| 1                               | ORDINANCE NO. 211332   |
|---------------------------------|--|
| 2<br>3<br>4<br>5<br>6<br>7<br>8 | An ordinance of the City of Gainesville, Florida, amending the Zoning Map<br>Atlas by rezoning approximately 1.08 acres of property generally located at<br>4232 NW 6th Street, as more specifically described in this ordinance, from<br>Planned Development (PD) to General Office (OF); providing directions to the<br>City Manager; providing a severability clause; providing a repealing clause; and<br>providing an effective date. |
| 9<br>10                         | WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for  |
| 11                              | municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the  |
| 12                              | Florida Constitution, including the exercise of any power for municipal purposes not expressly   |
| 13                              | prohibited by law; and   |
| 14                              | WHEREAS, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of Gainesville   |
| 15                              | to maintain a Comprehensive Plan to guide the future development and growth of the city by   |
| 16                              | providing the principles, guidelines, standards, and strategies for the orderly and balanced   |
| 17                              | future economic, social, physical, environmental and fiscal development of the city; and   |
| 18                              | WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville   |
| 19                              | Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that  |
| 20                              | designates the future general distribution, location, and extent of the uses of land for   |
| 21                              | residential, commercial, industry, agriculture, recreation, conservation, education, public  |
| 22                              | facilities, and other categories of the public and private uses of land, with the goals of   |
| 23                              | protecting natural and historic resources, providing for the compatibility of adjacent land uses,  |
| 24                              | and discouraging the proliferation of urban sprawl; and  |
| 25                              | WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or  |
| 26                              | amend and enforce land development regulations that are consistent with and implement the  |

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27 Comprehensive Plan and that are combined and compiled into a single land development code

28 for the city; and

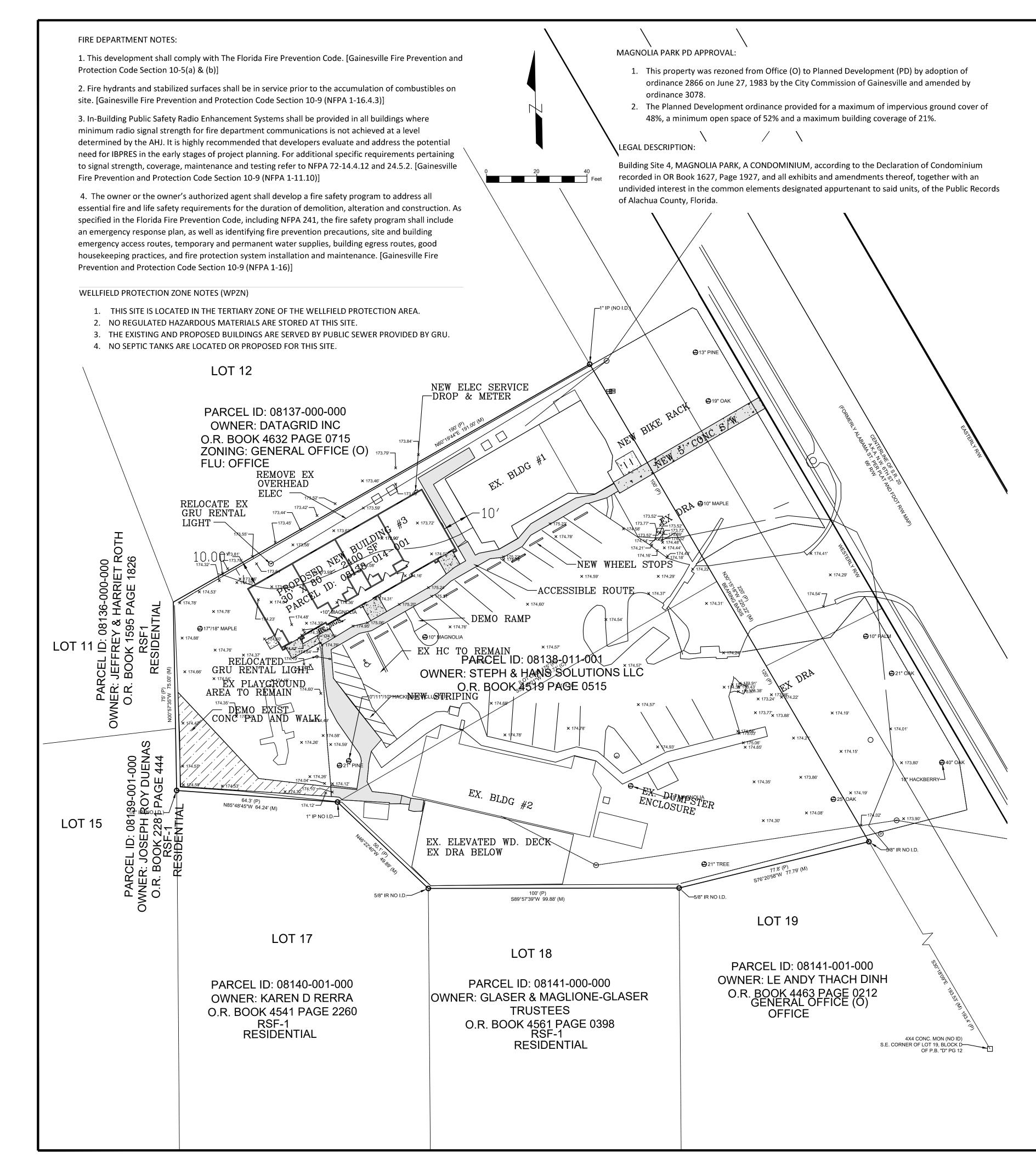
WHEREAS, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville 29 30 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and 31 land development regulations on specific classifications of land within the city; and WHEREAS, this ordinance, which was noticed as required by law, will amend the Zoning Map 32 Atlas by rezoning the property that is the subject of this ordinance; and 33 WHEREAS, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of 34 35 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 June 23, 2022, and 36 37 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 38 circulation notifying the public of this proposed ordinance and public hearings held by the City 39 40 Commission; and 41 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, 42 heard; and 43 WHEREAS, the City Commission finds that the rezoning of the subject property will be 44 consistent with the City of Gainesville Comprehensive Plan. 45 46 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA: 47 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the 48 following property from Planned Development (PD) to General Office (OF): 49

2

| 50 See legal description attached as <b>Exhibit A</b> and made a part hereof as i | f set forth |
|---|-------------|
|---|-------------|

- 51 in full. The location of the property is shown on **Exhibit B** for visual reference.
- 52 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.
- 53
- 54 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
- 55 changes to the Zoning Map Atlas to comply with this ordinance.
- 56 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
- 57 the application hereof to any person or circumstance is held invalid or unconstitutional, such
- 58 finding will not affect the other provisions or applications of this ordinance that can be given
- <sup>59</sup> effect without the invalid or unconstitutional provision or application, and to this end the
- 60 provisions of this ordinance are declared severable.
- 61 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
- 62 conflict hereby repealed.
- 63 **SECTION 5.** This ordinance will become effective immediately upon adoption.
- 64

| 65       | PASSED AND ADOPTED this             | _ day of, 2                      | .022.   |
|----------|-------------------------------------|----------------------------------|---------|
| 66       |                                     |                                  |         |
| 67       |                                     |                                  |         |
| 68       |                                     |                                  |         |
| 69       |                                     | LAUREN POE                       |         |
| 70       |                                     | MAYOR                            |         |
| 71       |                                     |                                  |         |
| 72       | Attest:                             | Approved as to form and legality | :       |
| 73       |                                     |                                  |         |
| 74       |                                     |                                  |         |
| 75       |                                     |                                  |         |
| 76       | OMICHELE D. GAINEY                  | DANIEL M. NEE                    |         |
| 77       | CITY CLERK                          | INTERIM CITY ATTORNEY            |         |
| 78       |                                     |                                  |         |
| 79<br>80 |                                     |                                  |         |
| 80<br>81 | This ordinance passed on first read | ing the day of                   | , 2022. |
| 82       |                                     |                                  | , 2022. |
| 83       | This ordinance passed on adoption   | reading the day of               | , 2022  |



OWNER:

STEPH & HANS SOLU 4232 NW 6TH STREET GAINESVILLE, FL 3260 SITE ADDRESS:

4232 NW 6TH STREET Gainesville, FL 326

TAX PARCEL NOS.: 08 SEC/TWN/RNG 20/9

TOTAL SITE AREA = 4 EXISTING BUILDING 1 EXISTING BUILDING 2 PROPOSED NEW BUILD VEHICULAR USE AREA PADS AND WALKS = GREEN AREA = 25,34

EXISTING USE: DAY C ZONING: PLANED DEVI REQUIRED BUILDING S

FRONT 10' SIDE O' REAR O'

PARKING REQUIRED: 1 1 SPACE PER EI = 124 KIDS/10 PARKING PROVIDED: 2 REDUCTION OF 2 SPA BICYCLE SPACES REQ BICYCLE SPACES PRO

TRIP GENERATION (NE) ITE CODE 565 D ADT = 47.62 TR

50% ENTERING, Florida building co

- TYPE OF CONST
  - NON-SPR
- OCCUPANCY CLA Daycare
- NUMBER OF STO
  - ALLOWABLE
- BUILDING HEIGH
- BUILDING AREA:

SITE NOTES:

- 1. CONCRETE WALK TO E WITH NON-SLIP FINIS
- 2. THIS SITE OPERATES I THREE EXISTING GRU F AND SITE SECURITY LIC BE RELOCATED AS SHO

| UTIONS, LLC<br>T<br>09<br>T<br>609<br>8138-014-001 & 08138-015-001<br>9/20   | REVISION DATE<br>INITIAL ISSUE 10/29/21                          |                     |
|--|--|---------------------|
| 46,941.31  SF = 100.0%<br>= 1961 SF = 4.2%<br>= 1868 SF = 4.0%<br>DING AREA = 2236 SF = 4.8%<br>A = 12,690 SF = 27.0%<br>2613 SF = 5.6%<br>46 SF = 54.0%<br>CARE<br>/ELPMENT (PD)<br>SETBACKS:                 | N & ASSOCIATES, INC.<br>1st street, unit d<br>florida 32606-6690 | 3 FAX: 352-375-6053 |
| 1 SPACE PER 10 PERSONS PLUS<br>MPLOYEE<br>+ 12 EMPLOYEES = 24 SPACES<br>22 SPACES<br>ACES REQUESTED PER 30-7.5(C)(1-5)<br>QUIRED: 10% OR 4 SPACES<br>OVIDED: 4 SPACES<br>EW TRIPS)<br>DAY CARE CENTER, 10th ED | GARY DOUNSON<br>2830 N.W. 41s<br>GAINESVILLE, J                  | 352-375-8595        |
| RIPS X 2.46 = 117 (WEEKDAY)<br>50% EXITING<br>DDE INFORMATION<br>TRUCTION: V-B<br>RINKLED/NON-PROTECTED<br>ASSIFICATION: ECUCATIONAL GROUP E<br>ORIES: 1<br>E NUMBER OF STORIES: 3<br>IT: 20.25'<br>: 2236 SF  | THE KIDZ HOUSE<br>4232 NW 6TH STREET<br>Gainesville, Florida     | SITE PLAN           |
| BE MINIMUM 3" THICK 2500 PSI CONCRETE<br>SH, SEE DETAIL ON SHEET C5.<br>DURING DAYLIGHT HOURS ONLY.<br>RENTAL LIGHTS PROVIDED FOR PARKING LOT<br>IGHTING. ONE OF TWO GRU LIGHTS IS TO<br>IOWN                  | C 1<br>2 OF 1  |                     |

Exhibit B to Ordinance 211332

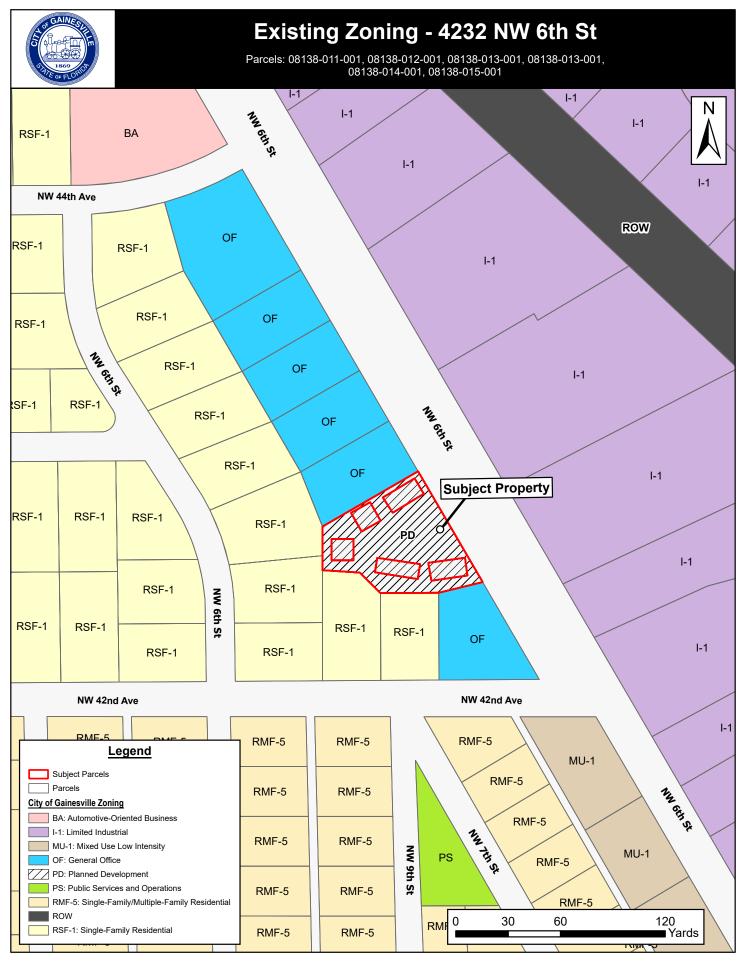
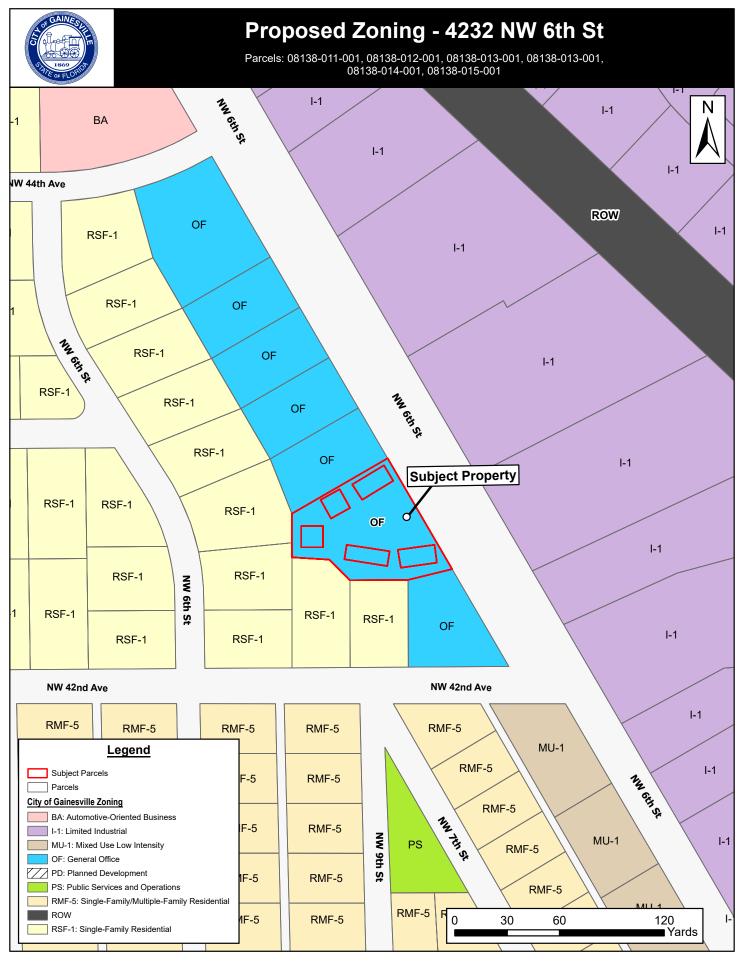


Exhibit B to Ordinance 211332



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