LEGISLATIVE # 210571A

ORDINANCE NO. 210571

1 2 3

4

5

6

7

8

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 0.60 acres of property generally located at the 1200 block of SW 25th Place and east of SW 13th Street, as more specifically described in this ordinance, from Single-Family (SF) to Urban Mixed-Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

9 10

11 WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a

- 12 Comprehensive Plan to guide the future development and growth of the city; and
- 13 WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1),
- 14 Florida Statutes, must provide the principles, guidelines, standards, and strategies for the
- 15 orderly and balanced future economic, social, physical, environmental, and fiscal development
- of the city as reflected by the community's commitments to implement such plan; and
- 17 WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville
- 18 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that
- 19 designates the future general distribution, location, and extent of the uses of land for
- 20 residential, commercial, industry, agriculture, recreation, conservation, education, public
- 21 facilities, and other categories of the public and private uses of land, with the goals of
- 22 protecting natural and historic resources, providing for the compatibility of adjacent land uses,
- 23 and discouraging the proliferation of urban sprawl; and
- 24 WHEREAS, this ordinance, which was noticed as required by law, will amend the Future Land
- 25 Use Map of the Comprehensive Plan by changing the land use category of the property that is
- 26 the subject of this ordinance; and

- 27 WHEREAS, this amendment to the Future Land Use Map of the City of Gainesville
- 28 Comprehensive Plan proposed herein involves a use of 50 acres or fewer and qualifies as a
- 29 small-scale development amendment as provided in Section 163.3187, Florida Statutes; and
- 30 WHEREAS, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
- 31 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
- pursuant to Section 163.3174, Florida Statutes, held a public hearing on December 16, 2021,
- 33 and voted to recommend that the City Commission approve this Future Land Use Map
- 34 amendment; and
- 35 WHEREAS, at least five days' notice has been given once by publication in a newspaper of
- 36 general circulation notifying the public of this proposed ordinance and a public hearing held by
- 37 the City Commission; and
- 38 WHEREAS, the public hearing was held pursuant to the notice described above at which
- 39 hearing the parties in interest and all others had an opportunity to be and were, in fact, heard.
- 40 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,
- 41 **FLORIDA**:
- 42 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
- 43 amended by changing the land use category of the following property from Single-Family (SF)
- 44 to Urban Mixed-Use (UMU):
- 45 See legal descriptions attached as **Exhibit A** and made a part hereof as if set
- 46 forth in full. The location of the property is shown on **Exhibit B** for visual
- 47 reference. In the event of conflict or inconsistency, **Exhibit A** shall prevail over
- 48 Exhibit B.

49

50 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary

11 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to

52 comply with this ordinance.

53 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or

the application hereof to any person or circumstance is held invalid or unconstitutional, such

5 finding will not affect the other provisions or applications of this ordinance that can be given

56 effect without the invalid or unconstitutional provision or application, and to this end the

57 provisions of this ordinance are declared severable.

58 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such

9 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

0 SECTION 5. This ordinance will become effective immediately upon adoption; however, the

effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely

challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this

3 amendment will become effective on the date the state land planning agency or the

4 Administration Commission issues a final order determining the amendment to be in

5 compliance with Chapter 163, Florida Statutes. No development orders, development permits,

6 or land uses dependent on this Comprehensive Plan amendment may be issued or commenced

57 before this amendment has become effective.

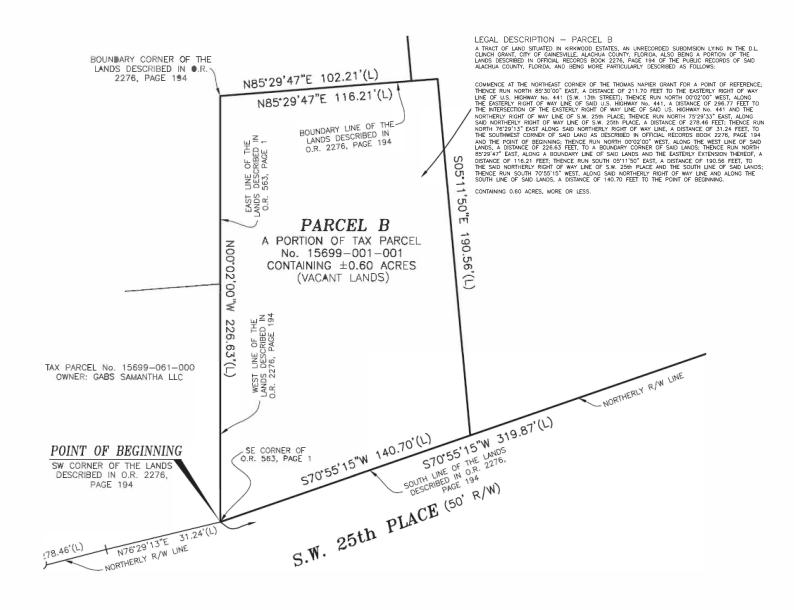
69

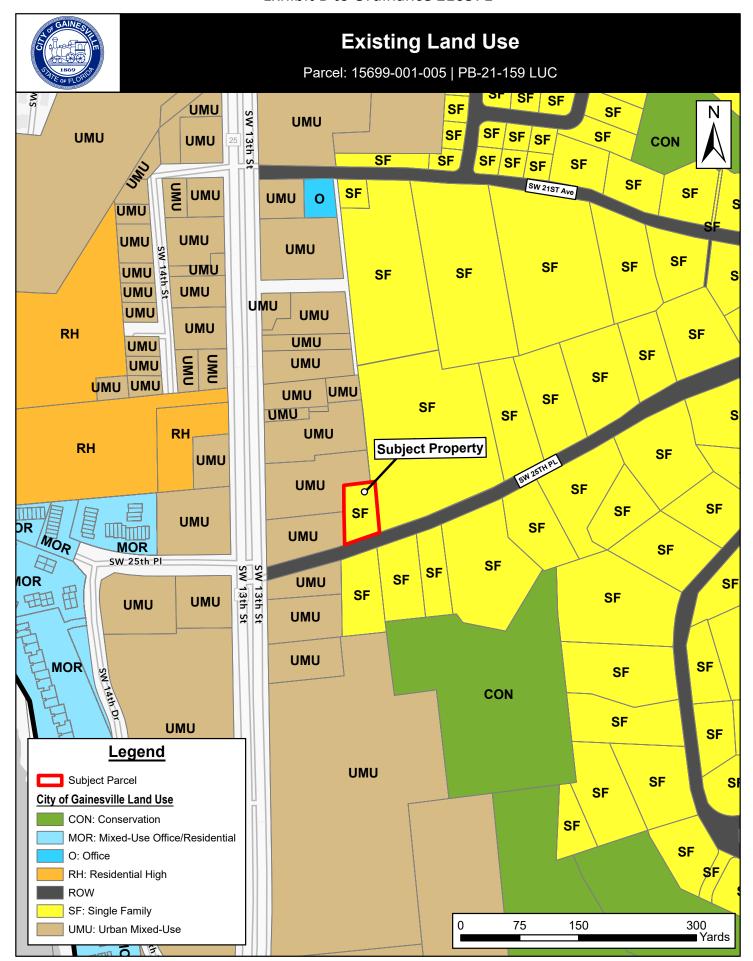
68

70

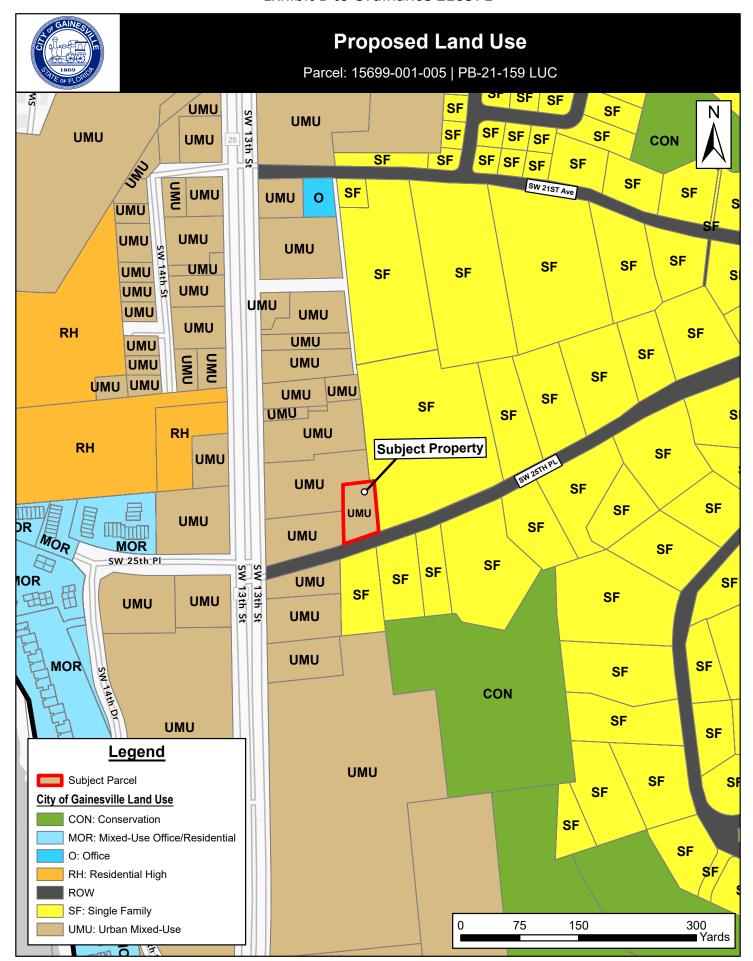
71

72	PASSED AND ADOPTED this	_ day of	, 2022.	
73				
74				
75				
76			LAUREN POE	
77			MAYOR	
78				
79	Attest:		Approved as to form and legality:	
80				
81				
82		=		
83	OMICHELE D. GAINEY		DANIEL M. NEE	
84	CITY CLERK		INTERIM CITY ATTORNEY	
85				
86				
87	This ordinance was passed on Ac	doption Re	eading on this day of	, 2022.





Page 1 of 2



Page 2 of 2