

ORDINANCE NO. 200723

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 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Institutional to City of Gainesville Education (E); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1), Florida Statutes, must provide the principles, guidelines, standards, and strategies for the 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

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, this ordinance, which was noticed as required by law, will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of the property that is the subject of this ordinance; and

27 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
28 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
29 pursuant to Section 163.3174, Florida Statutes, held a public hearing on January 28, 2021, and
30 voted to recommend that the City Commission approve this Future Land Use Map amendment;
31 and

32 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
33 newspaper of general circulation and provided the public with at least seven days' advance
34 notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City
35 Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of
36 Gainesville; and

37 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
38 proposed amendment to the reviewing agencies and any other local government unit or state
39 agency that requested same; and

40 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was
41 placed in the aforesaid newspaper and provided the public with at least five days' advance
42 notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City
43 Commission; and

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

46 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
47 comments received concerning this Future Land Use Map amendment.

48 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

49 **FLORIDA:**

50 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
51 amended by changing the land use category of the following property from Alachua County
52 Institutional to City of Gainesville Education (E):

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

56
57 **SECTION 2.** Within ten working days of the transmittal (first) hearing, the City Manager or
58 designee is authorized and directed to transmit this Future Land Use Map amendment and
59 appropriate supporting data and analyses to the reviewing agencies and to any other local
60 government or governmental agency that has filed a written request for same with the City.
61 Within ten working days of the adoption (second) hearing, the City Manager or designee is
62 authorized and directed to transmit this amendment to the state land planning agency and
63 any other agency or local government that provided comments to the City regarding the
64 amendment.

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

68 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
69 the application hereof to any person or circumstance is held invalid or unconstitutional, such
70 finding will not affect the other provisions or applications of this ordinance that can be given

71 effect without the invalid or unconstitutional provision or application, and to this end the
72 provisions of this ordinance are declared severable.

73 **SECTION 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
74 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

75 **SECTION 6.** This ordinance will become effective immediately upon adoption; however, the
76 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
77 amendment is not timely challenged, will be 31 days after the state land planning agency
78 notifies the City that the plan amendment package is complete in accordance with Section
79 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment will
80 become effective on the date the state land planning agency or the Administration Commission
81 enters a final order determining the amendment to be in compliance with Chapter 163, Florida
82 Statutes. No development orders, development permits, or land uses dependent on this
83 Comprehensive Plan amendment may be issued or commenced before this amendment has
84 become effective.

85

86 **PASSED AND ADOPTED** this 21st day of October, 2021.

87

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92 Attest:

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OMICHELE D. GAINEY

97 CITY CLERK

98 *Martie Kessler*
Deputy Clerk



LAUREN POE
MAYOR

Approved as to form and legality:



NICOLLE M. SHALLEY
CITY ATTORNEY

99 This ordinance passed on transmittal (first) reading this 5th day of August, 2021.

100

101 This ordinance passed on adoption (second) reading this 21st day of October, 2021.

**OAK HALL PROPERTY; TAX PARCELS 6668-2-3 & 6668-2-5
DESCRIPTION FOR PROPOSED ANNEXATION IN SECTION 8, TOWNSHIP 10 SOUTH,
RANGE 19 EAST, ALACHUA COUNTY, FLORIDA**

A PARCEL OF LAND LYING AND BEING IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

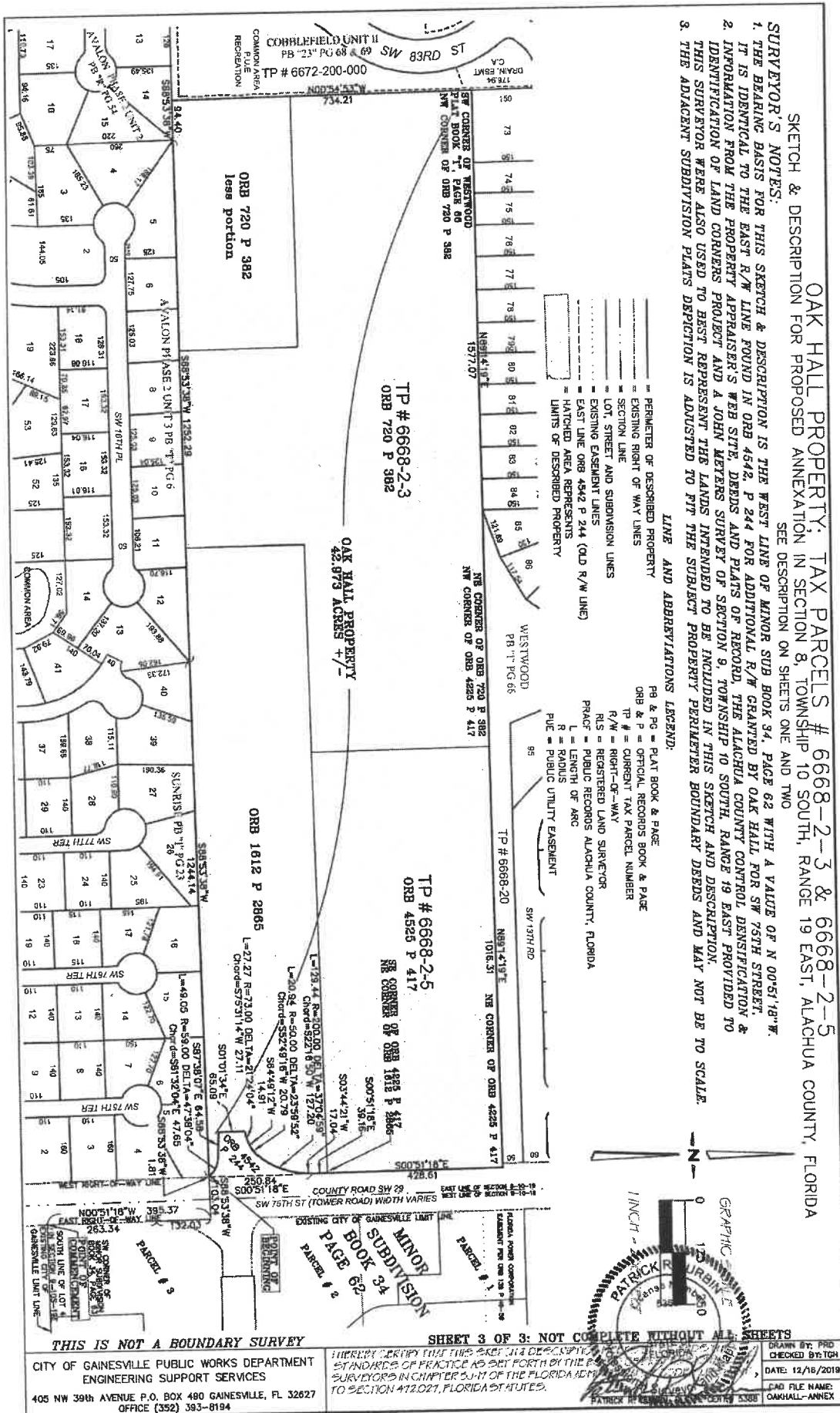
COMMENCE AT THE SOUTHWEST CORNER OF PARCEL # 3 OF MINOR SUBDIVISION BOOK 34, PAGE 62 FILED AS AN UNRECORDED MAP IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER REFERRED TO AS PRACF) ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER CITY ORDINANCE NUMBER 150912 AND AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF S.W. 75TH STREET (ALSO KNOWN AS TOWER ROAD) AND THE SOUTH LINE OF LOT NUMBER 4 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST SAID ALACHUA COUNTY, FLORIDA; THENCE N 00°51'18" W ALONG SAID CITY LIMIT LINE, THE WEST LINE OF SAID PARCEL # 3 AND THE EAST RIGHT-OF-WAY LINE OF S.W. 75TH STREET A DISTANCE OF 263.34 FEET TO A POINT OF INTERSECTION ON THE WEST LINE OF SAID LOT 3; THENCE LEAVING SAID WEST LINE OF LOT # 3 CONTINUE ALONG SAID CITY LIMIT LINE N 00°51'18" W A DISTANCE OF 132.03 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF "SUNRISE", PER THE PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 23 PRACF; THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE, S 88°53'38" W ALONG SAID EXTENSION A DISTANCE OF 103.04 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4542, PAGE 244 (HEREAFTER ABBREVIATED ORB __, P__) PRACF ALSO BEING A POINT ON THE NORTH LINE OF SAID PLAT OF "SUNRISE"; THENCE CONTINUE S 88°53'38" W ALONG THE SOUTH LINE OF SAID PARCEL ALSO BEING THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 1612, P 2865 PRACF A DISTANCE OF 1.81 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S 88°53'38" W ALONG THE SOUTH LINE OF SAID PARCEL AND NORTH LINE OF SAID PLAT A DISTANCE OF 1244.14 FEET TO THE NORTHWEST CORNER OF SAID PLAT ALSO BEING THE NORTHEAST CORNER OF "AVALON PHASE 2, UNIT III" PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK "T", PAGE 6 PRACF; THENCE CONTINUE S 88°53'38" W ALONG THE NORTH LINE OF SAID PLAT, SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 720 P 383 (INCLUDING "LESS PORTION") A DISTANCE OF 1252.29 FEET TO THE NORTHWEST CORNER OF SAID PLAT ALSO BEING THE NORTHEAST CORNER OF "AVALON PHASE 2, UNIT II" PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK "R", PAGE 54 PRACF; THENCE CONTINUE S 88°53'38" W ALONG THE NORTH LINE OF SAID PLAT, AND SOUTH LINE OF SAID PARCEL A DISTANCE OF 94.40 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE SOUTHEAST CORNER OF "COBBLEFIELD UNIT II" PER THE PLAT THEREOF AS RECORDED IN PLAT

SHEET 1 OF 3: NOT COMPLETE WITHOUT ALL 3 SHEETS

Exhibit A to Ordinance 200723

BOOK "23", PAGES 68 & 69 PRACF; THENCE N00°54'53" W ALONG THE EAST LINE OF SAID "COBBLEFIELD UNIT II" A DISTANCE OF 734.21 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN ORB 720, P 383 PRACF ALSO BEING THE SOUTHWEST CORNER OF "WESTWOOD" PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK "1", PAGE 66 PRACF; THENCE LEAVING SAID EAST LINE OF "COBBLEFIELD UNIT II", N 89°14'19" E ALONG THE NORTH LINE OF LANDS DESCRIBED IN SAID ORB 720, P 382 PRACF ALSO BEING THE SOUTH LINE OF SAID PLAT A DISTANCE OF 1577.07 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN ORB 720, P 382 PRACF ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 4225, P 417 PRACF; THENCE CONTINUE N 89°14'19" E ALONG THE SOUTH LINE OF SAID "WESTWOOD" AND NORTH LINE OF SAID LANDS DESCRIBED IN ORB 4525, P 417 PRACF A DISTANCE OF 1016.31 FEET TO THE NORTHEAST CORNER OF SAID LANDS ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 75TH STREET; THENCE S 00°51'18" E ALONG THE EAST LINE OF SAID LANDS AND WEST RIGHT-OF-WAY LINE OF SAID SW 75TH STREET A DISTANCE OF 428.61 FEET TO THE SOUTHEAST CORNER OF SAID LANDS ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN THE AFOREMENTIONED ORB 1612, P 2865 PRACF; THENCE CONTINUE S 00°51'18" E ALONG THE EAST LINE OF SAID PARCEL ALSO BEING THE WESTERLY LINE OF AFOREMENTIONED PARCEL OF LAND FOUND IN ORB 4542, P 244 AND THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 75TH STREET A DISTANCE OF 39.16 FEET; THENCE LEAVING SAID EAST LINE OF PARCEL DESCRIBED IN ORB 1612, P 2865 PRACF CONTINUE ALONG THE WEST LINE OF PARCEL DESCRIBED IN SAID ORB 4542, P 244 AND THE WESTERLY RIGHT-OF-WAY OF SAID S.W. 75TH STREET THE FOLLOWING 8 COURSES: 1.) S 03°44'21" W, 17.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 200 FEET; 2.) ALONG THE ARC OF SAID CURVE 129.44 FEET THROUGH A CENTRAL ANGLE OF 37°04'59" BEING SUBTENDED BY A CHORD OF S 22°16'50" W, 127.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; 3.) ALONG THE ARC OF SAID CURVE 20.94 FEET THROUGH A CENTRAL ANGLE OF 23°59'52" BEING SUBTENDED BY A CHORD OF S 64°49'16" W, 20.79 FEET; 4.) S 64°49'12", 14.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 73.00 FEET; 5.) ALONG THE ARC OF SAID CURVE 27.27 FEET THROUGH A CENTRAL ANGLE OF 21°24'04" BEING SUBTENDED BY A CHORD OF S 75°31'14" W, 27.11; 6.) S 01°01'34", 65.09 FEET; 7.) S 87°38'07" E, 64.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 59.00 FEET; 8.) ALONG THE ARC OF SAID CURVE 49.05 FEET THROUGH A CENTRAL ANGLE OF 47°38'04" BEING SUBTENDED BY A CHORD OF S 61°32'04" W, 47.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. CONTAINING 1,871,926 SQUARE FEET OR 42.973 ACRES, MORE OR LESS.

SHEET 2 of 3: NOT COMPLETE WITHOUT ALL 3 SHEETS



OAK HALL PROPERTY; TAX PARCELS # 6668-2-3 & 6668-2-5
 SKETCH & DESCRIPTION FOR PROPOSED ANNEXATION IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

SEE DESCRIPTION ON SHEETS ONE AND TWO

SURVEYOR'S NOTES:

1. THE BEARING BASIS FOR THIS SKETCH & DESCRIPTION IS THE WEST LINE OF MINOR SUB BOOK 34, PAGE 62 WITH A VALUE OF N 00°51'16"W. IT IS IDENTICAL TO THE EAST R/W LINE FOUND IN ORB 4942, P 244 FOR ADDITIONAL R/W GRANTED BY OAK HALL FOR SW 75TH STREET.
2. INFORMATION FROM THE PROPERTY APPRAISER'S WEB SITE, DEEDS AND PLATS OF RECORD, THE ALACHUA COUNTY CONTROL DEMONSTRATION & IDENTIFICATION OF LAND CORNERS PROJECT AND A JOHN METERS SURVEY OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST PROVIDED TO THIS SURVEYOR WERE ALSO USED TO BEST REPRESENT THE LANDS INTENDED TO BE INCLUDED IN THIS SKETCH AND DESCRIPTION.
3. THE ADJACENT SUBDIVISION PLATS DEPICTION IS ADJUSTED TO FIT THE SUBJECT PROPERTY PERIMETER BOUNDARY DEEDS AND MAY NOT BE TO SCALE.

- LINE AND ABBREVIATIONS LEGEND:**
- PERIMETER OF DESCRIBED PROPERTY
 - EXISTING RIGHT OF WAY LINES
 - SECTION LINE
 - LOT, STREET AND SUBDIVISION LINES
 - EXISTING EASEMENT LINES
 - EAST LINE ORB 4542 P 244 (OLD R/W LINE)
 - HATCHED AREA REPRESENTS UNITS OF DESCRIBED PROPERTY
- PA & PG - PLAT BOOK & PAGE**
- ORB & P - OFFICIAL RECORDS BOOK & PAGE
 - TP # - CURRENT TAX PARCEL NUMBER
 - R/W - RIGHT-OF-WAY
 - R/S - REGISTERED LAND SURVEYOR
 - PRAC - PUBLIC RECORDS ALACHUA COUNTY, FLORIDA
 - L - LENGTH OF ARC
 - R - RADIUS
 - PUC - PUBLIC UTILITY EASEMENT

GRAPHIC SCALE: 1 INCH = 120 FEET

PATRICK R. BURBANK
 Surveyor
 State of Florida

DATE: 12/16/2019
 FILE NAME: OAKHALL-ANNEX

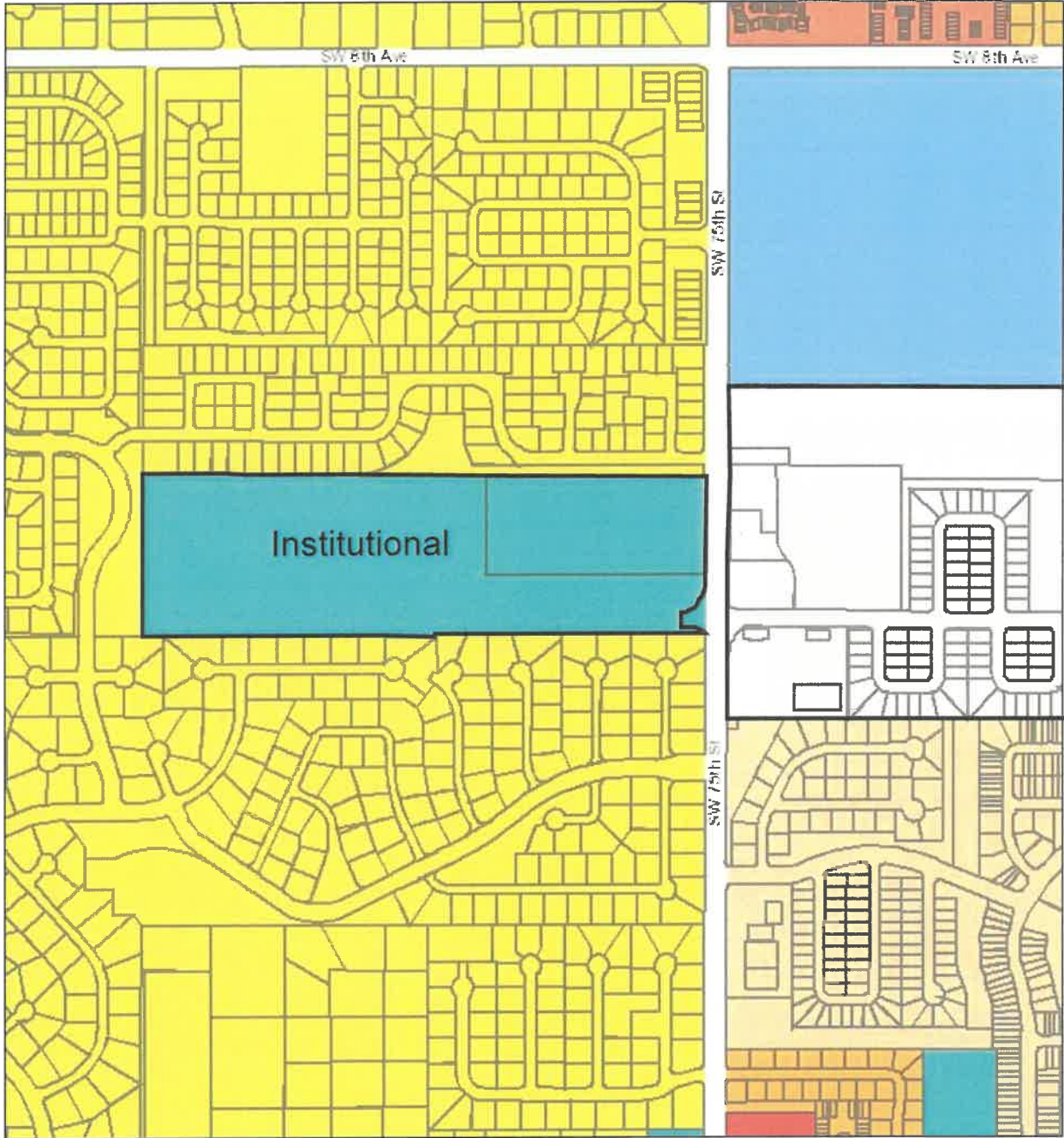
THIS IS NOT A BOUNDARY SURVEY

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
 ENGINEERING SUPPORT SERVICES
 405 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32627
 OFFICE (352) 383-8194

SHEET 3 OF 3: NOT COMPLETE WITHOUT ALL SHEETS

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION COMPLY WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF SURVEYORS IN CHAPTER 50-H OF THE FLORIDA STATUTES TO SECTION 412.021, FLORIDA STATUTES.

Oak Hall School Existing Land Use



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Gainesville City Limits

Institutional

Public Parcel

Low Density Residential

Alachua County Future Land Use

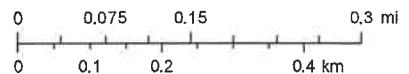
Medium Density Residential

Commercial

Medium High Density Residential

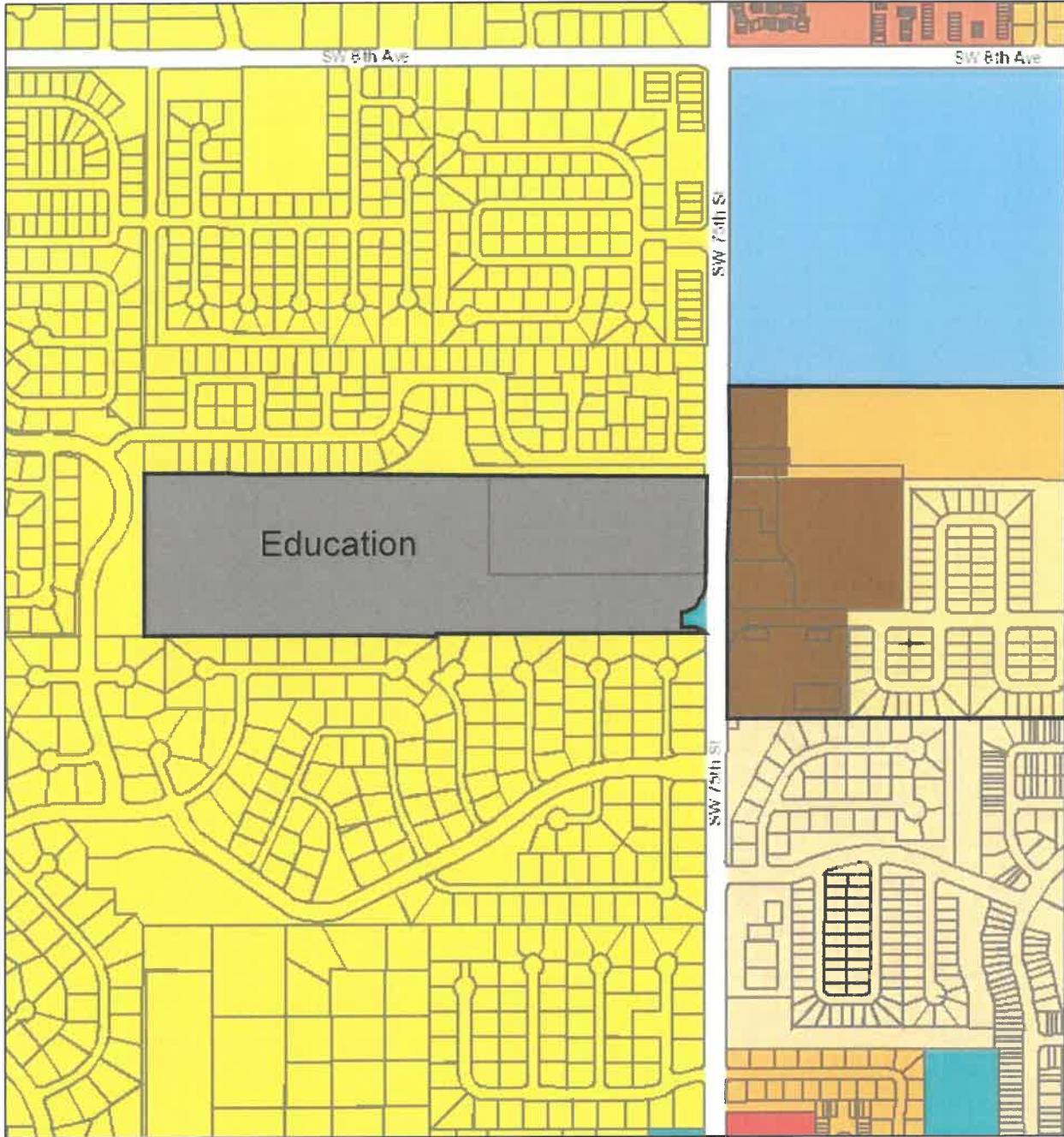
High Density Residential

UF Campus Master Plan



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

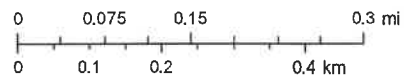
Oak Hall School Proposed Land Use



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- | | |
|-------------------------------------|---------------------------------------|
| Gainesville City Limits | Alachua County Future Land Use |
| Public Parcel | Commercial |
| City of Gainesville Land Use | High Density Residential |
| Pending City Land Use | Institutional |
| MUM: Mixed-Use Medium | Low Density Residential |
| RL: Residential Low | Medium Density Residential |
| RM: Residential Medium | Medium High Density Residential |
| | UF Campus Master Plan |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Department of Sustainable Development

County of Alachua, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | (1) KBN Engineering and Applied Sciences, ed.

(2) Alachua County Department of Growth Management, comp.

the Alachua County Environmental Protection Department (352) 264-6800 | U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov | Department of Doing - City of Gainesville |