

ORDINANCE NO. 041060
0-05-76

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4 **An ordinance amending the City of Gainesville 2000-2010**
5 **Comprehensive Plan, Future Land Use Map; by changing the**
6 **land use categories of certain properties from the land use**
7 **categories of “Residential Medium-Density (8-30 units per**
8 **acre)”, “Residential High-Density (8-100 units per acre)”,**
9 **“Mixed-Use Residential (up to 75 units per acre)”, “Mixed-Use**
10 **Low-Intensity (8-30 units per acre), “Mixed-Use Medium-**
11 **Intensity (12-30 units per acre)”, “Office”, “Commercial”,**
12 **“Education”, “Public Facilities”, “Conservation”, and “Planned**
13 **Use District”, as more specifically described in this Ordinance,**
14 **to “Urban Mixed-Use 1 (UMU-1: Up to 75 units/acre)” and**
15 **“Urban Mixed-Use 2 (UMU-2: Up to 100 units/acre)”, as more**
16 **specifically described in this Ordinance; the affected properties**
17 **are located within that area generally described as the area**
18 **bounded by NW 5th Avenue to the north, SW 6th Street to the**
19 **east, and SW 16th Avenue to the south and NW 20th Street to the**
20 **west; providing directions to the city manager; providing a**
21 **severability clause; providing a repealing clause; and providing**
22 **an effective date.**

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24
25 **WHEREAS,** publication of notice of a public hearing was given that the Future Land Use
26 Map be amended by changing the land use categories of certain properties from the land use
27 categories of “Residential Medium-Density (8-30 units per acre)”, “Residential High-Density (8-
28 100 units per acre)”, “Mixed-Use Residential (up to 75 units per acre)”, “Mixed-Use Low-Intensity
29 (8-30 units per acre), “Mixed-Use Medium-Intensity (12-30 units per acre)”, “Office”,
30 “Commercial”, “Education”, “Public Facilities”, “Conservation”, and “Planned Use District”, as
31 more specifically described in this Ordinance, to “Urban Mixed-Use 1 (UMU-1: Up to 75
32 units/acre)” and “Urban Mixed-Use 2 (UMU-2: Up to 100 units/acre)”; creating and adding a new
33 land use map entitled “Urban Mixed-Use District” to identify properties with the land use category

1 called "Urban Mixed-Use 1 (UMU-1: Up to 75 units/acre)" and "Urban Mixed-Use 2 (UMU-2:
2 Up to 100 units/acre)"; and

3 **WHEREAS**, notice by the Plan Board was given and publication made as required by law
4 and a public hearing was held by the City Plan Board on May 19, 2005; and

5 **WHEREAS**, notice was given and public was made as required by law of the City
6 Commission's public hearing on this petition on June 13, 2005; and

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

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

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

17 **WHEREAS**, public hearings were held pursuant to the published notice described above at
18 which hearing the parties in interest and all others had an opportunity to be and were, in fact, heard;
19 and

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

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

3 **Section 1.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive
4 Plan is amended by changing the land use categories of the following described properties from the
5 land use categories of “Residential Medium-Density (8-30 units per acre)”, “Residential High-
6 Density (8-100 units per acre)”, “Mixed-Use Residential (up to 75 units per acre)”, “Mixed-Use
7 Low-Intensity (8-30 units per acre), “Mixed-Use Medium-Intensity (12-30 units per acre)”,
8 “Office”, “Commercial”, “Education”, “Public Facilities”, “Conservation”, and “Planned Use
9 District”, as shown on Exhibit “A”, to the land use categories of “Urban Mixed-Use 1 (UMU-1:
10 Up to 75 units/acre)” and “Urban Mixed-Use 2 (UMU-2: Up to 100 units/acre)”, as shown on
11 Exhibit “B.”

12 (See Maps attached hereto as Exhibits "A" and “B” and made a part
13 hereof as if set forth in full.)
14

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

18 **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
19 or unconstitutional by any court of competent jurisdiction then said holding shall in no way affect
20 the validity of the remaining portions of this ordinance.

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

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


6 **PASSED AND ADOPTED** this 14th day of November, 2005.

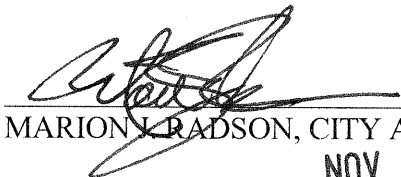
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PEGEEN HANRAHAN,
MAYOR

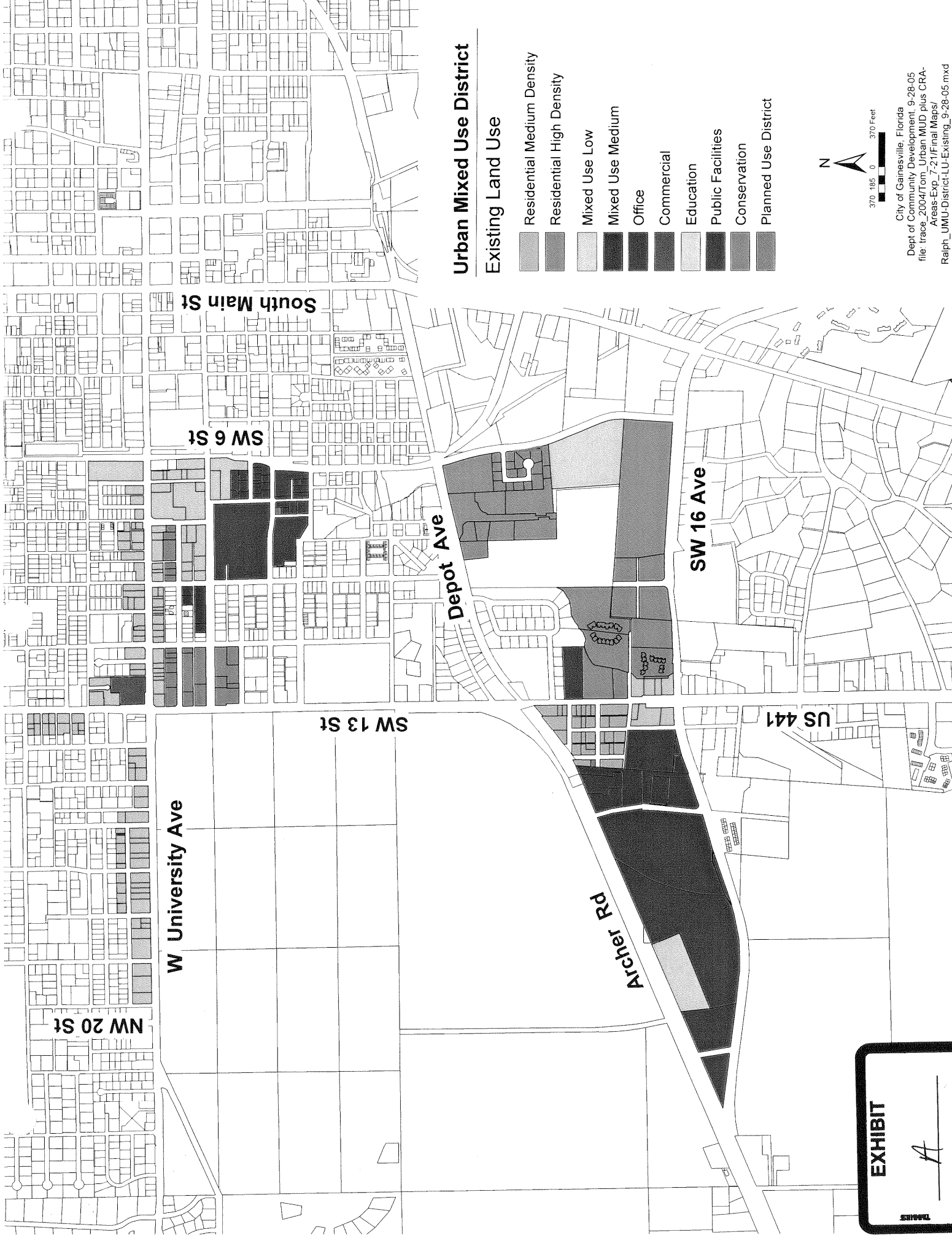
ATTEST:

APPROVED AS TO FORM AND LEGALITY:


KURT LANNON,
CLERK OF THE COMMISSION












MARION J. RADSON, CITY ATTORNEY
NOV 15 2005

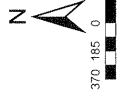
20 This ordinance passed on first reading this 8th day of August, 2005.
21
22 This ordinance passed on second reading this 14th day of November, 2005.



Urban Mixed Use District

Existing Land Use

-  Residential Medium Density
-  Residential High Density
-  Mixed Use Low
-  Mixed Use Medium
-  Office
-  Commercial
-  Education
-  Public Facilities
-  Conservation
-  Planned Use District



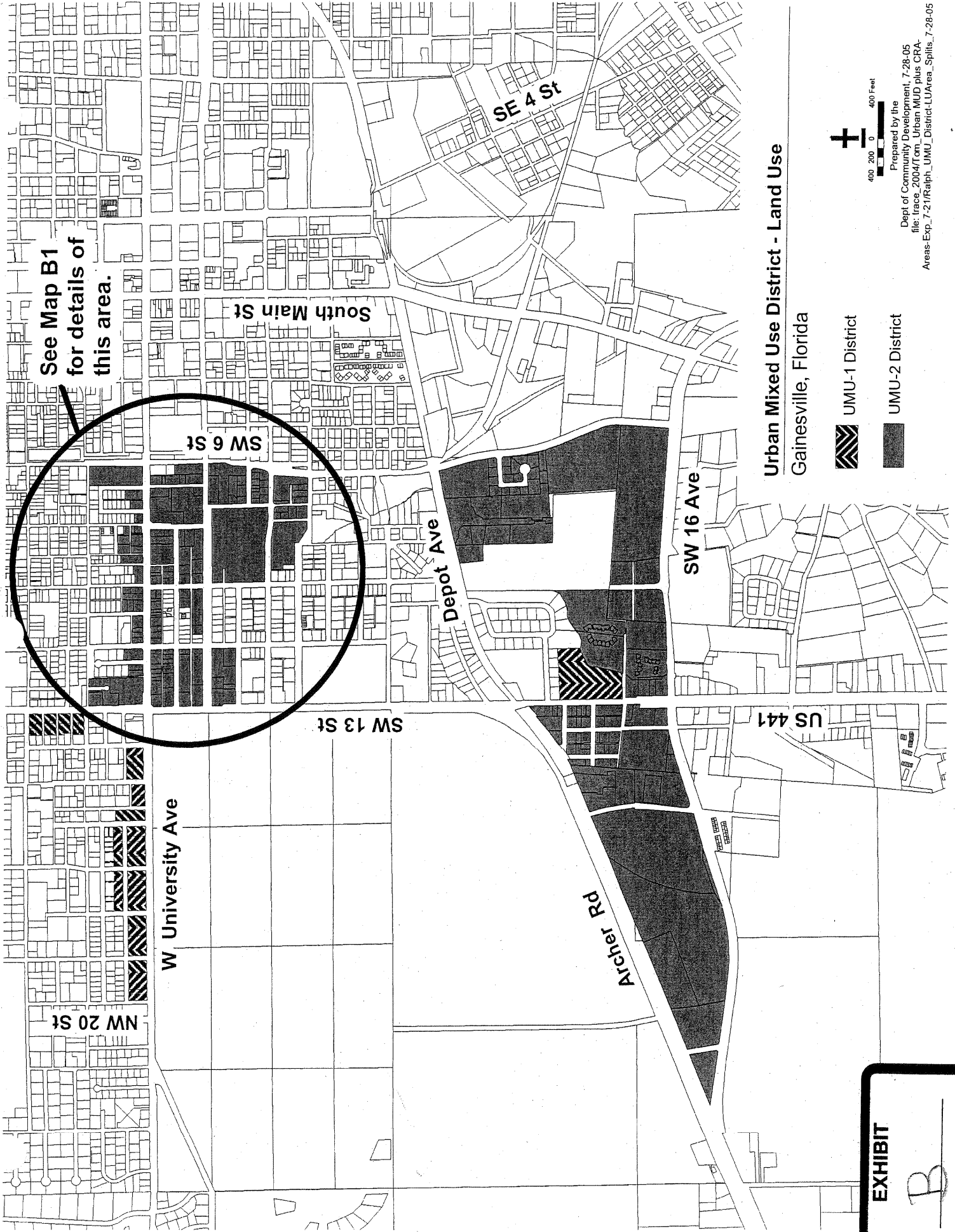
City of Gainesville, Florida
 Dept of Community Development, 9-28-05
 file: trace_2004/Tom_Urban MUD plus CRA-
 Areas-Exp_7-21/Final Maps/
 Ralph_UMU-District-LU-Existing_9-28-05.mxd

EXHIBIT



A

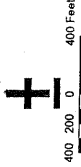
TERRACON

See Map B1
for details of
this area.



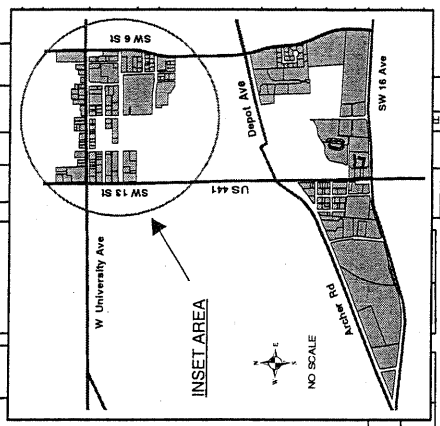
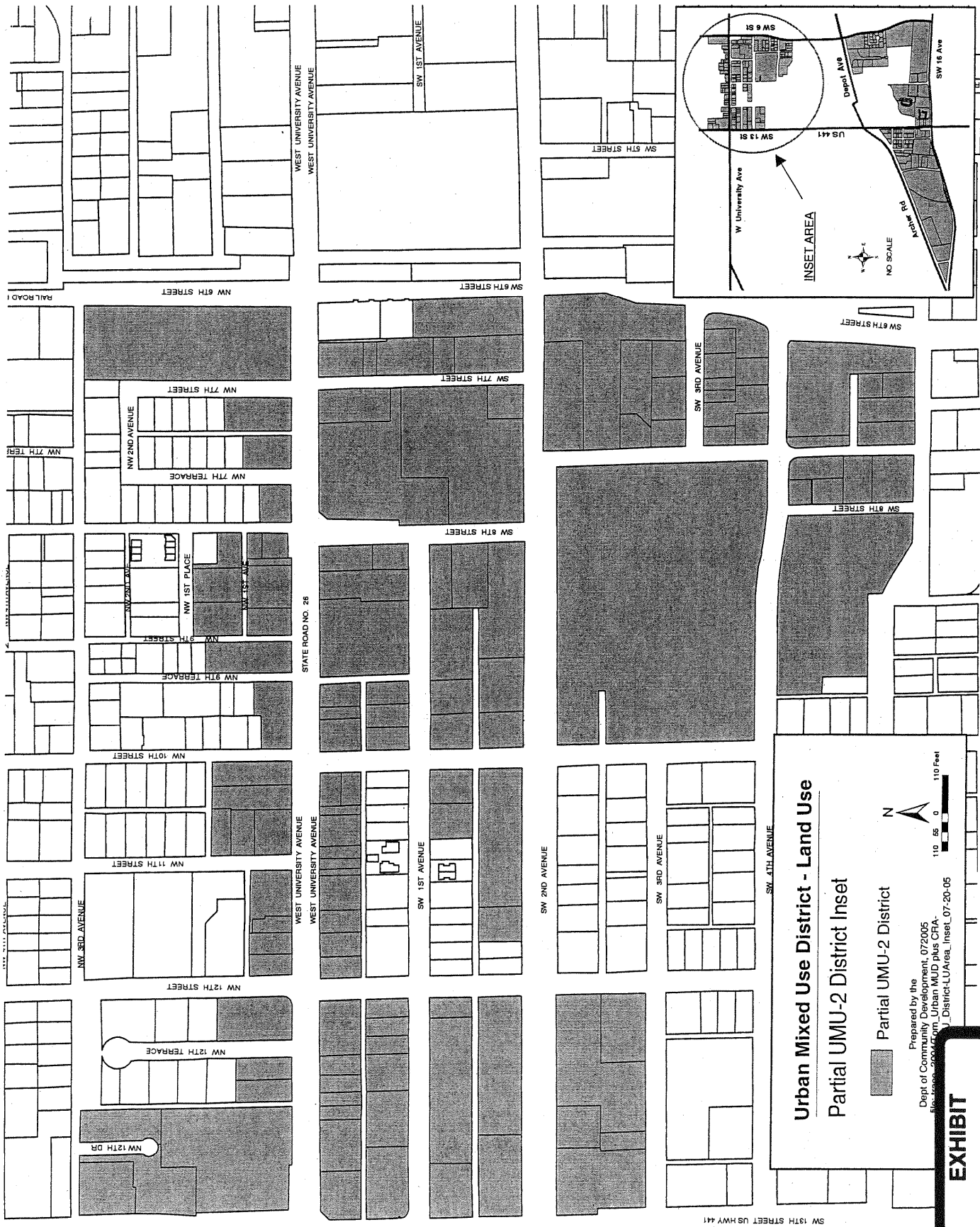
Urban Mixed Use District - Land Use
Gainesville, Florida

-  UMU-1 District
-  UMU-2 District



Prepared by the
Dept of Community Development, 7-28-05
file: trace_2004/Tom_Urban MUD plus CRA
Areas-Exp_7-27/Ralph_UMU_District-LUArea_Spllis_7-28-05

EXHIBIT
B



Urban Mixed Use District - Land Use
Partial UMU-2 District Inset

Partial UMU-2 District

Prepared by the
 Dept. of Community Development, 072005
 with Urban MUD plus CRA
 Block 2004

SW 19TH STREET US HWY 441

110 0 110 Feet

EXHIBIT
B1 (inset)

041060



CITY OF GAINESVILLE

Clerk of the Commission

I hereby certify that a true record of this ordinance was made by me in

Ordinance Book No. 72 on this 17 day of
November, 2005.

A handwritten signature in black ink, appearing to read "Kurt M. Lannon, Jr.", is written over a horizontal line.

Kurt M. Lannon, Jr.
Clerk of the Commission