

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

3 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
4 **CITY OF GAINESVILLE, FLORIDA:**

5 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
6 amended by changing the land use category of the following property from Conservation (CON)
7 to Single-Family (SF):

8 See legal description attached as Exhibit "A" and made a part
9 hereof as if set forth in full. The location of the property is shown
10 on Exhibit "B" for visual reference. In the event of conflict or
11 inconsistency, Exhibit "A" shall prevail over Exhibit "B".
12

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


16 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance
17 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
18 finding shall not affect the other provisions or applications of this ordinance that can be given
19 effect without the invalid or unconstitutional provision or application, and to this end the
20 provisions of this ordinance are declared severable.

21 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
22 such conflict hereby repealed on the effective date of this amendment to the Comprehensive
23 Plan.

24 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
25 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely
26 challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, this

1 amendment shall become effective on the date the state land planning agency or the
2 Administration Commission issues a final order determining this amendment to be in compliance
3 with Chapter 163, Florida Statutes. No development orders, development permits, or land uses
4 dependent on this amendment may be issued or commenced before this amendment has become
5 effective.

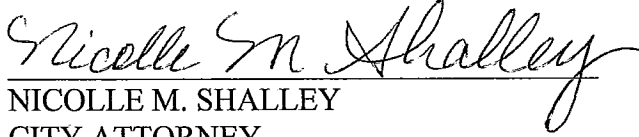
6 **PASSED AND ADOPTED** this 5th day of November, 2015.

7
8 
9 _____
10 EDWARD B. BRADDY
11 MAYOR

12
13 Attest:

Approved as to form and legality:

14
15 
16 _____
17 KURT LANNON
18 CLERK OF THE COMMISSION

19
20 
21 _____
NICOLLE M. SHALLEY
CITY ATTORNEY

21 This ordinance was passed on Adoption Reading on this 5th day of November, 2015.

Commence at the Northwest corner of the Southeast Quarter of Section 3, Township 10 South, Range 19 East; thence East along the Quarter Section line 319.2 feet; thence South 50 feet to the Point of Beginning; thence East 366 feet; thence South 210 feet; thence Westerly 370 feet to a point on the Northerly edge of Grassie Prairie 145 feet South of the Point of Beginning; thence North 145 feet to the Point of Beginning. Above described parcel of land lying and being in the Southeast Quarter of Section 3, Township 10 South, range 19 East, Alachua County, Florida. Also being described as lot 8 according to an unrecorded survey of Gwynn Oaks Subdivision Addition No. 1, dated 6 February 1955, prepared by Roy L. Watkins (Fla. Cert. No. 770).

Beginning at the NW corner of the SE 1/4 of Section 3, Township 10 South, Range 19 East; thence West along the quarter section line a distance of 80.8 feet; thence South a distance of 50 feet to the Point of Beginning; thence continue South a distance of 100 feet; thence from the Point of Beginning go East paralleling the quarter section line a distance of 400 feet; thence South a distance of 145 feet; thence Westerly a distance of 400 feet to the South end of the first line from the Point of Beginning. Above described parcel of land lying and being in the NW 1/4 of SE 1/4 (NW 1/4 of SE 1/4) and NE 1/4 of SW 1/4 (NE 1/4 of SW 1/4) of Section 3, Township 10 South, Range 19 East, Alachua County, Florida.

Together with that certain easement for ingress and egress more particularly described as follows:

Easement Description:

An easement to the parties of the second part, their successors, assignees and invitees, for ingress and egress over the following described property:

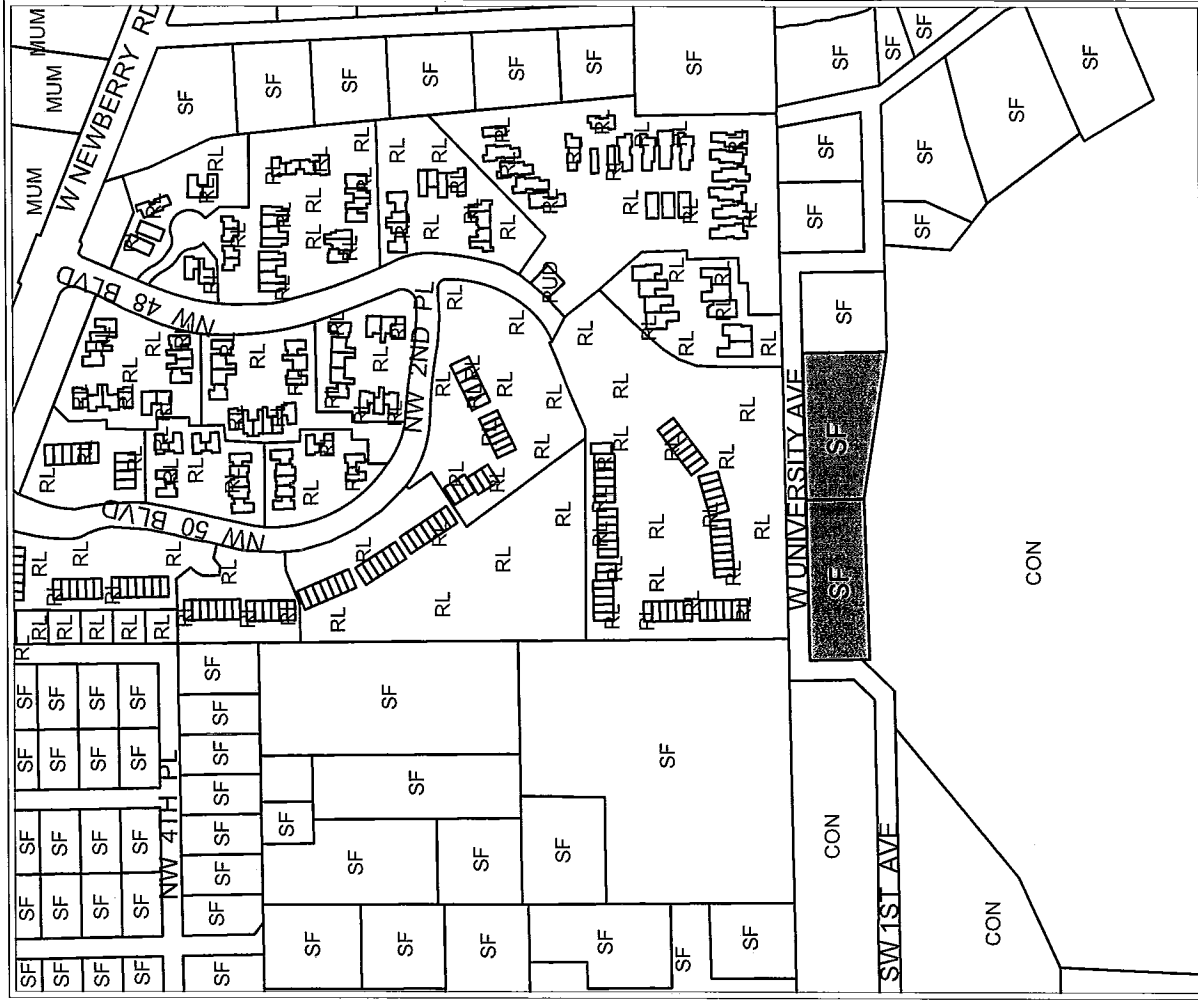
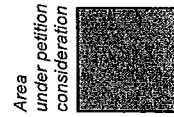
Commence at the NW corner of the SE 1/4 of Section 3, Township 10 South, Range 19 East, said point being the Point of Beginning; thence East along the quarter section line 935.2 feet; thence South 210 feet; thence East 385 feet; thence S. 11°45' E. 50.7 feet; thence West 444.6 feet; thence North 210 feet; thence West 885.2 feet; thence North 50 feet to the Point of Beginning.

ALSO:

Commence at the NW corner of SE 1/4 of Section 3, Township 10 South, Range 19 East; thence West 130.8 feet; thence South 180 feet; thence South 46° W. 70.4 feet; thence S. 43°53'51" E. 75.42 feet; thence N. 38° E. 80 feet; thence North 150 feet; thence East 80.8 feet; thence North 50 feet to the Point of Beginning. Above described road lying and being in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 3, Township 10 South, Range 19 East, Alachua County, Florida.

City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- MU-M Mixed-Use Medium-Intensity (12-30 units per acre)
- CON Conservation



PROPOSED LAND USE


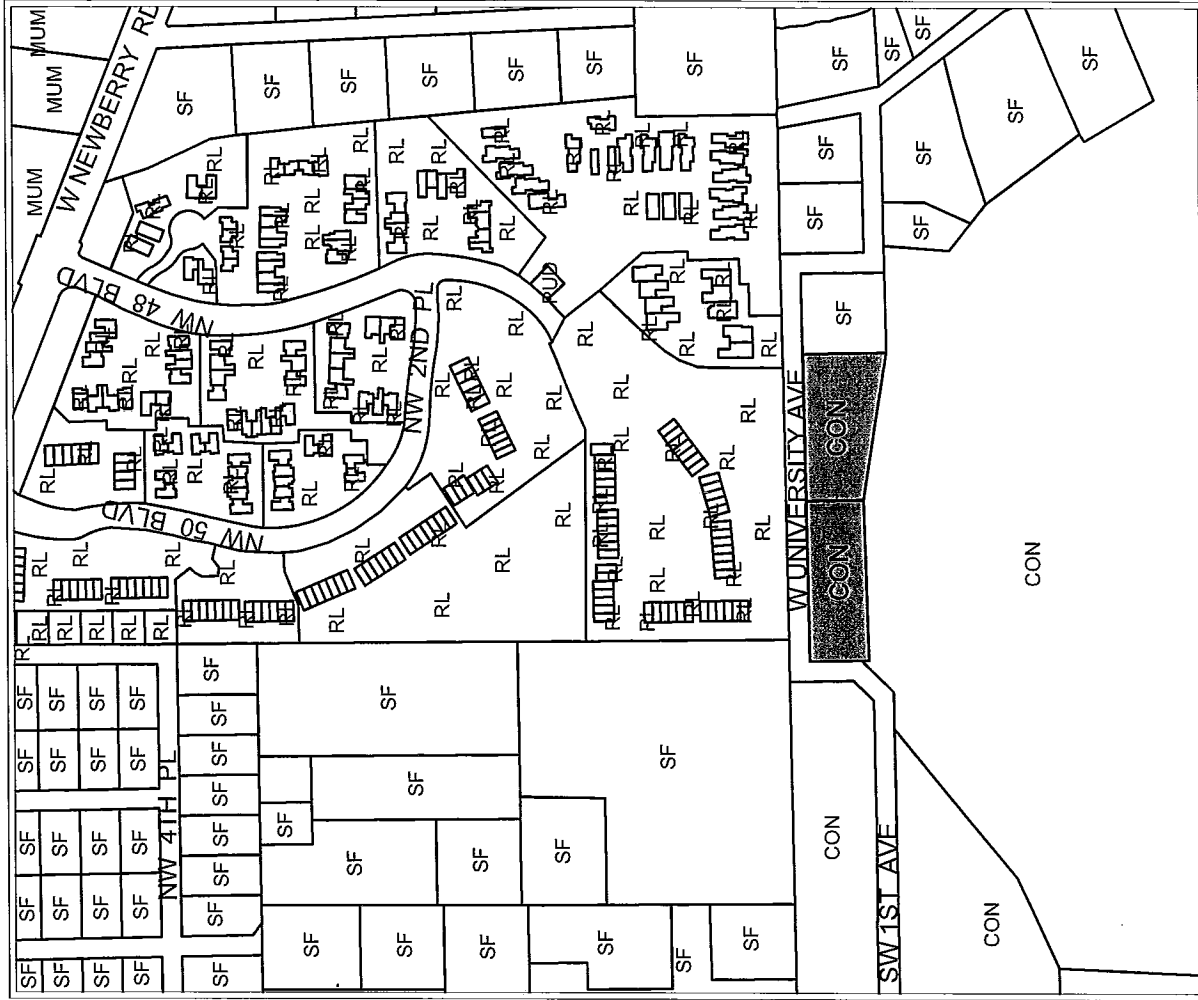
Name	Petition Request	Petition Number
City Plan Board, applicant	Amend the City of Gainesville Future Land Use Map from Conservation to Single-Family (up to 8 units per acre)	PB-15-73 LUC



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Area
under petition
consideration

EXISTING LAND USE

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