

1 **WHEREAS**, the amendment to the Future Land Use Map of the City of Gainesville
2 Comprehensive Plan proposed herein involves a use of 10 acres or fewer and qualifies as a
3 small-scale development amendment as provided in Section 163.3187, Florida Statutes; and

4 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
5 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
6 pursuant to Section 163.3174, Florida Statutes, held a public hearing on August 27, 2020, and
7 voted to recommend that the City Commission approve this Future Land Use Map amendment;
8 and

9 **WHEREAS**, at least five days' notice has been given once by publication in a newspaper of
10 general circulation notifying the public of this proposed ordinance and a public hearing held by
11 the City Commission; and

12 **WHEREAS**, the public hearing was held pursuant to the notice described above at which
13 hearing the parties in interest and all others had an opportunity to be and were, in fact, heard.

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

16 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
17 amended by changing the land use category of the following property from Residential Low-
18 Density (RL) to Residential Medium-Density (RM):

19 See legal description attached as **Exhibit A** and made a part hereof as if set forth
20 in full. The location of the property is shown on **Exhibit B** for visual reference.
21 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.
22

1 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
2 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to
3 comply with this ordinance.

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

9 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
10 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

11 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the
12 effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely
13 challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this
14 amendment will become effective on the date the state land planning agency or the
15 Administration Commission issues a final order determining the amendment to be in
16 compliance with Chapter 163, Florida Statutes. No development orders, development permits,
17 or land uses dependent on this Comprehensive Plan amendment may be issued or commenced
18 before this amendment has become effective.

19 **PASSED AND ADOPTED** this 3rd day of December, 2020.

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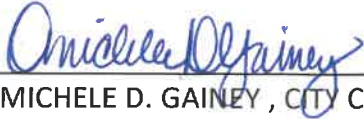


LAUREN POE
MAYOR

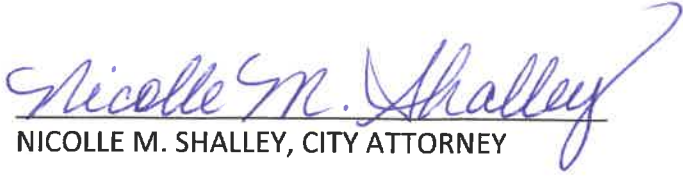
25 Attest:

Approved as to form and legality:

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OMICHELE D. GAINNEY, CITY CLERK



NICOLLE M. SHALLEY, CITY ATTORNEY

This ordinance was passed on Adoption Reading on this 3rd day of December, 2020.

**ANNEXATION DESCRIPTION FOR DUNCAN PROPERTY ALONG SW 20TH AVENUE
TAX PARCEL NUMBER 06675-006-000
A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4515, PAGE 860**

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER ORDINANCE NUMBER 150912, SAID POINT ALSO BEING SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4475, PAGE 1519 (HEREAFTER ABBREVIATED ORB/P) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF) AND AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 1980 FEET OF SAID SECTION 9 AND THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 20TH AVENUE, ALSO BEING COUNTY ROAD SOUTHWEST 30 AND BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY WITH A RADIAL BEARING OF S45°41'24" E, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 54°04'54" E, 665.27 FEET; THENCE NORTHEASTERLY ALONG SAID EXISTING CITY LIMIT LINE, NORTHERLY RIGHT-OF-WAY LINE AND CURVE AN ARC DISTANCE OF 668.51 FEET THROUGH A CENTRAL ANGLE OF 19°32'37" TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN ORB 4515, P 862; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND EXISTING CITY OF GAINESVILLE LIMIT LINE N 00°16'52" W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 823.07 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N 89°43'09" E, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 497.98 FEET TO THE NORTHWEST CORNER OF SUGARLANE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 84 OF THE PRACF; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUGARLANE S 00°16'52" E, A DISTANCE OF 659.53 FEET TO THE SOUTHWEST CORNER OF SAID SUGARLANE ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID S.W. 20TH AVENUE AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIAL BEARING OF S 10°46'37" E, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 71°32'18" W, 524.15 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, EXISTING CITY LIMIT LINE AND CURVE AN ARC DISTANCE OF 525.72 FEET THROUGH A CENTRAL ANGLE OF 15°22'09" TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID PARCEL CONTAINING 362,997 SQUARE FEET OR 8.33 ACRES MORE OR LESS.

LANDS ANNEXED BY ORDINANCE
NUMBER 150912

TP # 06675-008-000

TP # 06677-003-000

TP # 06675-004-000



POINT OF COMMENCEMENT
S.E. CORNER LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK
4475, PAGE 1519

EXISTING CITY OF GAINESVILLE LIMIT LINE
WEST LINE OF THE EAST 1980 FEET OF SECTION 9 TOWNSHIP 9 SOUTH, RANGE 19 EAST

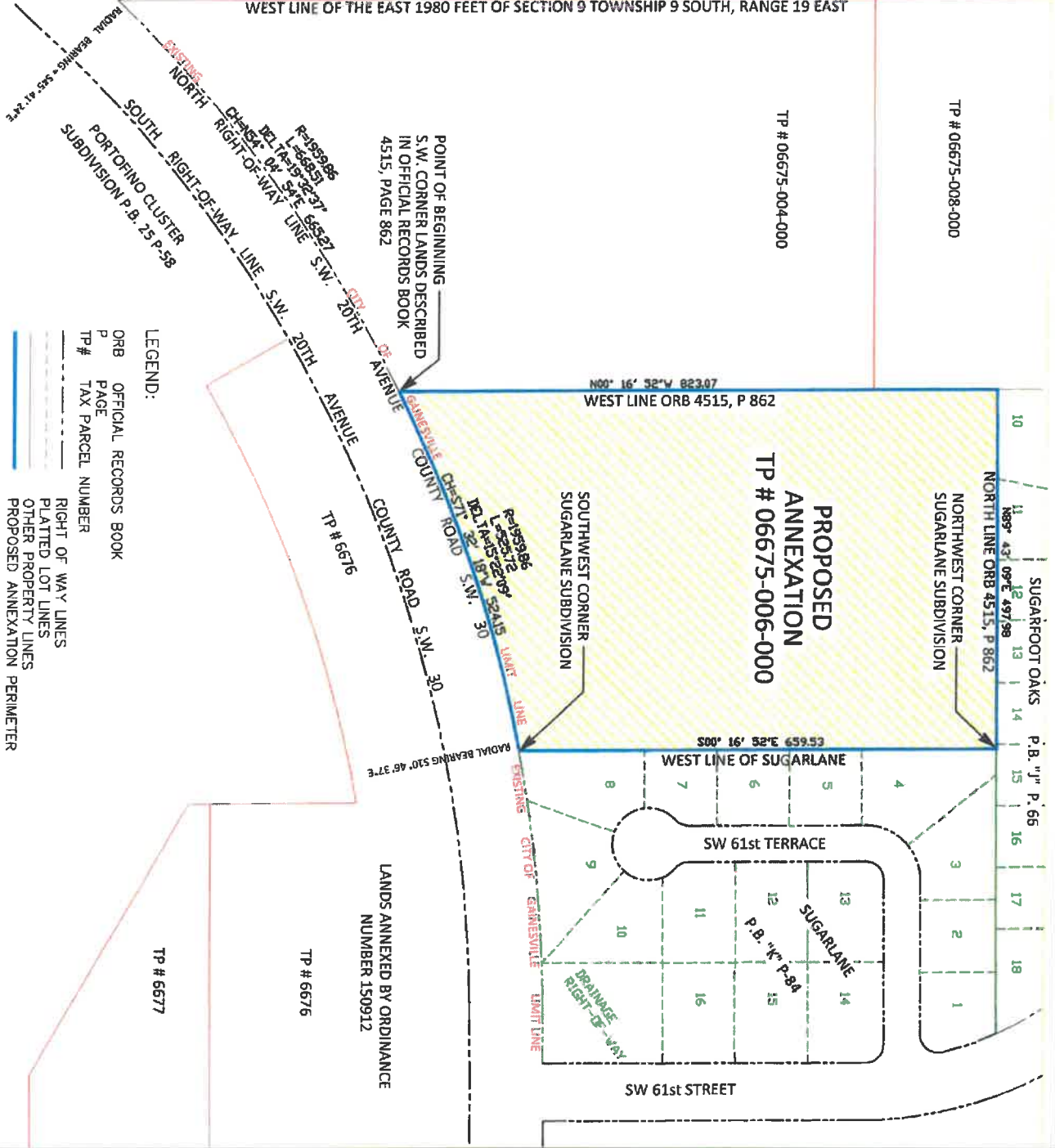
THIS IS NOT A BOUNDARY SURVEY

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
ENGINEERING SUPPORT SERVICES
405 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32609-0490
OFFICE (352) 393-6194

PROPOSED ANNEXATION ALONG SW 20TH AVENUE
A PORTION OF ORB 4515, P 860
TAX PARCEL NO. 06675-006-000

FOR INFORMATION PURPOSES ONLY. NOT VALID WITHOUT THE SIGNATURE AND ORDNANCE NUMBER OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
PATRICK R. DUNGAN, SURVEYOR & MAPPER
FLORIDA CERTIFICATION NUMBER 8388

NOT COMPLETE WITHOUT DESCRIPTION FOUND ON SHEET 1
DRAWN BY: ACAD FILENAME: 8/29/17
CHECKED BY: TH PROJECT: DUNCAN ANNEX SHEET 2 OF 2



- LEGEND:
- ORB OFFICIAL RECORDS BOOK
 - P PAGE
 - TP # TAX PARCEL NUMBER
 - RIGHT OF WAY LINES
 - PLATTED LOT LINES
 - OTHER PROPERTY LINES
 - PROPOSED ANNEXATION PERIMETER

LANDS ANNEXED BY ORDINANCE
NUMBER 150912

TP # 6676

TP # 6677

PROPOSED
ANNEXATION
TP # 06675-006-000

EXHIBIT B TO ORDINANCE NO. 200254

