



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 March 28, 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. 2024-261 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 Alachua County Multiple-Family, Medium Density (R-2) to Single/Multi-  
54 Family (RMF-5):

55 See legal description attached as **Exhibit A** and made a part hereof as if set forth  
56 in full. The location of the property is shown on **Exhibit B** for visual reference. In  
57 the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.  
58

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

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

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67 conflict hereby repealed.

68 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the  
69 rezoning will not become effective until the amendment to the City of Gainesville  
70 Comprehensive Plan adopted by Ordinance No. 2024-261 becomes effective as provided  
71 therein.

72 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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76 \_\_\_\_\_  
77 HARVEY L. WARD, JR.  
78 MAYOR  
79

80 Attest:

Approved as to form and legality:

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\_\_\_\_\_  
KRISTEN J. BRYANT  
CITY CLERK

\_\_\_\_\_  
DANIEL M. NEE  
CITY ATTORNEY

This ordinance passed on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This ordinance passed on adoption reading the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

## LEGAL DESCRIPTION

### Parcel ID: 06973-000-000

Lots Twenty (20) and Twenty-One (21), of RIDGELANDS SUBDIVISION, a subdivision as per plat thereof recorded in Plat Book "D", Page 74 of the Public Records of Alachua County, Florida.

Together with that Mobile Home described as follows: Vehicle Identification Number 0673553097; Title Number 279-3020, being a 1967 Cam Mobile Home, 13 ft. wide and 52 feet long, Class 51, type HS.

### Parcel ID: 06972-000-000

**Commence at the Southwest corner of Lot 19 of RICELANDS SUBDIVISION, as recorded in Plat Book "D", Page 74, of the Public Records of Alachua County, Florida, and run North 0 Degrees 02 Minutes East 301.5 feet, along the West line of said Lot 19, to the Point Of Beginning; thence continue North 0 Degrees 02 Minutes East, along said West line, 778.1 feet to the Southerly right-of-way line of Riceland Road (60' R/W), thence run North 60 Degrees 00 minutes East 240.2 feet, along said right-of-way line to the East line of said Lot 19, thence run South 0 Degrees 02 Minutes West 900 feet, along the East line of said Lot 19; thence run North 88 Degrees 34 Minutes West 208 feet to the point of beginning, all being and lying in Section 22, Township 10 South, Range 19 East, Alachua County, Florida.**

**Parcel No. 06972-000-000**

**Property Address: 4329 SW 47<sup>th</sup> Way, Gainesville, FL 32608**



