

28 **WHEREAS**, this amendment to the Future Land Use Map of the City of Gainesville
29 Comprehensive Plan proposed herein involves a use of 50 acres or fewer and qualifies as a
30 small-scale development amendment as provided in Section 163.3187, Florida Statutes; and

31 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
32 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
33 pursuant to Section 163.3174, Florida Statutes, held a public hearing on April 22, 2021, and
34 voted to recommend that the City Commission approve this Future Land Use Map amendment;
35 and

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

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

41 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
42 **FLORIDA:**

43 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
44 amended by changing the land use category of the following property from Residential Low-
45 Density (RL) and Residential Medium-Density (RM) to Urban Mixed-Use High Intensity (UMUH):

46 See legal descriptions attached as **Exhibit A** and made a part hereof as if set
47 forth in full. The location of the property is shown on **Exhibit B** for visual
48 reference. In the event of conflict or inconsistency, **Exhibit A** shall prevail over
49 **Exhibit B.**
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51 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
52 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to
53 comply with this ordinance.

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

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

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

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73 **PASSED AND ADOPTED** this 18th day of November, 2021.

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LAUREN POE
MAYOR

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79 **Attest:**

Approved as to form and legality:

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82

83 **OMICHELE D. GAINERY**
84 **CITY CLERK**



DANIEL M. NEE
INTERIM CITY ATTORNEY

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87 This ordinance was passed on Adoption Reading on this 18th day of November, 2021.

Exhibit A to Ordinance 190980



LEGAL DESCRIPTION

June 7, 2021

For: Tax Parcel 06686-000-000

A PARCEL OF LAND SITUATED IN THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 660.16 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W. 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10 AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, NORTH 0°46'38" WEST ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 1166.32 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 50°54'02" WEST, A DISTANCE OF 419.51 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2352, PAGE 2255 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 0°40'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 245.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°20'13" WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID CORNER LYING ON THE WEST LINE OF SAID WEST ONE-HALF OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10; THENCE SOUTH 0°40'55" EAST ALONG SAID WEST LINE, A DISTANCE OF 59.87 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4300, PAGE 2031 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'08" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 210.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 0°41'00" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1586, PAGE 86 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°20'37" EAST ALONG THE NORTH LINE OF SAID LANDS AND ITS EASTERLY PROJECTION THEREOF, A DISTANCE OF 240.20 FEET TO THE NORTHWEST CORNER OF THE SOUTH 210 FEET OF THE EAST 210 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 10; THENCE SOUTH 0°45'30" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 209.73 FEET TO THE AFOREMENTIONED SOUTH LINE OF SECTION 10; THENCE NORTH 89°20'13" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

LESS:

Parcel No. 105

Section No. 26000

F.P. No. 2113657 (2113656)

S.W. 62nd Blvd. Arterial Connector

A Part of Section 10, Township 10 South, Range 19 East, Alachua County, Florida; Being More Particularly Described As Follows:

Exhibit A to Ordinance 190980

Commence At The Northeast Corner Of The Northeast One-Quarter of Section 15, Township 10 South, Range 19 East, Alachua County, Florida; Thence South 00°37'50" East, Along The East Line Of Said Northeast One-Quarter, A Distance Of 561.68 Feet To The Baseline Of Survey Of Clark Butler Boulevard (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 26000, F.P. No. 2113656); Thence North 89°11'12" West, Along Said Baseline Of Survey, A Distance Of 154.94 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 2083.00 Feet; Thence Along Said Baseline Of Survey And Curve, Through A Angle Of 20°09'51", An Arc Distance Of 733.07 Feet And A Chord Bearing And Distance Of North 79°06'17" West, 729.29 Feet; Thence North 00°45'41" West, A Distance Of 411.60 Feet To The South Line Of The Southeast One-Quarter of Section 10, Township 10 South, Range 19 East, Alachua County, Florida And To The Point Of Beginning; Thence North 00°45'41" West, A Distance Of 209.74 Feet; Thence South 89°20'45" West, A Distance Of 14.28 Feet; Thence North 00°46'42" West, A Distance Of 158.06 Feet; Thence North 89°14'12" East, A Distance Of 224.24 Feet; Thence South 00°46'30" East, A Distance Of 368.20 Feet To The South Line Of Said Southeast One-Quarter; Thence South 89°20'21" West, Along The South Line Of Said Southeast One-Quarter A Distance Of 210.00 Feet To The Point Of Beginning.

For: Tax Parcel 06687-001-000

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF SE 1/4) OF SECTION TEN (10), TOWNSHIP TEN (10) SOUTH, RANGE NINETEEN (19) EAST, THENCE RUN NORTH 70 YARDS, THENCE RUN EAST 140 YARDS, THENCE RUN SOUTH 70 YARDS, THENCE RUN WEST 140 YARDS TO THE POINT OF BEGINNING, CONTAINING TWO (2) ACRES MORE OR LESS.

For: Tax Parcel 06687-002-000

BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, THENCE RUN NORTH 70 YARDS TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 130 YARDS, THENCE EAST 70 YARDS, THENCE SOUTH 130 YARDS, THENCE WEST 70 YARDS TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE WEST HALF OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

For: Tax Parcel 06684-001-000

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING A PART OF LOT 7, AS SHOWN ON PLAT BOOK "A", PAGE 10, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 89 DEG. 58 MIN. 20 SEC. WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10, A DISTANCE OF 1,320.70 FEET TO A CONCRETE MONUMENT (NO I.D.) AND THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEG. 57 MIN. 45 SEC. WEST ALONG THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 10, A DISTANCE OF 460.94 FEET TO A ONE AND ONE-HALF (1 1/2) INCH IRON PIPE AT THE

Exhibit A to Ordinance 190980

INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75, (U.S. NO. 93) (A 300 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 31 DEG. 58 MIN. 50 SEC. WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 897.50 FEET TO A FOUND REBAR AND P.L.S. CAP #3628. AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 7; THENCE RUN SOUTH 89 DEG. 52 MIN. 52 SEC. EAST ALONG SAID NORTH LINE A DISTANCE OF 936.27 FEET TO A SET REBAR AND P.L.S. CAP #2228; THENCE RUN SOUTH 00 DEG. 00 MIN. 05 SEC. EAST, A DISTANCE OF 759.64 FEET TO THE POINT OF BEGINNING. CONTAINING 12.190 ACRES, MORE OR LESS.

BEING SUBJECT TO A GAINESVILLE REGIONAL UTILITY EASEMENT OVER AND ACROSS THE WESTERLY 100 FEET THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1606 PAGE 2983-2985. ALSO BEING SUBJECT TO A 100 FOOT FLORIDA CORPORATION EASEMENT OVER AND ACROSS SAID PROPERTY; SAID FLORIDA CORPORATION EASEMENT BEING RECORDED IN DEED BOOK 327, PAGE 430 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS:

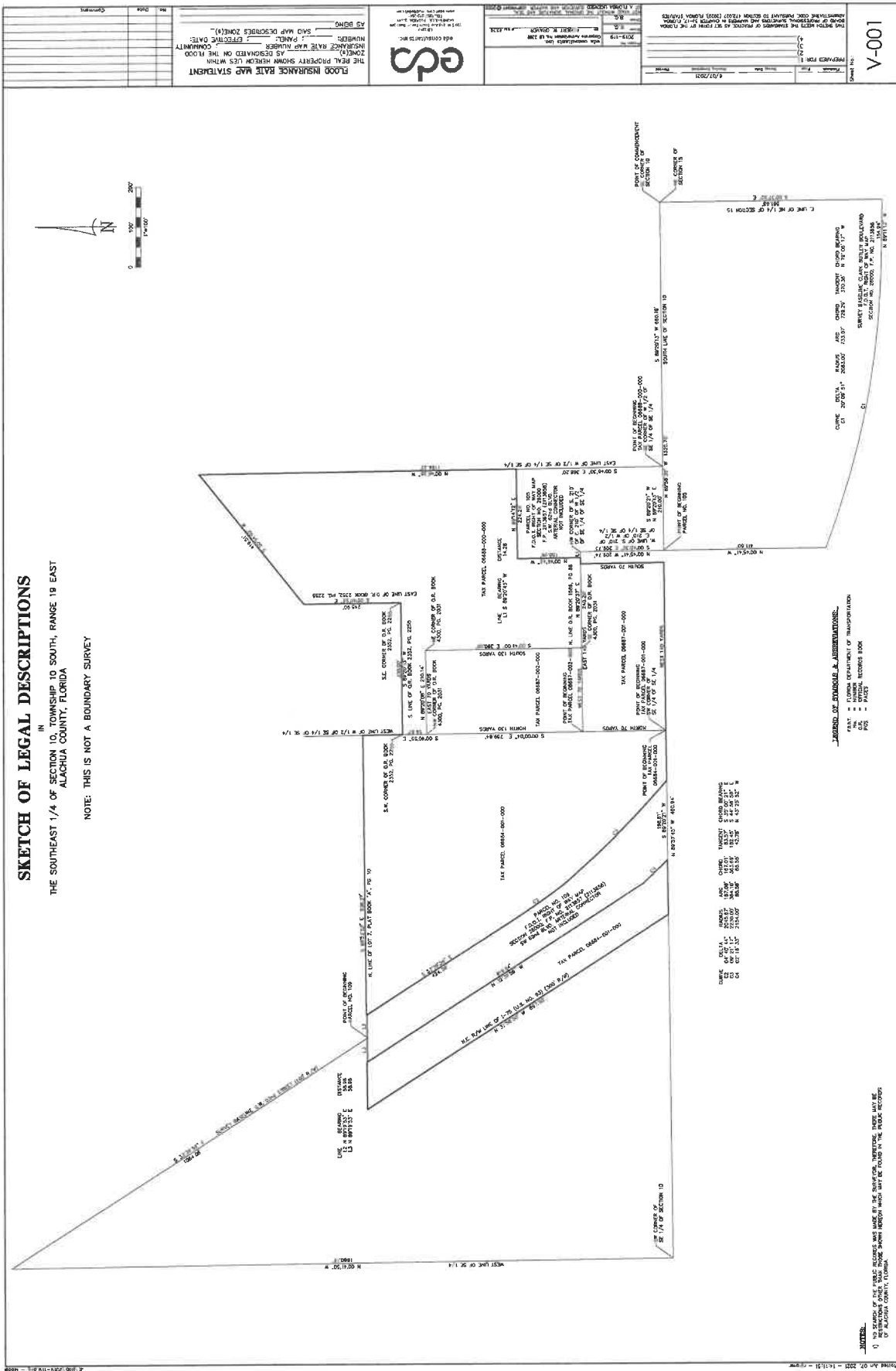
Parcel No. 109
Section 26000
F.P. 2113657 (2113656)
S.W. 62nd Blvd. Arterial Connector

A Part Of Section 10, Township 10 South, Range 19 East, Alachua County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of The Southeast One-Quarter Of Section 10, Township 10 South, Range 19 East, Alachua County, Florida; Thence North Thence North 00°41'50" West, Along The West Line Of Said Southeast One-Quarter, A Distance Of 1660.19 Feet To The Baseline Survey Of S.W. 52nd Street (A 100' Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section No. 26000, F.P. No. 2113656); Thence South 32°39'59" East, Along Said Baseline Of Survey, A Distance Of 1064.06 Feet To The Point Of Beginning; Thence North 89°19'53" East, A Distance Of 58.96 Feet; Thence South 32°39'59" East, A Distance Of 424.28 Feet To A Curve To The Left, Having A Radius Of 2045.67 Feet; Thence Along Said Curve, Through An Angle Of 04°40'44", An Arc Distance Of 167.06 Feet And A Chord Bearing And Distance Of South 35°00'21" East, 167.01 Feet To A Curve To The Left, Having A Radius Of 2230.00 Feet; Thence Along Said Curve, Through An Angle Of 09°21'17", An Arc Distance Of 354.10 Feet And A Chord Bearing And Distance Of South 44°58'58" East, 363.69 Feet To The South Line Of Said Southeast One-Quarter; Thence South 89°20'21" West, Along The South Line Of Said Southeast One-Quarter A Distance Of 198.61 Feet To A Point On A Curve To The Right, Having A Radius Of 2154.00 Feet; Thence Along Said Curve, Through An Angle Of 02°16'33", An Arc Distance Of 85.56 Feet And A Chord Bearing And Distance Of North 43°25'52" West, 85.55 Feet; Thence North 32°39'59" West, A Distance Of 819.64 Feet; Thence North 89°19'53" East, A Distance Of 58.96 Feet To Said Baseline Of Survey And To The Point Of Beginning.

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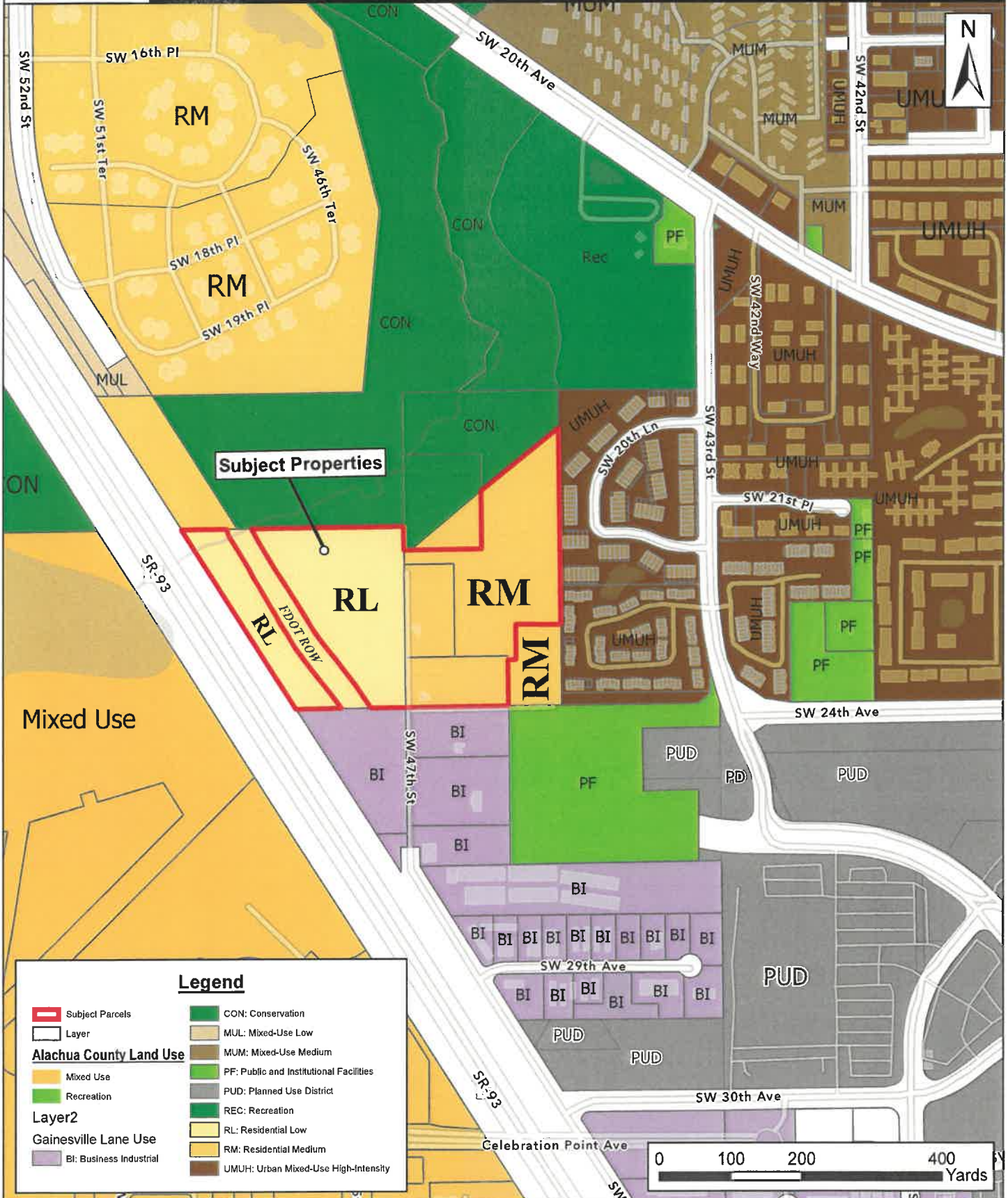
Exhibit A to Ordinance 190980





Existing Land Use - Ordinance 190980

Parcels: 066841-100-000, 06686-000-000, 06687-100-000 & 06687-200-000 | PB-19-145 LUC





Proposed Land Use - Ordinance 190980

Parcels: 066841-100-000, 06686-000-000, 06687-100-000 & 06687-200-000 | PB-19-145 LUC

