

ORDINANCE NO. 130689

An ordinance amending the Zoning Map Atlas and the Land Development Code of the City of Gainesville, Florida, by rezoning approximately 3.28 acres of property generally located at 1233 SW 6<sup>th</sup> Street, as more specifically described in this ordinance, from Limited Industrial District (I-1) to Urban Mixed-Use District 2 (UMU-2); adding the approximately 3.28 acres of property to the Archer Triangle area as designated within Section 30-65.2 – Urban Mixed-Use District 2 (UMU-2) of the City of Gainesville Land Development Code by adopting the following amended figures: Figure 1.1 District Boundary Map – Archer Triangle and Figure 2.2 Street Types – Archer Triangle; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**WHEREAS**, notice was given as required by law that the Zoning Map Atlas of the City of Gainesville, Florida, be amended by rezoning certain property from Limited Industrial District (I-1) to Urban Mixed-Use District 2 (UMU-2) and that the Land Development Code of the City of Gainesville, Florida, be amended by adding certain property to the Archer Triangle area as designated in Section 30-65.2; and

**WHEREAS**, notice was given as required by law and a public hearing was held by the City Plan Board on January 23, 2014; and

**WHEREAS**, at least ten (10) days' notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of public hearings in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; 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 property described herein will be consistent with the City of Gainesville Comprehensive Plan when City of

1 Gainesville Ordinance No. 130687 becomes effective as provided therein.

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

4           **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
5 following property from Limited Industrial District (I-1) to Urban Mixed-Use District 2 (UMU-  
6 2):

7           See legal description attached as Exhibit "A" and made a part hereof  
8 as if set forth in full. The location of the property is shown on Exhibit  
9 "B" for visual reference. In the event of conflict or inconsistency,  
10 Exhibit "A" shall prevail over Exhibit "B."  
11

12           **Section 2.** Section 30-65.2 *Urban Mixed-Use District 2* of the Land Development Code  
13 is amended by deleting the existing Figure 1.1 *District Boundary Map – Archer Triangle* and  
14 Figure 2.2 *Street Types – Archer Triangle* and inserting a new Figure 1.1 and Figure 2.2 as set  
15 forth in Exhibit "C". Except as amended herein, the remainder of Section 30-65.2 remains in  
16 full force and effect.

17           **Section 3.** The City Manager or designee is authorized and directed to make the  
18 necessary changes to the Zoning Map Atlas to comply with this ordinance.


19           **Section 4.** It is the intention of the City Commission that the provisions of Section 2 of  
20 this ordinance shall become and be made a part of the Code of Ordinances of the City of  
21 Gainesville, Florida.

22           **Section 5.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
23 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
24 finding shall not affect the other provisions or applications of this ordinance that can be given  
25 effect without the invalid or unconstitutional provision or application, and to this end the  
26 provisions of this ordinance are declared severable.

**Section 6.** All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

**Section 7.** This ordinance shall become effective immediately upon adoption; however, rezoning shall not be effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 130687 becomes effective as provided therein.

**PASSED AND ADOPTED** this 19th day of June, 2014.

  
EDWARD B. BRADDY  
MAYOR

Attest:

Approved as to form and legality:

By:   
KURT LANNON  
CLERK OF THE COMMISSION

By: Nicolle M. Shalley  
NICOLLE M. SHALLEY  
CITY ATTORNEY

This ordinance passed on first reading this 5th day of June, 2014.

This ordinance passed on second reading this 19th day of June, 2014.

Property Legal Description, 1233 SW 6<sup>th</sup> Street, Gainesville, FL Parcel 15635-007-001

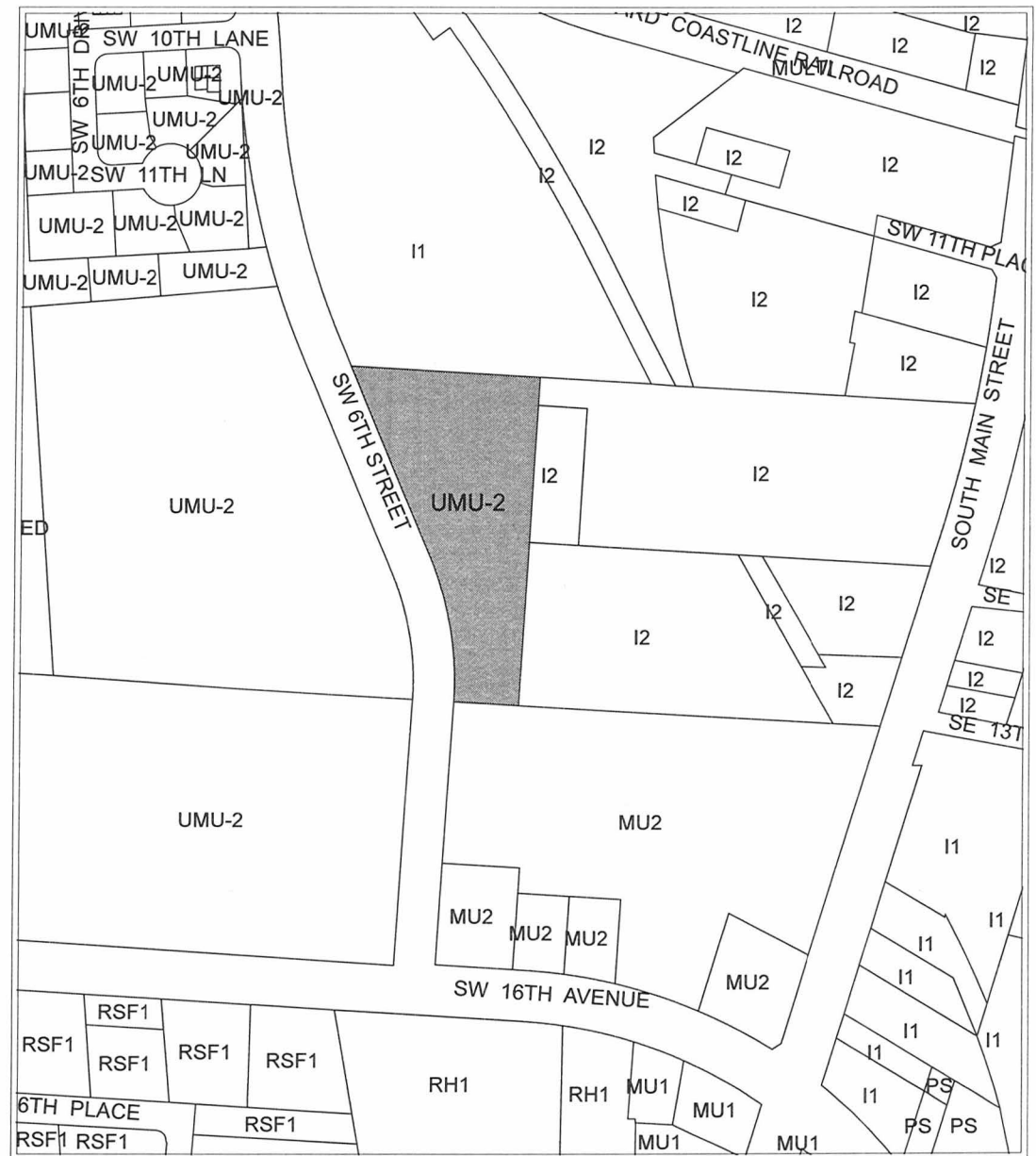
**LEGAL DESCRIPTION**

COMMENCE AT A POINT ON THE NORTH LINE OF THE D. L. CLINCH GRANT, 20 FEET WEST OF THE CENTERLINE OF THE OLD ROCKY POINT ROAD (SOUTH MAIN STREET) AND RUN N 85° 15' 00" W ALONG THE NORTH LINE OF THE D. L. CLINCH GRANT 733.04 THE POINT OF BEGINNING; THENCE N 4° 45' 00" E, A DISTANCE OF 646.28 FEET; THENCE N 85° 19' 20" W A DISTANCE OF 369.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. W. 6<sup>th</sup> STREET; THENCE S 21° 29' 30" E A DISTANCE OF 402.49 TO THE P. T. OF A CURVE CONCAVE TO THE S. W. AND HAVING A RADIUS OF 640 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 24' 22" AN ARC DISTANCE OF 294.96 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 8° 17' 19" E, 292.36 FEET; THENCE RUN S 85° 15' 00" E A DISTANCE OF 125.21 FEET TO THE POINT OF BEGINNING; SAID PROPERTY LYING AND BEING IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, PER OR BOOK 1455, PAGE 204 (CORRECTED AT OR 2930, PAGE 618), CONTAINING 3.28 ACRES, MORE OR LESS.


## City of Gainesville Zoning Districts

RSF-1	3.5 units/acre Single-Family Residential
RH-1	8-43 units/acre Residential High Density
MU-1	8-30 units/acre Mixed Use Low Intensity
MU-2	12-30 units/acre Mixed Use Medium Intensity
UMU-2	Up to 100 units/acre Urban Mixed-Use
I-1	Limited Industrial
I-2	General Industrial
PS	Public Services and Operations
ED	Educational Services

Exhibit "B"  
to Ordinance No. 130689



## PROPOSED ZONING

	Applicant	Petition Request	Petition Number
 No Scale	Ricardo Cavallino, agent for Ridgway Roof Truss Co, Inc	Rezone property from I-1: Limited Industrial district to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit Related to PB-13-122 LUC	PB-13-123 ZON

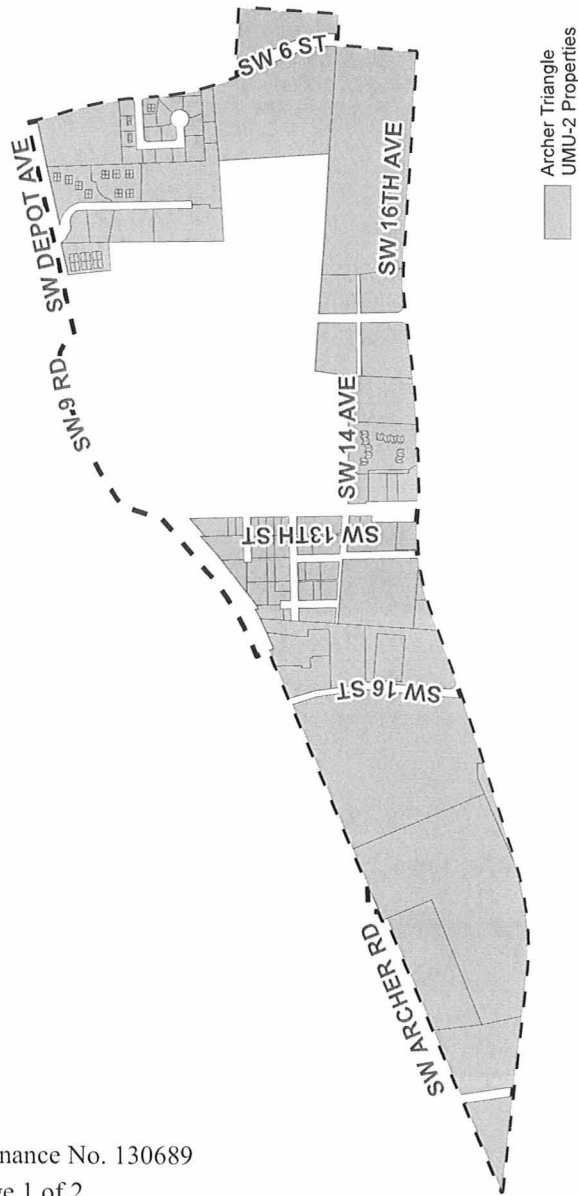


Exhibit "C" to Ordinance No. 130689  
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Figure 1.1 District Boundary Map - Archer Triangle

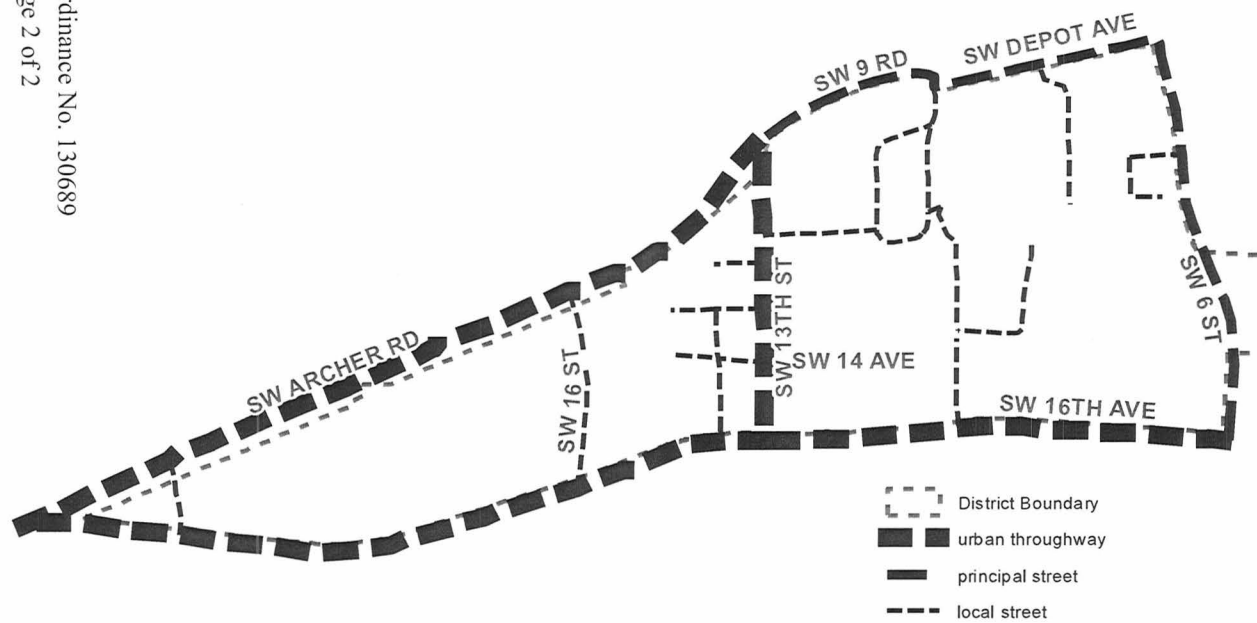


Figure 2.2 Street Types - Archer Triangle