



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 June 27, 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. 2024-465 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 General Business (BUS) district to Urban 8 (U8) district:

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. 2024-465 becomes effective as provided  
70 therein.

71

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

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80 Attest:

\_\_\_\_\_  
HARVEY L. WARD, JR.  
MAYOR

Approved as to form and legality:

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83

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

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

86

87

88

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

90

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

92

## **LEGAL DESCRIPTIONS**

PARENT PARCEL - O.R.B. 4794, PG. 0810 PARCEL 2

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN SOUTH 00°59'54" EAST ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 49.78 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 26; THENCE RUN SOUTH 00°59'56" EAST ALONG SAID NORTHWEST 1/4, A DISTANCE OF 199.70 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°59'56" EAST ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 875.34 FEET; THENCE DEPARTING SAID NORTHWEST 1/4, RUN SOUTH 89°23'12" WEST, A DISTANCE OF 351.48 FEET; THENCE RUN NORTH 00°48'20" WEST, A DISTANCE OF 874.31 FEET; THENCE RUN NORTH 89°13'08" EAST, A DISTANCE OF 348.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS SHOWN HEREON,  
CONTAINING 7.03 ACRES, MORE OR LESS.

# Existing Zoning Map

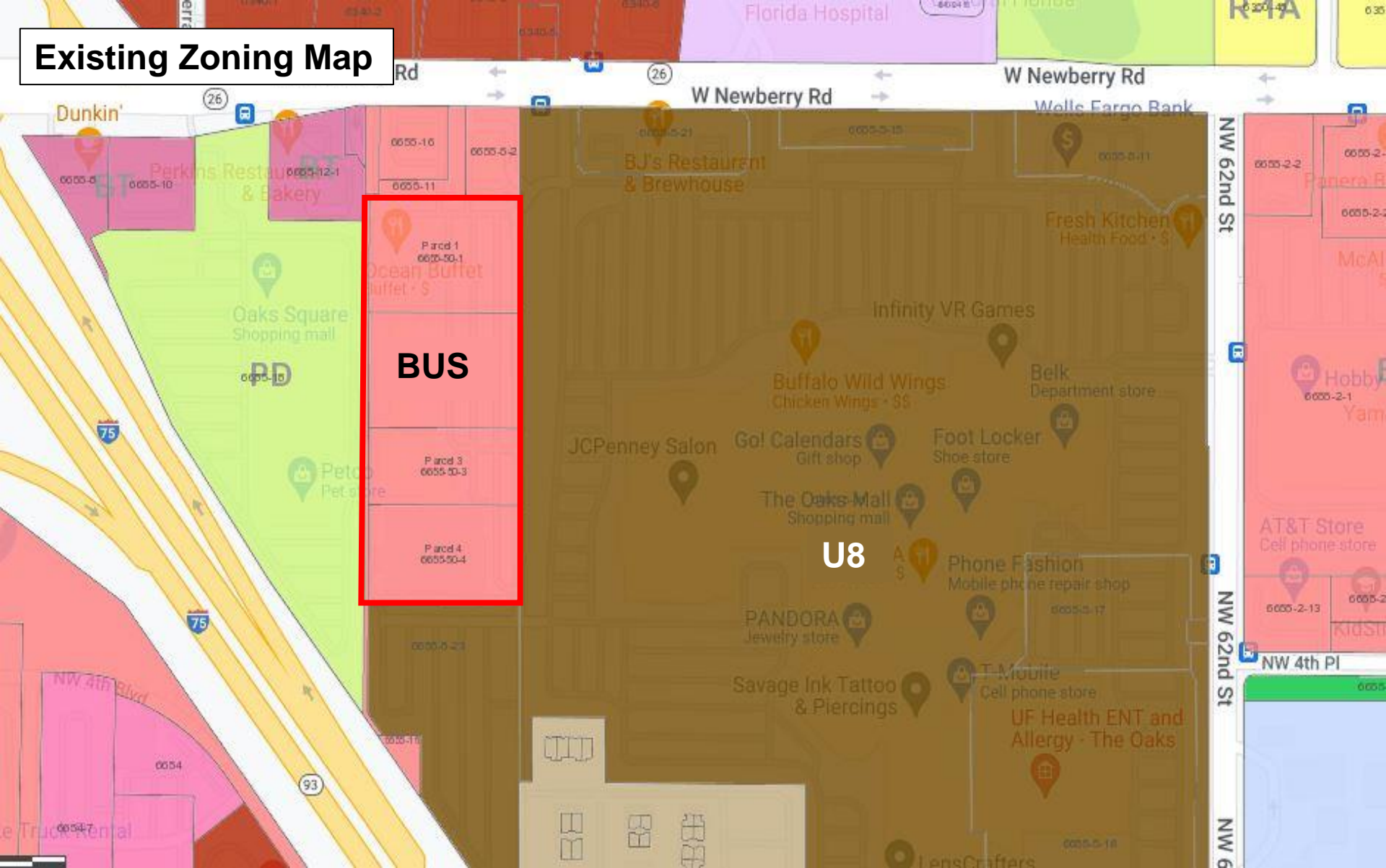


Exhibit B to Ordinance No. 2024-464

# Proposed Zoning Map

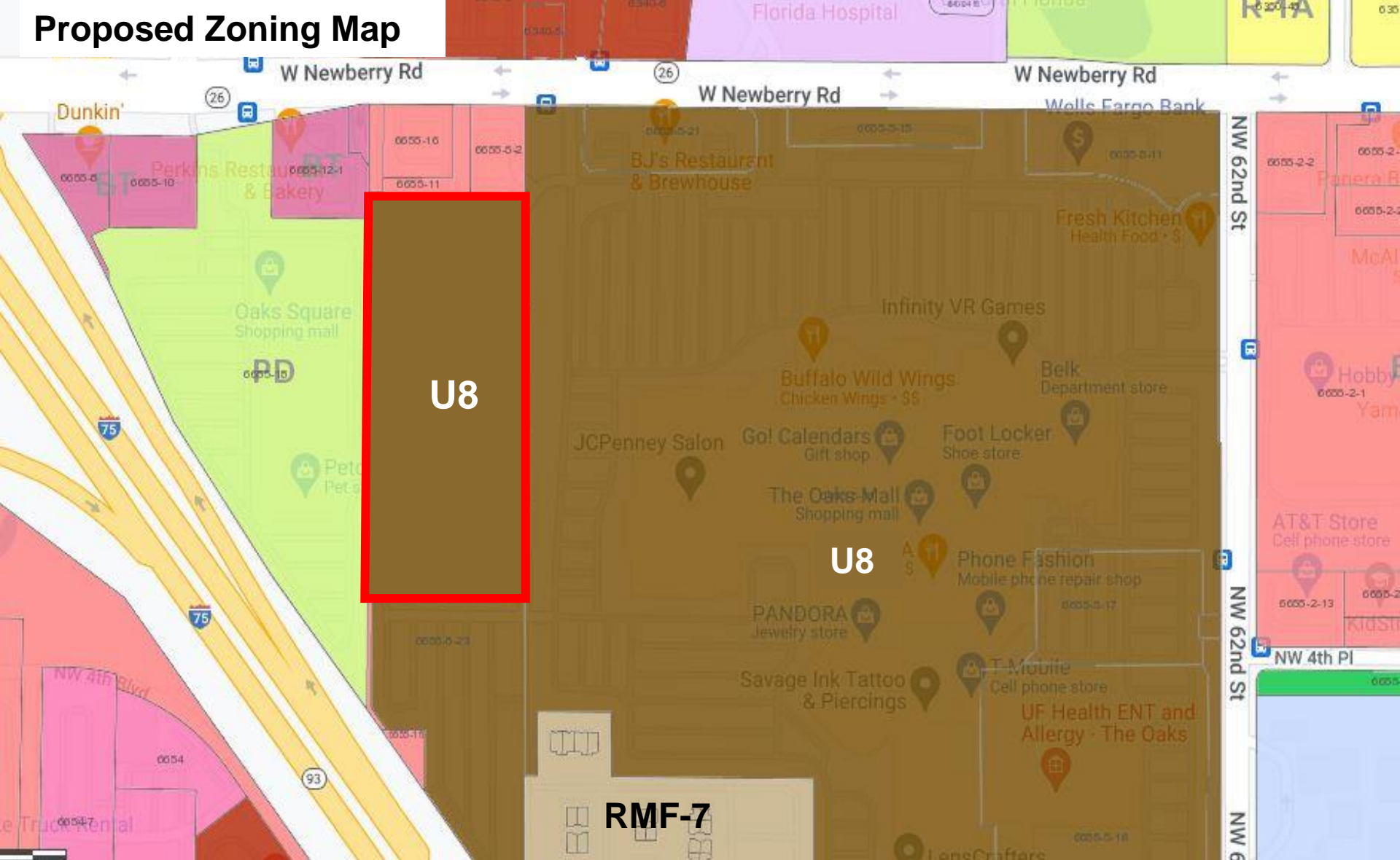


Exhibit B to Ordinance No. 2024-464