

1 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
2 amended by changing the land use category of the following property from Industrial (IND) to
3 Urban Mixed-Use 2 (UMU-2):

4 See legal description attached hereto as Exhibit "A" and made a
5 part hereof as if set forth in full. The location of the property is
6 shown on Exhibit "B" for visual reference. In the event of conflict
7 or inconsistency, Exhibit "A" shall prevail over Exhibit "B."
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9 **Section 2.** The City Manager or designee is authorized and directed to make the
10 necessary changes to maps and other data in the City of Gainesville Comprehensive Plan in
11 order to comply with this ordinance.

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

17 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
18 such conflict hereby repealed on the effective date of this plan amendment.

19 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
20 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
21 amendment is not timely challenged, shall be 31 days after the state land planning agency
22 notifies the City that the plan amendment package is complete in accordance with Section
23 163.3184, F.S. If timely challenged, this amendment shall become effective on the date the state
24 land planning agency or the Administration Commission enters a final order determining this
25 adopted amendment to be in compliance with Chapter 163, F.S. No development orders,

1 development permits, or land uses dependent on this amendment may be issued or commenced
2 before this plan amendment has become effective.

3 **PASSED AND ADOPTED** this 5th day of June, 2014.

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EDWARD B. BRADDY
MAYOR

Attest:

Approved as to form and legality:



KURT LANNON
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

Property Legal Description, 1233 SW 6th 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. 6th 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.

Exhibit "A"
to Ordinance No. 130687

City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- UMU2 Urban Mixed Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- IND Industrial
- E Education
- PF Public Facilities

Exhibit "B"
to Ordinance No. 130687

Area under petition consideration

Division line between two land use categories
City Limits



PROPOSED LAND USE	
Applicant	Petition Request
Ricardo Cavallino, agent for Ridgway Roof Truss Co, Inc	Amend the City of Gainesville Future Land Use map from Industrial (IND) to Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) Related to PB-13-123 ZON
	Petition Number
	PB-13-122 LUC