

ORDINANCE NO. 100698

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An ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan, Future Land Use Map; by changing the land use categories of certain property, as more specifically described in this ordinance, from the Alachua County land use categories of "Low Density Residential (1-4 DU/acre)", "Medium Density Residential (4-8 DU/acre)", "Medium High Density Residential (8-14 DU/acre)", "High Density Residential (14-24 DU/acre)", "Recreation", "Commercial" and "Institutional" to the City of Gainesville land use categories of "Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)", "Conservation (CON)" and "Public Facilities (PF)"; consisting of approximately 396 acres located generally east of Interstate 75, west of Southwest 34th Street and north and south of Southwest 20th Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, publication of notice of a public hearing was given that the Future Land Use Map be amended by changing the land use category of certain property, as more specifically described in this Ordinance, from the Alachua County land use categories of "Low Density Residential (1-4 DU/acre)", "Medium Density Residential (4-8 DU/acre)", "Medium High Density Residential (8-14 DU/acre)", "High Density Residential (14-24 DU/acre)", "Recreation", "Commercial" and "Institutional" to the City of Gainesville land use categories of "Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)", "Conservation (CON)" and "Public Facilities (PF)"; and

WHEREAS, notice was given and publication made as required by law and a public hearing was held by the City Plan Board on February 2, 2011 (continued from January 27, 2011); and

WHEREAS, notice was given and publication made as required by law and a public hearing was held by the City Commission on March 3, 2011; and

1 **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10 inches
2 long was placed in a newspaper of general circulation notifying the public of this proposed ordinance
3 and of the Public Hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in
4 the City of Gainesville at least seven (7) days after the day the first advertisement was published; and

5 **WHEREAS**, pursuant to law, after the public hearing at the transmittal stage, the City of
6 Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

7 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was
8 placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at the
9 adoption stage at least five (5) days after the day the second advertisement was published; and

10 **WHEREAS**, public hearings were held pursuant to the published notices described above at
11 which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard.

12 **WHEREAS**, prior to adoption of this ordinance the City Commission has considered the
13 comments, recommendations and objections, if any, of the State Land Planning Agency.

14 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
15 **CITY OF GAINESVILLE, FLORIDA:**

16 **Section 1.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive
17 Plan is amended by changing the land use categories of the following described properties from the
18 Alachua County land use categories of “Low Density Residential (1-4 DU/acre)”, “Medium Density
19 Residential (4-8 DU/acre)”, “Medium High Density Residential (8-14 DU/acre)”, “High Density
20 Residential (14-24 DU/acre)”, “Recreation”, “Commercial” and “Institutional” to the City of
21 Gainesville land use categories of “Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)”,

1 “Conservation (CON)” and “Public Facilities (PF)”

2 The existing Alachua County land use categories on the properties are
3 depicted on the Map attached as Exhibit “A” (consisting of 1 page) and
4 made a part hereof as if set forth in full. The new City of Gainesville
5 land use categories on the properties are depicted on the Maps attached
6 as Exhibit “B” (consisting of 3 pages) and made a part hereof as if set
7 forth in full.

8
9 **Section 2.** The City Manager is authorized and directed to make the necessary changes in
10 maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or portion
11 thereof in order to comply with this ordinance.

12 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance or
13 the application hereof to any person or circumstance is held invalid or unconstitutional, such finding
14 shall not affect the other provisions or applications of the ordinance which can be given effect
15 without the invalid or unconstitutional provisions or application, and to this end the provisions of
16 this ordinance are declared severable.

17 **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of such
18 conflict hereby repealed.

19 **Section 5.** This ordinance shall become effective immediately upon passage on second
20 reading; however, the effective date of this plan amendment shall be the date a final order is issued by
21 the Department of Community Affairs finding the amendment to be in compliance in accordance with
22 Chapter 163.3184, F.S.; or the date a final order is issued by the Administration Commission
23 finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.

24 **PASSED AND ADOPTED** this _____ day of _____, 2011.

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Craig Lowe
Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Kurt M. Lannon
Clerk of the Commission

Marion J. Radson
City Attorney

This ordinance passed on first reading this _____ day of _____, 2011.

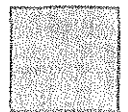
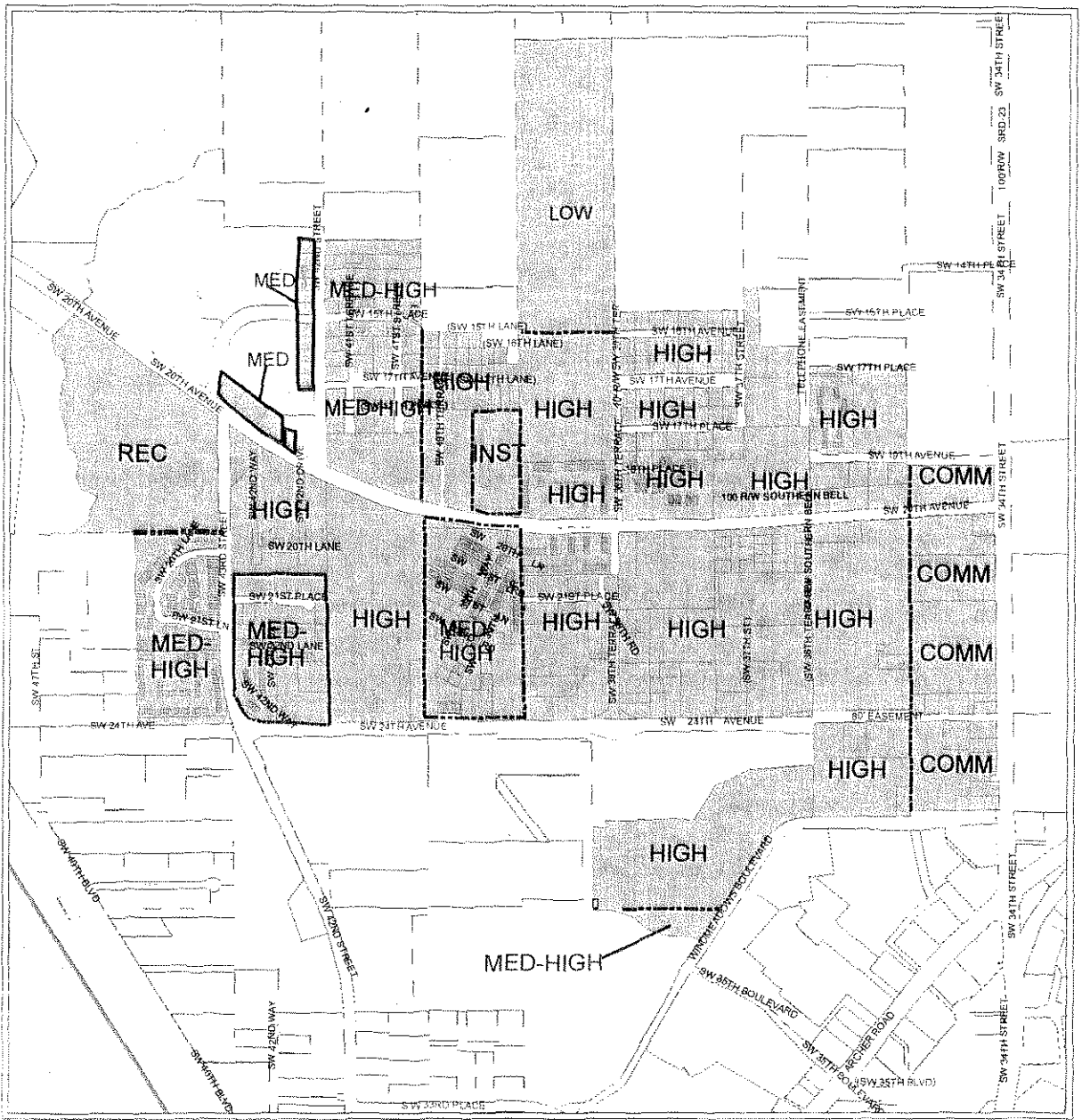
This ordinance passed on second reading this _____ day of _____, 2011.

Alachua County Land Use Designations

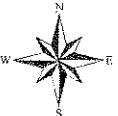
- LOW Low Density Residential (1-4 DU/acre)
- MED Medium Density Residential (4-8 DU/acre)
- MED-HIGH Medium-High Density Residential (8-14 DU/acre)
- HIGH High Density Residential (14-24 DU/acre)
- COMM Commercial
- INST Institutional
- REC Recreation

- - - - - Division line between two land use categories
- City Limits

Area under petition consideration

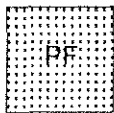
EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2, CON and PF categories.	4244, 4245 4345 Urban Village PB-10-137 LUC

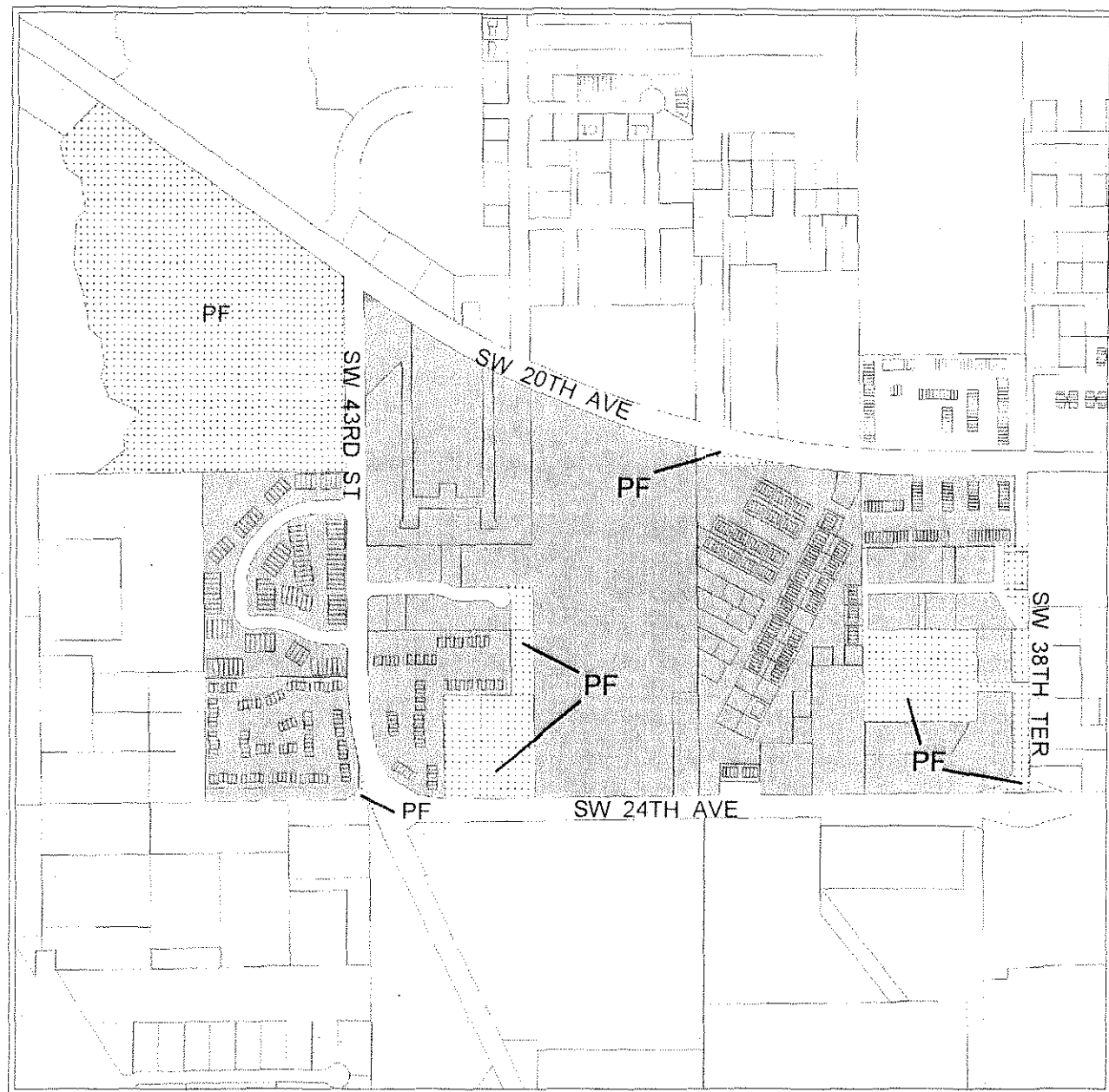
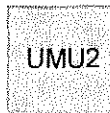
City of Gainesville Land Use Designations

PF Public Facilities and Operations
 UMU2 Urban Mixed Use 2 (up to 100 units/acre)

Area Proposed for
PF Land Use



Area Proposed for
UMU2 Land Use



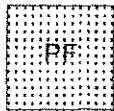
PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2 and PF categories.	4244, 4245 4345	Urban Village PB-10-137 LUC

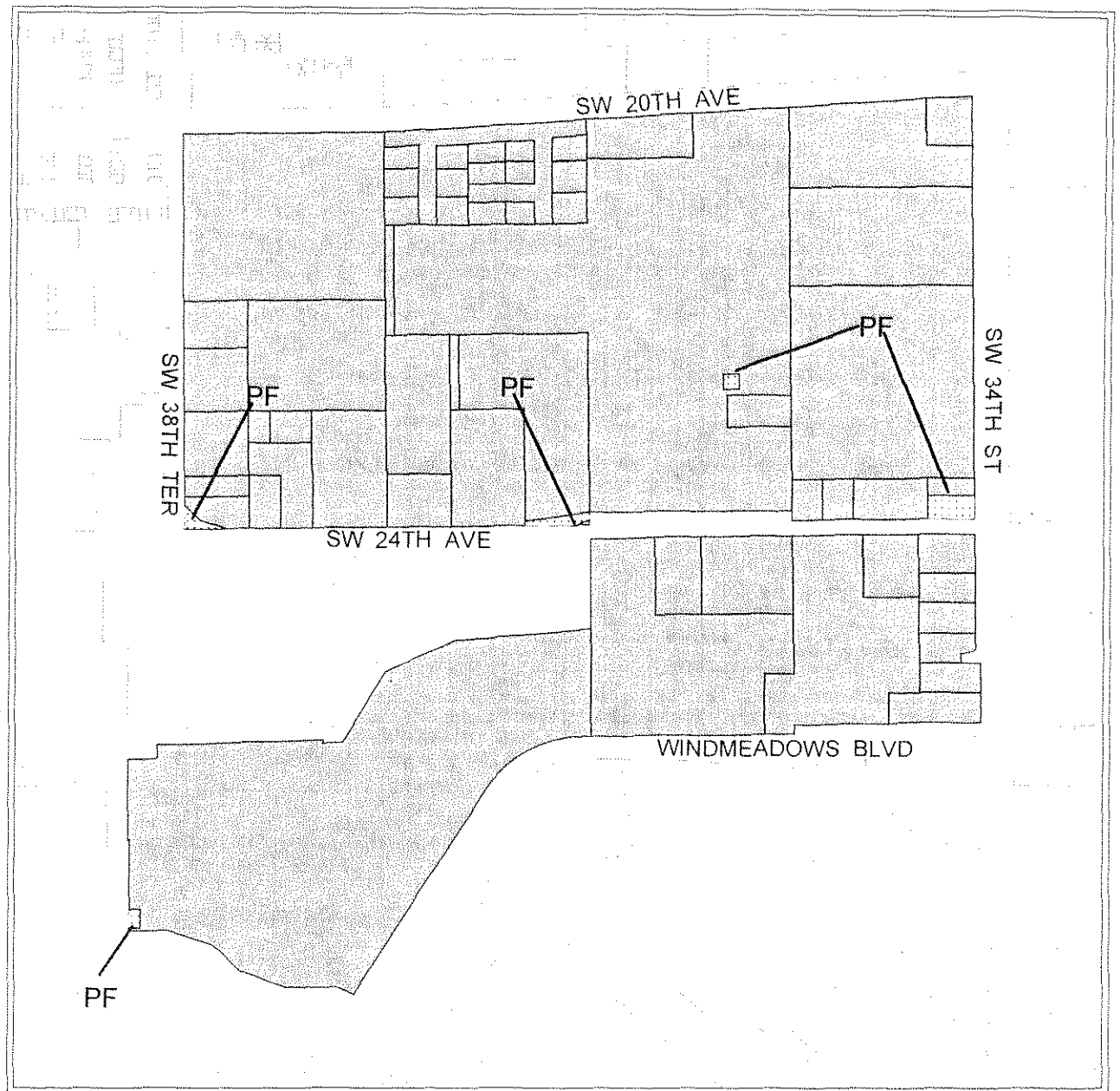
City of Gainesville Land Use Designations

- PF Public Facilities and Operations
- JMU2 Urban Mixed Use 2 (up to 100 units/acre)

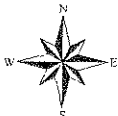
Area Proposed for
PF Land Use



Area Proposed for
UMU2 Land Use



PROPOSED LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2 and PF categories.	4244, 4245 4345	Urban Village PB-10-137 LUC

City of Gainesville Land Use Designations

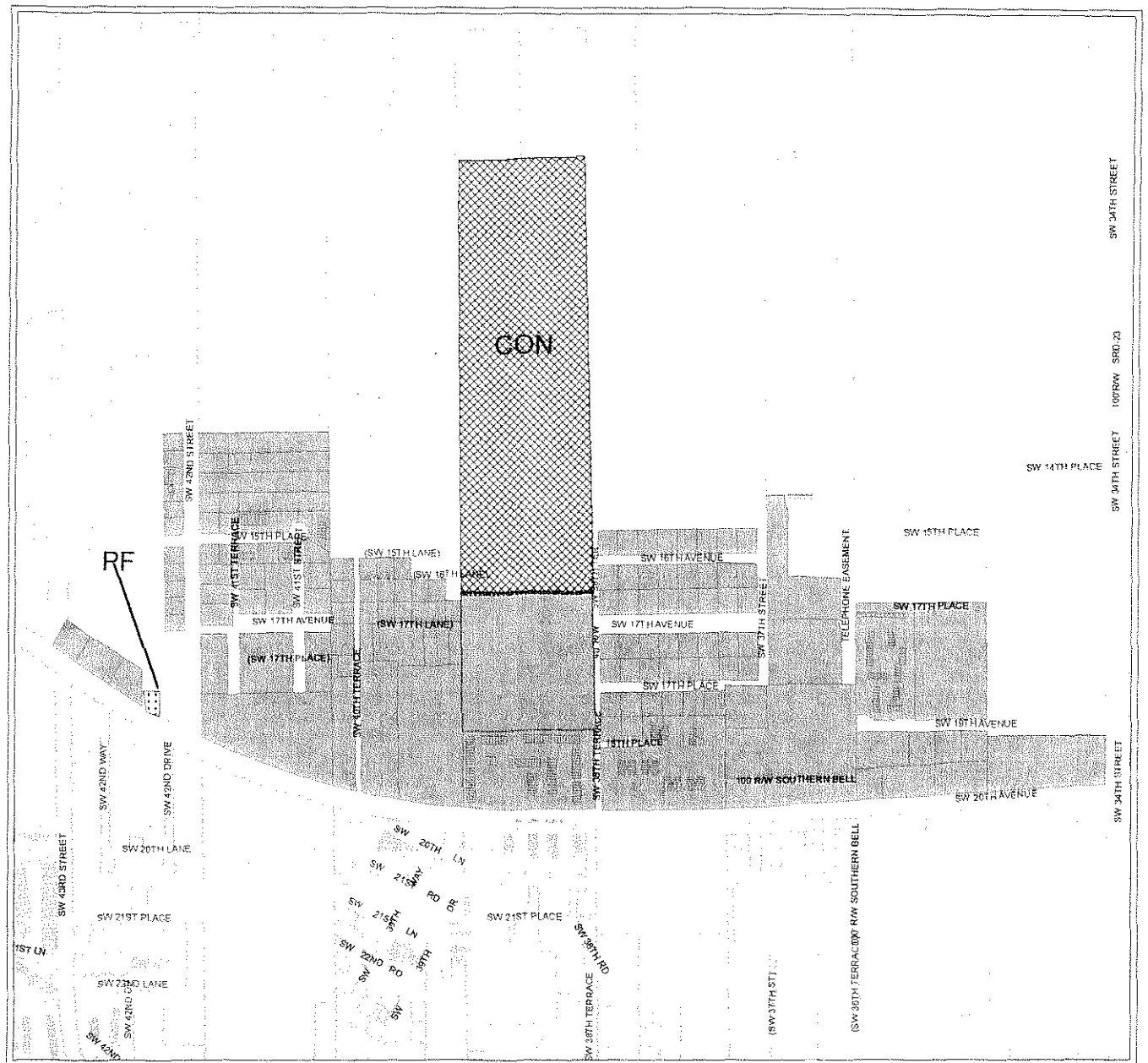
UMU2 Urban Mixed Use 2 (up to 100 units/acre)
 PF Public Facilities
 CON Conservation

----- Division line between two land use categories

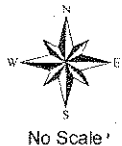
Area Proposed for CON Land Use

Area Proposed for UMU2 Land Use

Area Proposed for PF Land Use



PROPOSED LAND USE



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2, CON and PF categories.	4244, 4245 4345	Urban Village PB-10-137 LUC