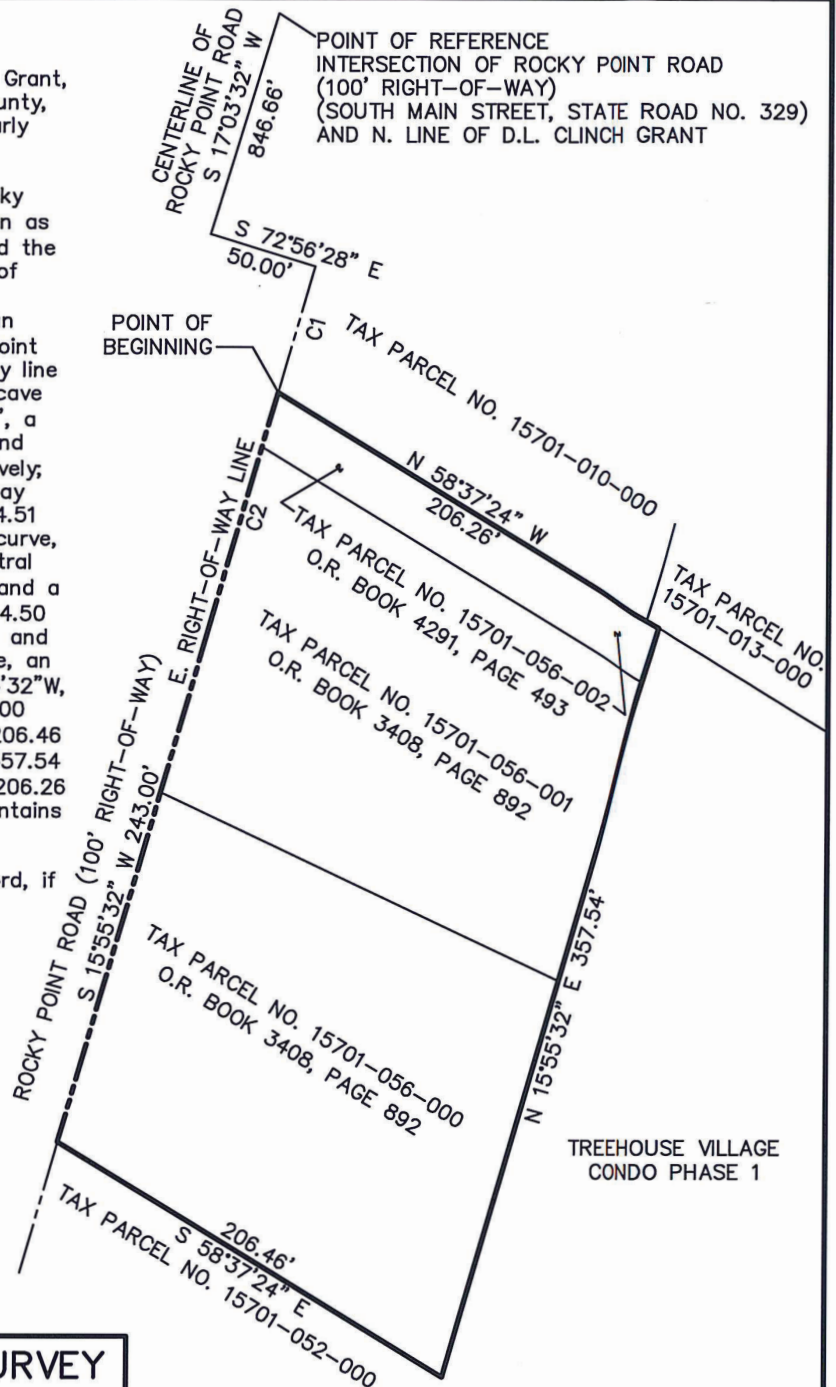
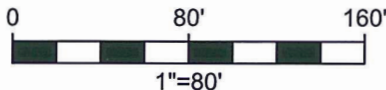
Exhibit A to Ordinance 211225

Legal Description

A parcel of land situated inside the D.L. Clinch Grant, Township 10 South, Range 20 East, Alachua County, Florida, said parcel of land being more particularly described as follows:

Commence at the centerline intersection of Rocky Point Road (a 100 foot right-of-way also known as South Main Street and State Road No. 329) and the North line of the D.L. Clinch Grant for a Point of Reference and run S 17°03'32" W along said centerline, a distance of 846.66 feet; thence run S 72°56'28" E, a distance of 50.00 feet to a point on a curve located on the easterly right-of-way line of said Rocky Point Road, said curve being concave easterly and having a central angle of 00°56'32", a radius of 34,326.78 feet and a chord bearing and distance of S 16°35'16" W, 564.51 feet, respectively; thence run southwesterly, along said right-of-way line and with said curve, an arc distance of 564.51 feet to the POINT OF BEGINNING, located on a curve, said curve being concave easterly, having a central angle of 00°11'28", a radius of 34,326.78 feet, and a chord bearing and distance of S 16°01'16" W, 114.50 feet, respectively; thence continue southwesterly and along said right-of-way line and with said curve, an arc distance of 114.50 feet; thence run S 15°55'32" W, along said right-of-way line, a distance of 243.00 feet; thence run S 58°37'24" E, a distance of 206.46 feet; thence run N 15°55'32" E, a distance of 357.54 feet; thence run N 58°37'24" W, a distance of 206.26 feet to the POINT OF BEGINNING. Said parcel contains 1.633 acres, more or less.

Subject to and together with easements of record, if any.



THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	12/14/21	2021-216			

LEGAL DESCRIPTION SKETCH OF

A PORTION OF THE D.L. CLINCH GRANT
TOWNSHIP 10 SOUTH, RANGE 20 EAST

ALACHUA COUNTY, FLORIDA

FOR: FLORIDA MAD MEN, LLC

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	00° 56' 32"	34326.78'	564.51'	564.51'	282.26'	S 16° 35' 16" W
C2	00° 11' 28"	34326.78'	114.50'	114.50'	57.24'	S 16° 01' 16" W



eda consultants inc.

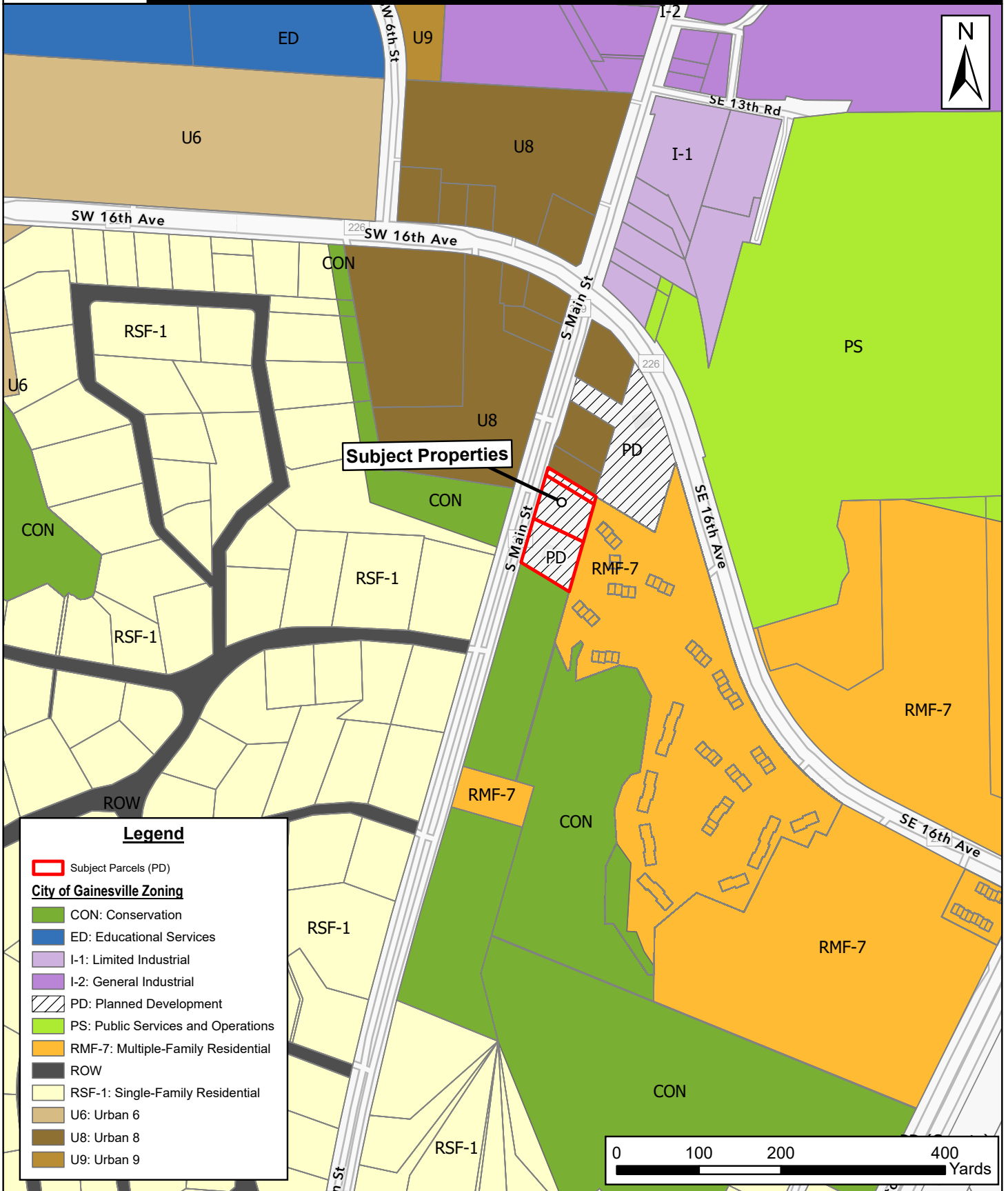
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

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Existing Zoning

Parcel: 15701-056-000, 15701-056-001, 15701-056-002





Proposed Zoning

Parcel: 15701-056-000, 15701-056-001, 15701-056-002

