

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
33 land 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
38 pursuant to Section 163.3174, Florida Statutes, held a public hearing on January 25, 2024, and
39 voted to 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,
45 heard; 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. 2024-41 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 Urban 2 (U2) to Urban 5 (U5):

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.
56 In 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. 2024-41 becomes effective as provided
70 therein.

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

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HARVEY L. WARD
MAYOR

81 Attest:

Approved as to form and legality:

82

83

84

85 _____

85 KRISTEN J. BRYANT

DANIEL M. NEE

86 CITY CLERK

CITY ATTORNEY

87

88

89

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

91

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

Exhibit A

TPN: 15054-000-000

The South 48.75 feet of Lot 1; the North 48.75 feet of Lot 5; and all of Lot 3, Block A, J. F. Hill's Sub-Division, according to the map or plat thereof as recorded in Plat Book C, Page 67, Public Records of Alachua County, Florida.

AND

Commence at the Southeast corner of Lot 1 of Block "A", J.F. Hill's Sub-Division as recorded in Plat Book C, Page 67, Public Records of Alachua County, Florida, as the Point of Beginning; thence run North along the East line of said Lot, 48.75 feet; thence run East parallel to Northwest 5th Avenue, 6.92 feet; thence run South, 97.5 feet; thence run West parallel to Northwest 5th Avenue, 6.92 feet to the East line of Lot 5 of aforesaid Subdivision; thence run North along said East line, 48.75 feet to the Northeast corner of Lot 5 and the Point of Beginning.



Exhibit B to Ordinance No. 2024-40

Existing Zoning 415 NW 19th St

Subject Parcels:
-15054-000-000

Map Legend

- Parcels
- Subject Parcel
- City of Gainesville Zoning**
- ED
- OF
- PD
- RC
- RSF-2
- RSF-4
- U2
- U3
- U5
- U8

Produced By:
GIS Analyst
Dept. of Sustainable Development
January 2024

0 100 200 Feet
*Scale for main map

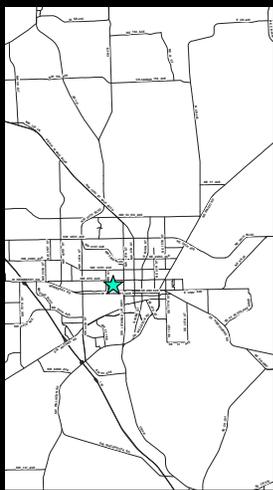


Exhibit B to Ordinance No. 2024-40

Proposed Zoning 415 NW 19th St

Subject Parcels:
-15054-000-000

Map Legend

- Subject Parcel
- Parcels

City of Gainesville Zoning ZONINGCODE

- ED
- OF
- PD
- RC
- RSF-2
- RSF-4
- U2
- U3
- U5
- U8

Produced By:
GIS Analyst
Dept. of Sustainable Development
January 2024

0 100 200 Feet
*Scale for main map

