

ORDINANCE NO. 100679

An Ordinance amending the City of Gainesville 2000-2010  
 Comprehensive Plan Future Land Use Map; by changing the land use  
 categories of certain properties annexed into the City, as more  
 specifically described as follows: Area 1: from the Alachua County land  
 use categories of "Low Density Residential (1-4 DU/acre)", "Medium  
 Density Residential (4-8 DU/acre)", "High Density Residential (14-24  
 DU/acre)", and "Institutional" to the City of Gainesville land use  
 categories of "Conservation" and "Public Facilities"; Area 2: from the  
 Alachua County land use category of "Low Density Residential (1-4  
 DU/acre)" to the City of Gainesville land use category of  
 "Conservation" ; Area 3: from the Alachua County land use categories  
 of "Low Density Residential (1-4 DU/acre)", "Medium High Density  
 Residential (8-14 DU/acre)", and "Industrial/Manufacturing", to the  
 City of Gainesville land use categories of "Residential Low-Density (up  
 to 12 units per acre)", "Residential Medium-Density (8-30 units per  
 acre)", "Public Facilities" and "Business Industrial"; Area 4: from the  
 Alachua County land use categories of "Industrial/Manufacturing",  
 "Office/Residential", "Commercial" and "Tourist/Entertainment" to  
 the City of Gainesville land use categories of "Business Industrial" and  
 "Commercial"; located generally South of SW 7<sup>th</sup> Avenue, East of I-75,  
 West of SW 34<sup>th</sup> Street and North of SW Archer Road, as more  
 specifically shown and described in this ordinance; providing directions  
 to the City Manager and the codifier; providing a severability clause;  
 and providing an effective date.

**WHEREAS**, publication of notice of a public hearing was given that the Future Land Use  
 Map be amended by changing the land use category of certain properties , as more specifically  
 described in this ordinance, annexed into the City of the following Areas: Area 1: from the Alachua  
 County land use categories of "Low Density Residential (1-4 DU/acre)", "Medium Density  
 Residential (4-8 DU/acre)", "High Density Residential (14-24 DU/acre)", and "Institutional" to the  
 City of Gainesville land use categories of "Conservation" and "Public Facilities"; Area 2: from the  
 Alachua County land use category of "Low Density Residential (1-4 DU/acre)" to the City of

CODE: Words underlined are additions.

1 Gainesville land use category of “Conservation” ; Area 3: from the Alachua County land use  
2 categories of “Low Density Residential (1-4 DU/acre)”, “Medium High Density Residential (8-14  
3 DU/acre)”, and “Industrial/Manufacturing”, to the City of Gainesville land use categories of  
4 “Residential Low-Density (up to 12 units per acre)”, “Residential Medium-Density (8-30 units per  
5 acre)”, “Public Facilities” and “Business Industrial”; Area 4: from the Alachua County land use  
6 categories of “Industrial/Manufacturing”, “Office/Residential”, “Commercial” and  
7 “Tourist/Entertainment” to the City of Gainesville land use categories of “Business Industrial” and  
8 “Commercial”; and

9         **WHEREAS**, notice was given and publication made as required by law and a public  
10 hearing was held by the City Plan Board on January 27, 2011; and

11         **WHEREAS**, notice was given and publication made of a public hearing which was then  
12 held by the City Commission on March 3, 2011; and

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

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

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

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1           **WHEREAS**, public hearings were held pursuant to the published notices described  
2 above at which hearings the parties in interest and all others had an opportunity to be and were,  
3 in fact, heard; and

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

6           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
7 **CITY OF GAINESVILLE, FLORIDA:**

8           **Section 1.** Area 1: The Future Land Use Map of the City of Gainesville 2000-2010  
9 Comprehensive Plan is amended by changing the land use categories of the following described  
10 properties from the Alachua County land use categories of “Low Density Residential (1-4  
11 DU/acre)”, “Medium Density Residential (4-8 DU/acre)”, “High Density Residential (14-24  
12 DU/acre)”, and “Institutional” as shown on Exhibit “A”, to the City of Gainesville land use  
13 categories of “Conservation” and “Public Facilities” as shown on Exhibit “B”:

14                       See maps attached hereto as Exhibit "A" and Exhibit “B”, and made  
15 a part hereof as if set forth in full.

16           **Section 2.** Area 2: The Future Land Use Map of the City of Gainesville 2000-2010  
17 Comprehensive Plan is amended by changing the land use category of the following described  
18 property from the Alachua County land use category of “Low Density Residential (1-4 DU/acre)”  
19 as shown on Exhibit “C”, to the City of Gainesville land use category of “Conservation” as shown  
20 on Exhibit “D”:

21                       See maps attached hereto as Exhibit "C" and Exhibit “D”, and made a part  
22 hereof as if set forth in full.

23           **Section 3.** Area 3: The Future Land Use Map of the City of Gainesville 2000-2010  
24 Comprehensive Plan is amended by changing the land use categories of the following described  
CODE: Words underlined are additions.

1 properties from the Alachua County land use categories of “Low Density Residential (1-4  
2 DU/acre)”, “Medium High Density Residential (8-14 DU/acre)”, and “Industrial/Manufacturing” as  
3 shown on Exhibit “E”, to the City of Gainesville land use categories of “Residential Low-Density  
4 (up to 12 units per acre)”, “Residential Medium-Density (8-30 units per acre)”, “Public Facilities”  
5 and “Business Industrial” as shown on Exhibit “F”:

6 See maps attached hereto as Exhibit "E" and Exhibit “F”, and made a  
7 part hereof as if set forth in full.

8 **Section 4.** Area 4: The Future Land Use Map of the City of Gainesville 2000-2010  
9 Comprehensive Plan is amended by changing the land use categories of the following described  
10 properties from the Alachua County land use categories of “Industrial/Manufacturing”,  
11 “Office/Residential”, “Commercial” and “Tourist/Entertainment” as shown on Exhibit “G”, to the  
12 City of Gainesville land use categories of “Business Industrial” and “Commercial” as shown on  
13 Exhibit “H”:

14 See maps attached hereto as Exhibit "G" and Exhibit “H”, and made  
15 a part hereof as if set forth in full.

16 **Section 5.** The City Manager is authorized and directed to make the necessary changes in  
17 maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or  
18 portion thereof in order to comply with this ordinance.

19 **Section 6.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
20 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
21 finding shall not affect the other provisions or applications of the ordinance which can be given  
22 effect without the invalid or unconstitutional provisions or application, and to this end the  
23 provisions of this ordinance are declared severable.

CODE: Words underlined are additions.

1 Section 7. All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
2 such conflict hereby repealed.

3 Section 8. This ordinance shall become effective immediately upon passage on second  
4 reading; however, the effective date of this plan amendment shall be the date a final order is issued  
5 by the Department of Community Affairs finding the amendment to be in compliance in accordance  
6 with Chapter 163.3184, F.S.; or the date a final order is issued by the Administration Commission  
7 finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.

8 PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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\_\_\_\_\_  
CRAIG LOWE, MAYOR

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ATTEST:

APPROVED AS TO FORM AND LEGALITY:

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\_\_\_\_\_  
KURT M. LANNON  
CLERK OF THE COMMISSION

\_\_\_\_\_  
MARION J. RADSON  
CITY ATTORNEY

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This Ordinance passed on first reading on this \_\_\_\_ day of \_\_\_\_\_, 2011.

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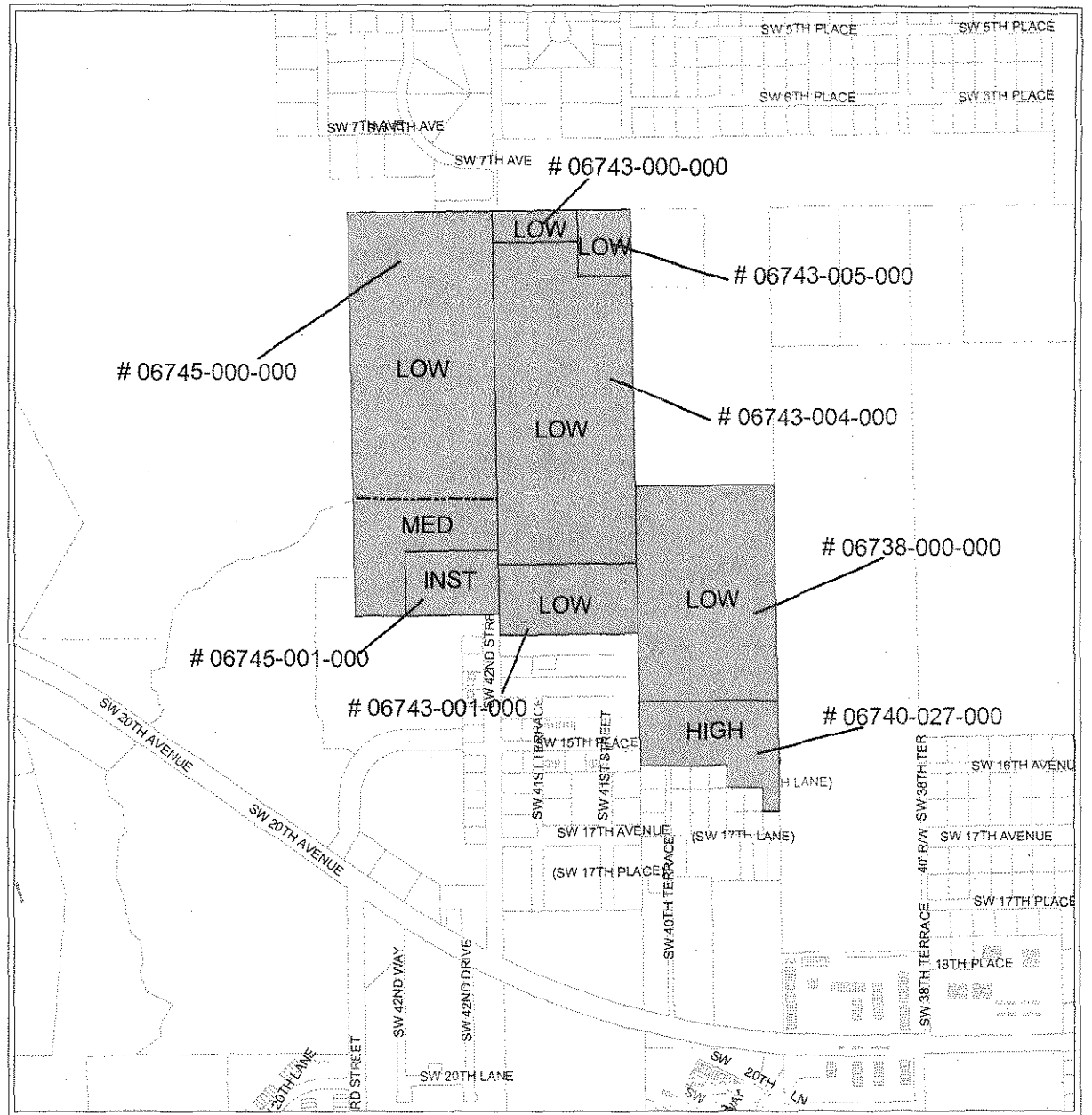
This Ordinance passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2011.

CODE: Words underlined are additions.

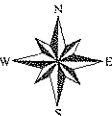
# Exhibit "A"

## Alachua County Land Use Designations

- LOW Low Density Residential (1-4 DU/acre)
- MED Medium Density Residential (4-8 DU/acre)
- HIGH High Density Residential (14-24 DU/acre)
- INST Institutional



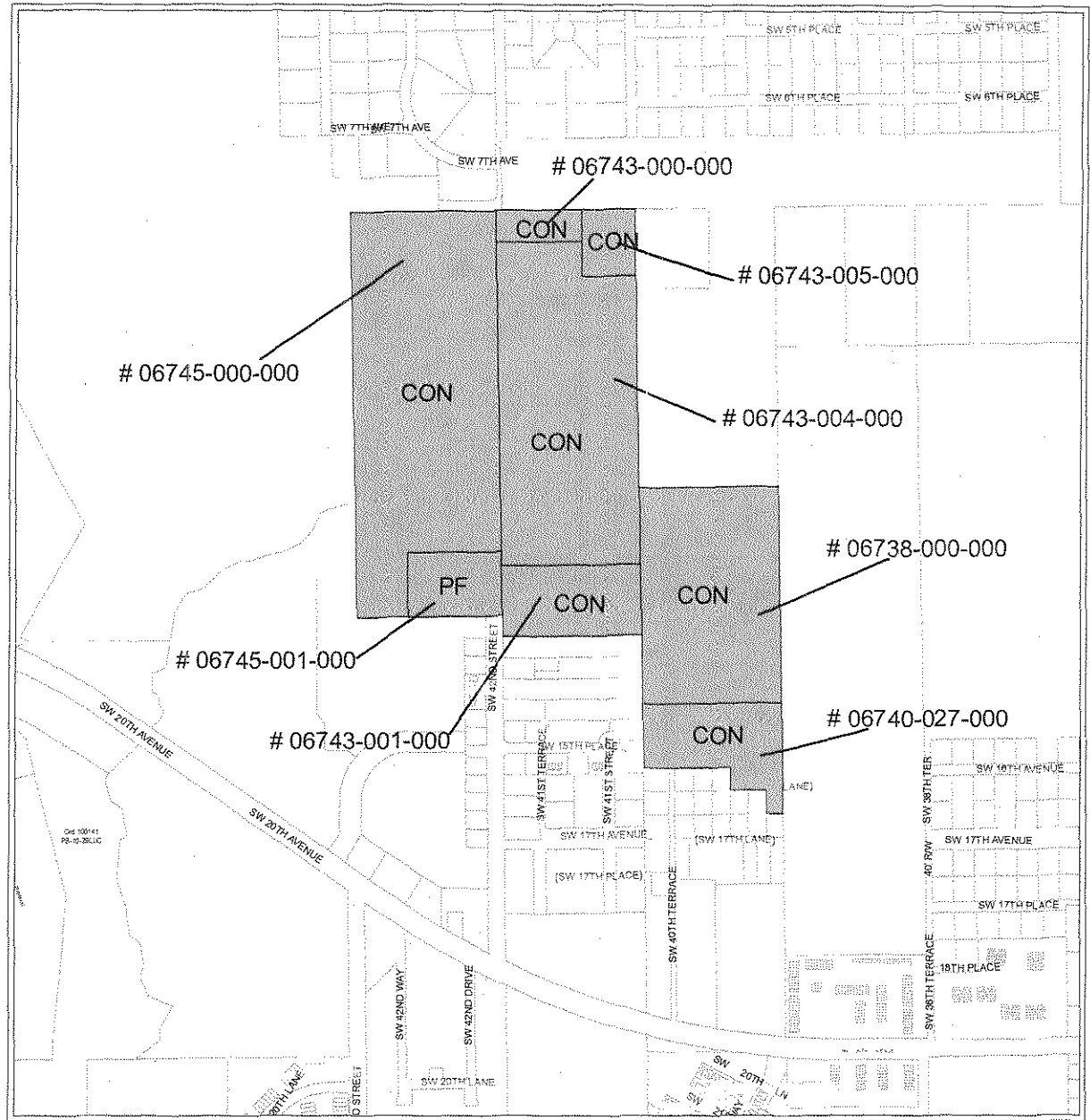
### EXISTING LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville Land Use Categories.	4144	Southwest Annexation PB-10-135LUC - A


# Exhibit "B"

## City of Gainesville Land Use Designations

CON Conservation  
PF Public Facilities



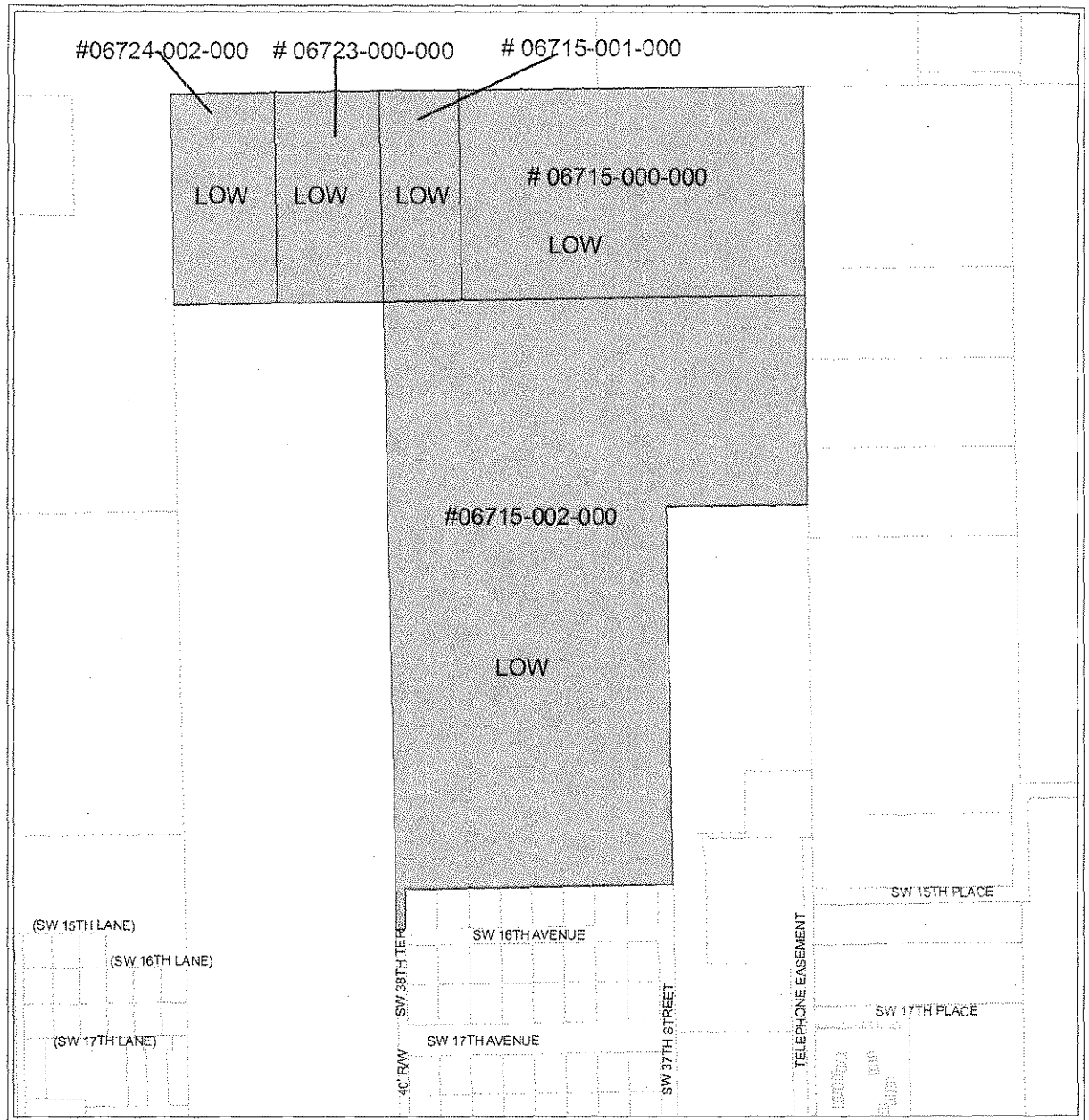
### PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville Land Use categories.	4144	Southwest Annexation PB-10-135LUC - A

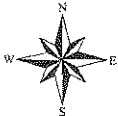
**Exhibit "C"**

**Alachua County  
Land Use Designations**

LOW Low Density  
Residential (1-4 DU/acre)



**EXISTING LAND USE**

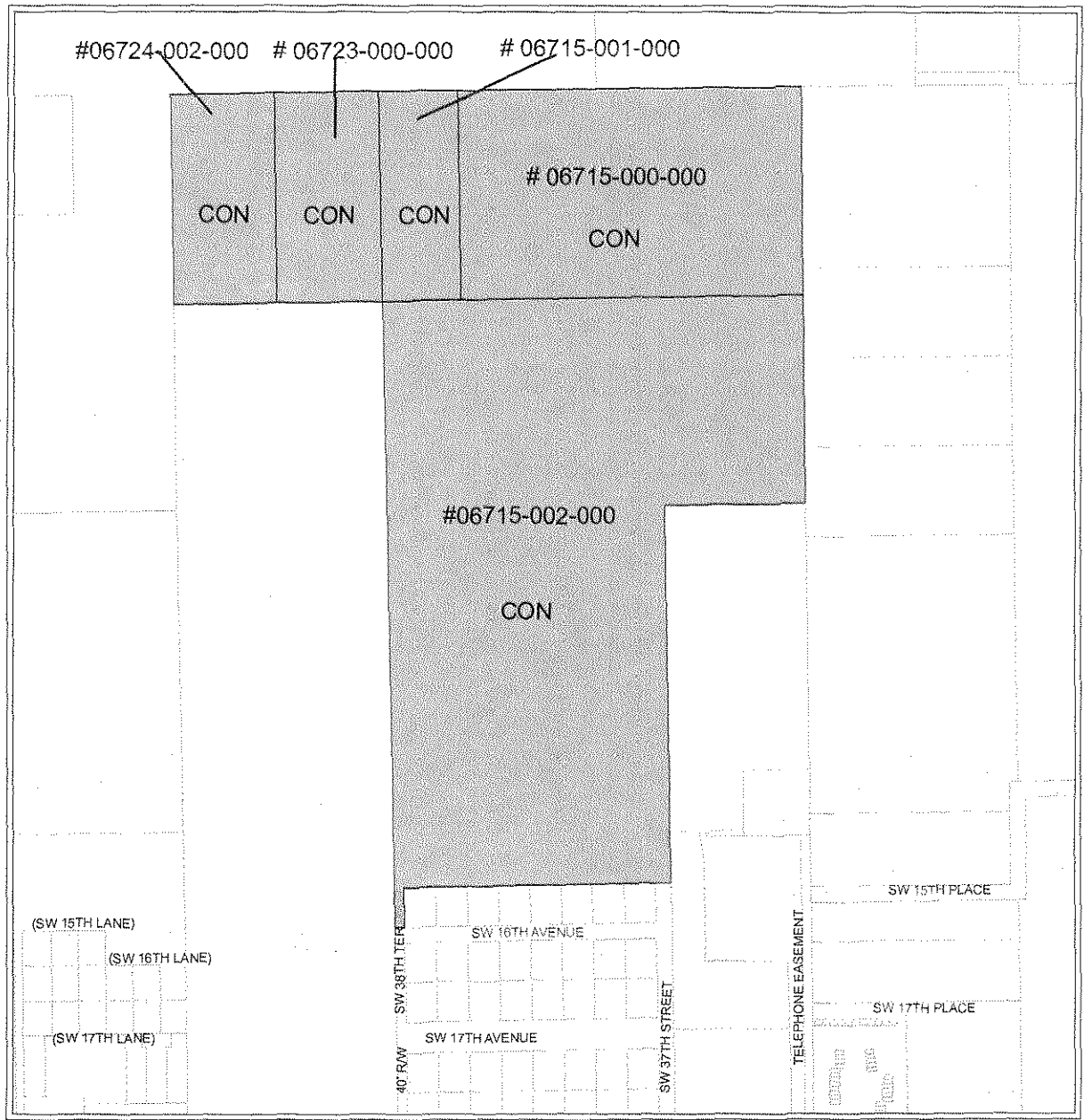
	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Change FLUM from Alachua County Land Use category to City of Gainesville Land Use category.	4145	Southwest Annexation PB-10-135LUC - A



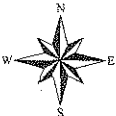
# Exhibit "D"

## City of Gainesville Land Use Designations

CON Conservation



### PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Change FLUM from Alachua County Land Use category to City of Gainesville Land Use category.	4145	Southwest Annexation PB-10-135LUC - A

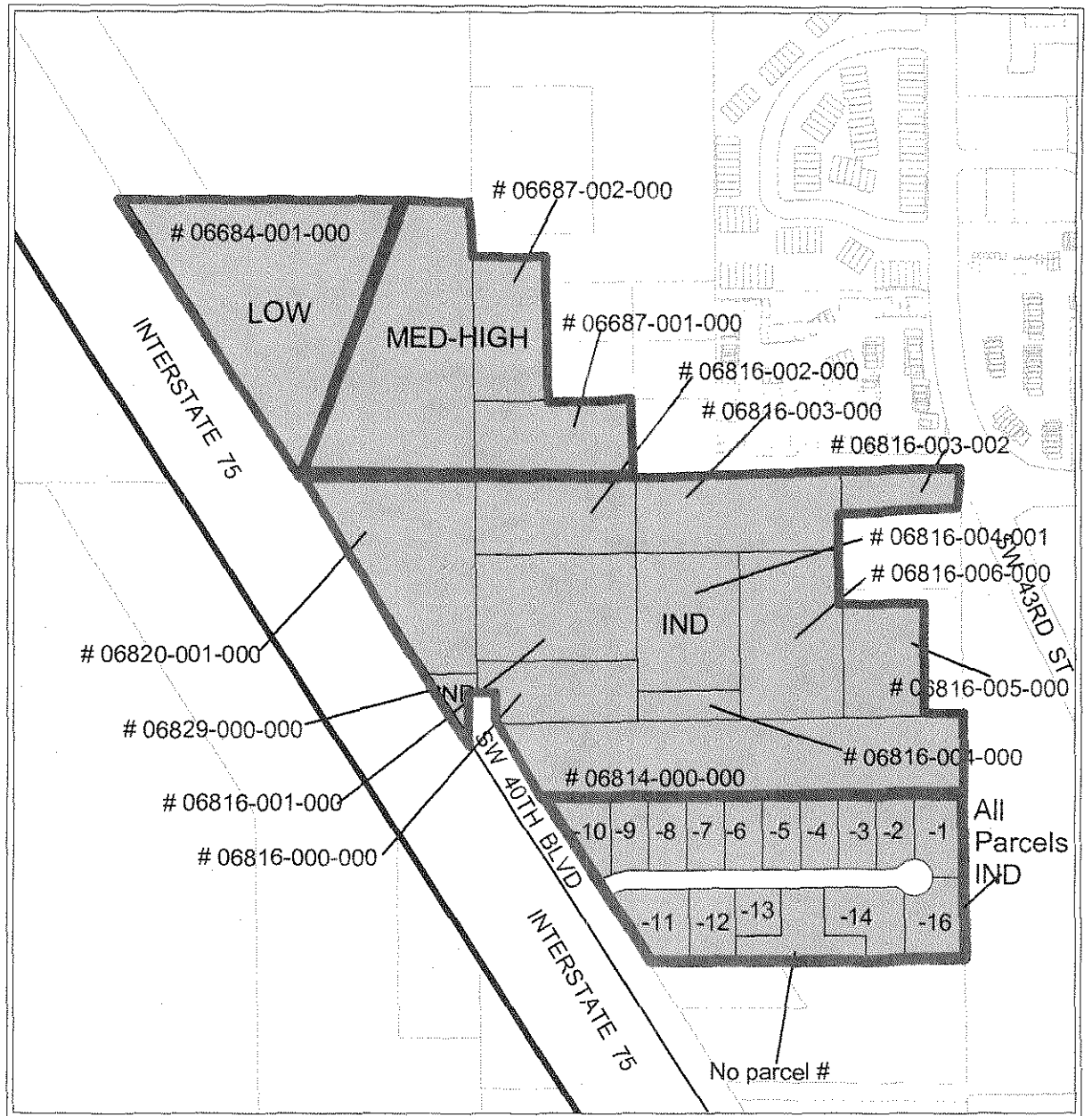
# Exhibit "E"

## Alachua County Land Use Designations


IND Industrial/Manufacturing  
 LOW Low Density Residential (1-4 DU/acre)  
 MED-HIGH Medium-High Density Residential (8-14 DU/acre)

Unless otherwise indicated, all parcel numbers begin with "06814-"

— City Limits



### EXISTING LAND USE

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville Land Use categories.	4343	Southwest Annexation PB-10-135LUC - A

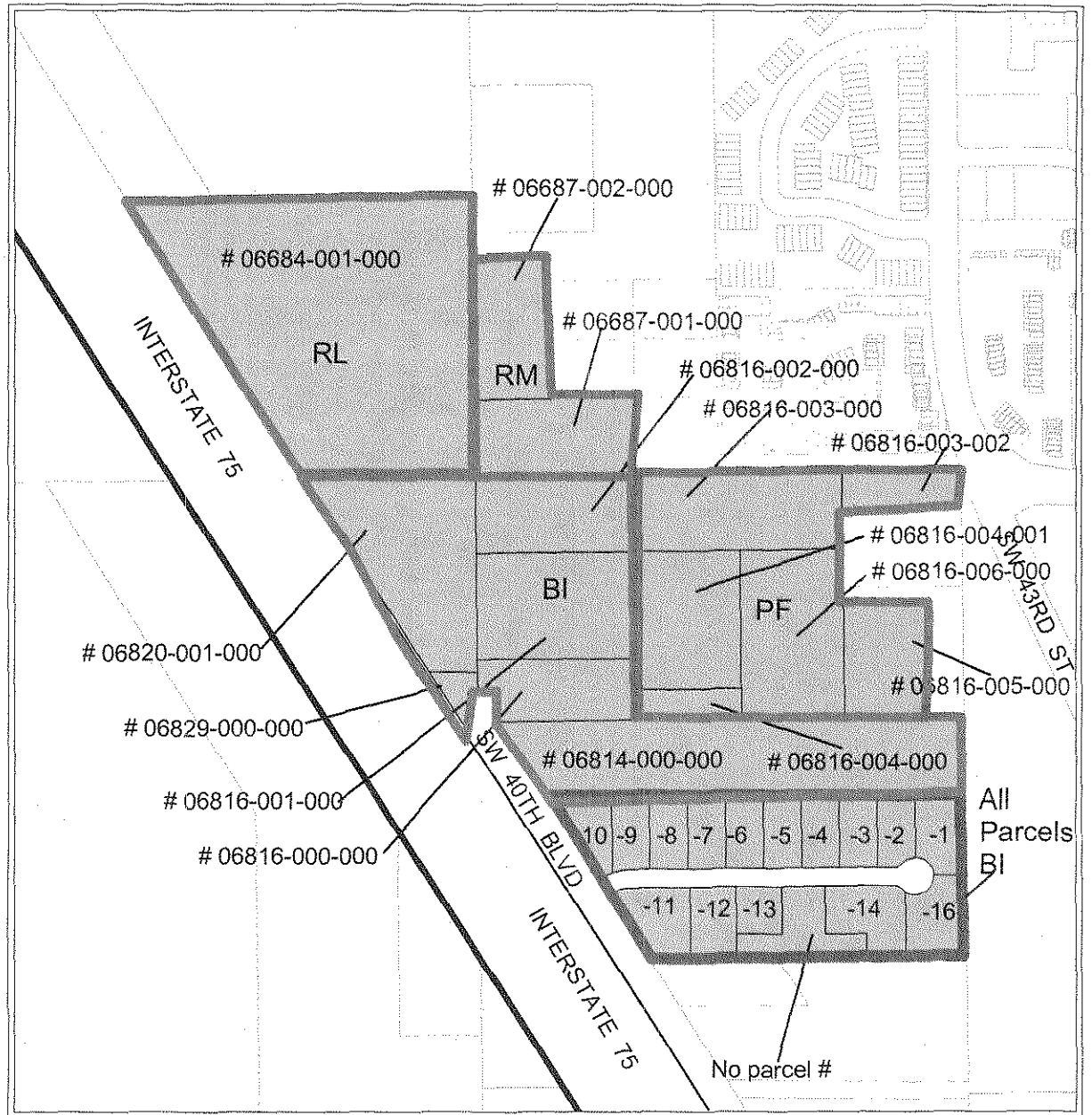
# Exhibit "F"

## City of Gainesville Land Use Designations

- BI Business Industrial
- PF Public Facilities
- RL Residential Low Density (up to 12 DU/acre)
- RM Residential Medium Density (8-30 DU/acre)

Unless otherwise indicated, all parcel numbers begin with "06814-"

City Limits



## PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
<p>No Scale</p>	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville Land Use categories.	4343	Southwest Annexation PB-10-135LUC - A

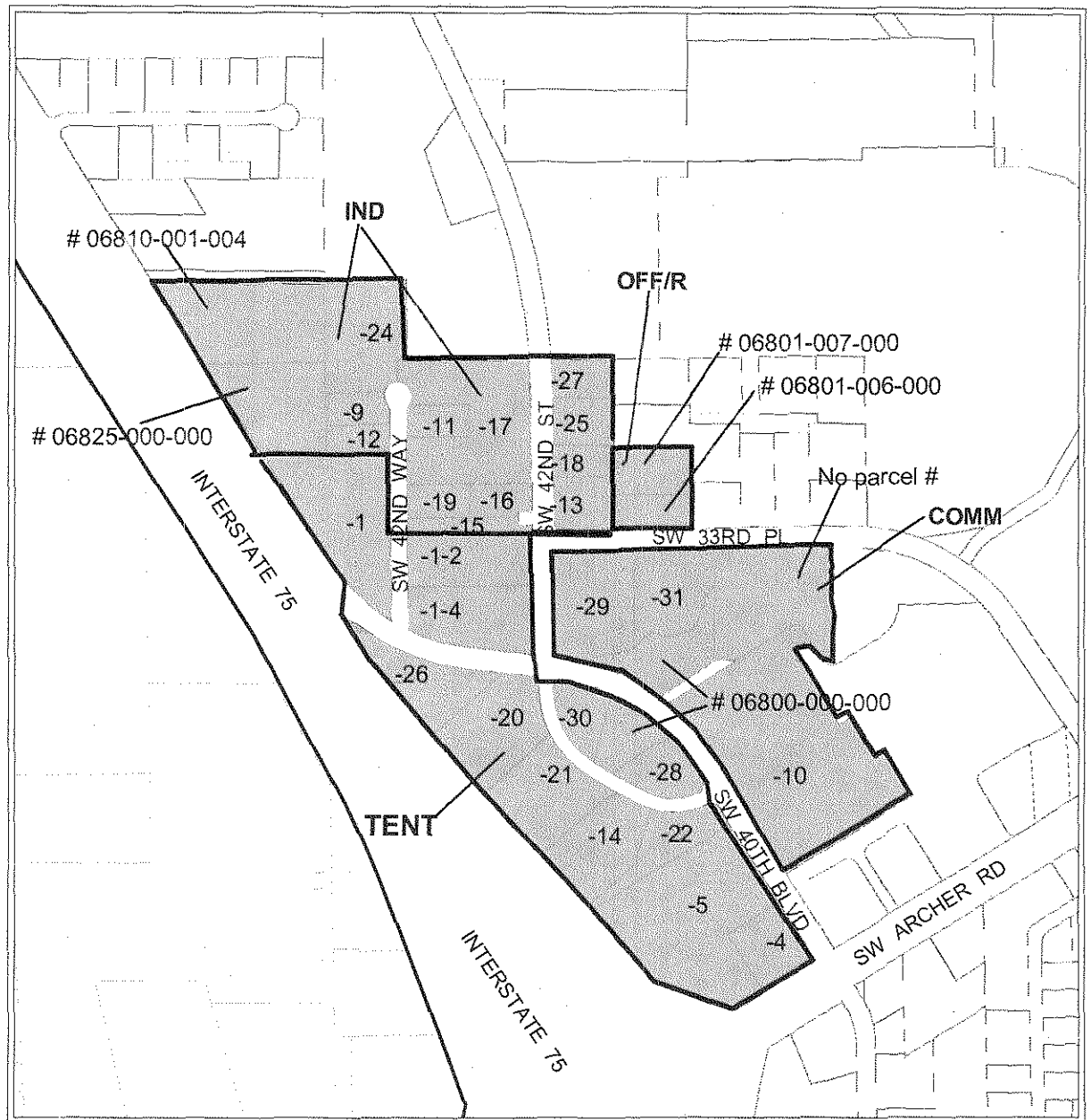
# Exhibit "G"

## Alachua County Land Use Designations

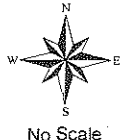
- COMM Commercial
- IND Industrial/Manufacturing
- OFF/R Office/Residential
- TENT Tourist/Entertainment

Unless otherwise indicated, all parcel numbers begin with "06800-"

City Limits



### EXISTING LAND USE


	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville Land Use categories.	4343, 4344, 4444	Southwest Annexation PB-10-135LUC - A

# Exhibit "H"

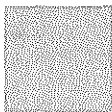
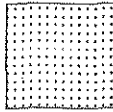
## City of Gainesville Land Use Designations

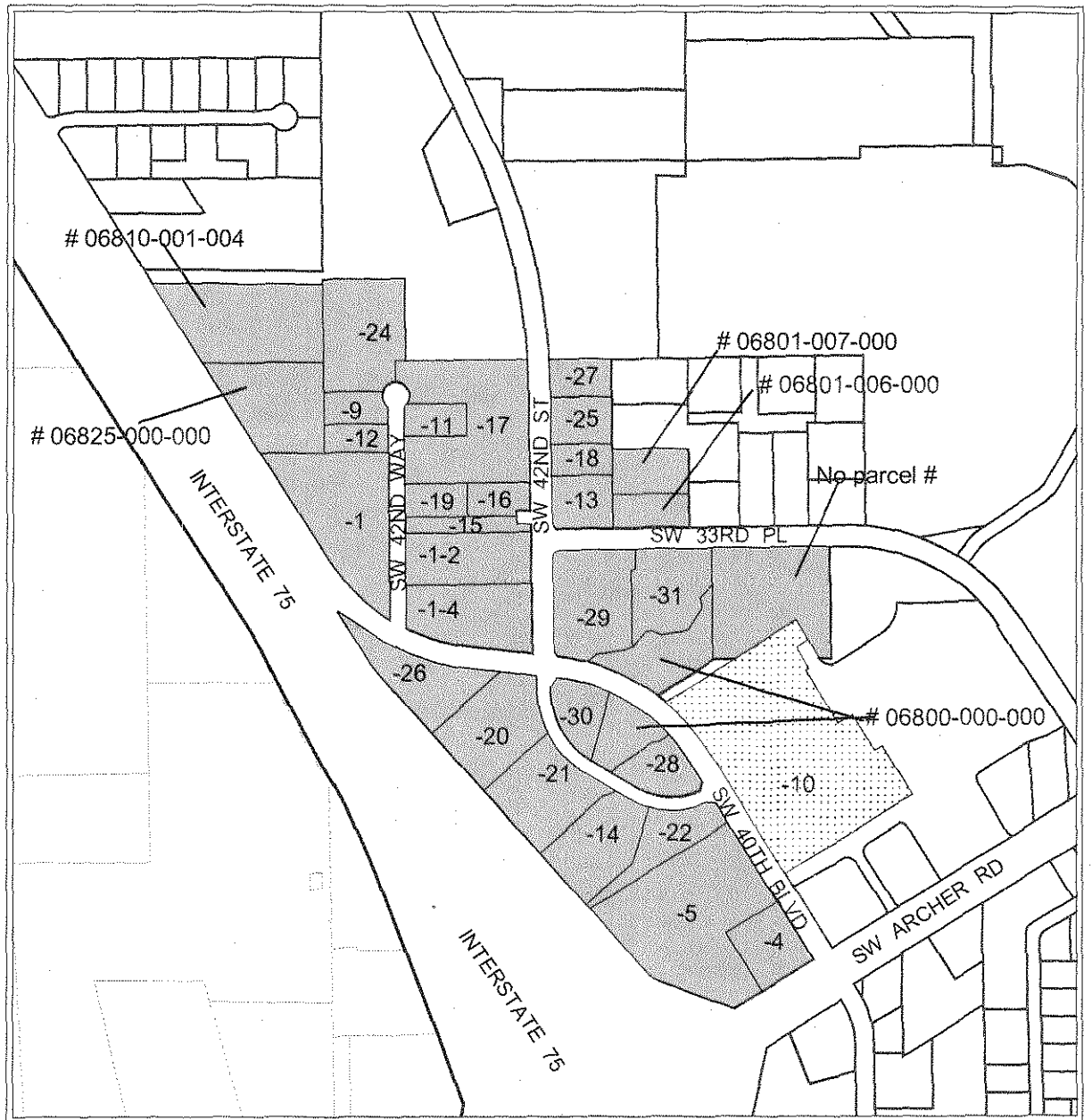
BI Business Industrial  
C Commercial

Unless otherwise indicated, all parcel numbers begin with "06800-"

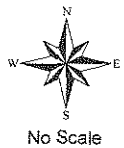
 City Limits

### LEGEND

Business Industrial (BI) Land Use  Commercial (C) Land Use 



### PROPOSED LAND USE



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville Land Use categories.	4343, 4344, 4444	Southwest Annexation PB-10-135LUC - A