

1
2
3 **ORDINANCE NO. 150844**

4 **An ordinance of the City of Gainesville, Florida, amending the Future Land**
5 **Use Map of the Comprehensive Plan by changing the land use category of**
6 **approximately 3.7 acres of property generally located at 2200 NE Waldo**
7 **Road, as more specifically described in this ordinance, from Residential Low-**
8 **Density (RL) to Education (E); providing directions to the City Manager;**
9 **providing a severability clause; providing a repealing clause; and providing**
10 **an effective date.**

11 **WHEREAS**, Section 163.3167, Florida Statutes, requires local governments to maintain
12 a Comprehensive Plan to guide future development and growth; and

13 **WHEREAS**, by initiation of a petition by the owner(s) of the subject property, notice was
14 given as required by law that the Future Land Use Map of the City of Gainesville Comprehensive
15 Plan be amended by changing the subject property's land use category from Residential Low-
16 Density (RL) to Education (E); and

17 **WHEREAS**, the amendment to the Future Land Use Map of the City of Gainesville
18 Comprehensive Plan proposed herein involves a use of 10 acres or fewer and qualifies as a small-
19 scale development amendment as provided in Section 163.3187, Florida Statutes; and

20 **WHEREAS**, the City Plan Board, which acts as the local planning agency pursuant to
21 Section 163.3174, Florida Statutes, held a public hearing on March 24, 2016, and voted to
22 recommend that the City Commission approve this Future Land Use Map amendment; and

23 **WHEREAS**, at least five (5) days' notice has been given once by publication in a
24 newspaper of general circulation notifying the public of this proposed ordinance and of a public
25 hearing in the City Hall Auditorium located on the first floor of City Hall in the City of
26 Gainesville; and

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

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 Comprehensive Plan is
4 amended by changing the land use category on the following property from Residential Low-
5 Density (RL) to Education (E):

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

10
11 **Section 2.** The City Manager or designee is authorized and directed to make the
12 necessary changes to maps and other data in the City of Gainesville Comprehensive Plan in order
13 to comply with this ordinance.

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

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

21 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
22 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely
23 challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, this
24 amendment shall become effective on the date the state land planning agency or the
25 Administration Commission issues a final order determining this amendment to be in compliance

1 with Chapter 163, Florida Statutes. No development orders, development permits, or land uses
2 dependent on this amendment may be issued or commenced before this amendment has become
3 effective.

4 **PASSED AND ADOPTED** this 4th day of August, 2016.

5
6
7
8
9
10
11
12
13
14
15
16
17
18



LAUREN POE
MAYOR

Attest:

Approved as to form and legality:



KURT LANNON
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

19 This ordinance was passed on Adoption Reading on this 4th day of August, 2016.

LEGAL DESCRIPTION (AS PER THIS SURVEY)

A PARCEL OF LAND SITUATED WITHIN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1690, PAGE 2233, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL MARKING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE; THENCE RUN S89°49'21"E ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1710.36 FEET; THENCE RUN S00°10'39"W, A DISTANCE OF 33.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) LYING ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 23RD AVENUE; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 344.15 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) AND THE POINT OF BEGINNING; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 328.60 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S00°10'39"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 12.00 FEET; THENCE RUN S89°49'21"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.26 FEET TO A 1/2" STEEL ROD (NO ID.); THENCE RUN S57°02'24"E, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 329.41 FEET TO A 1/2" STEEL ROD (NO ID.) LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 24 (aka WALDO ROAD); THENCE RUN S30°41'38"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 286.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N59°18'22"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N61°04'41"W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 538.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, A DISTANCE OF 157.69 FEET TO THE POINT OF BEGINNING.

City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- RL Residential Low-Density (up to 12 units per acre)
- MUL Mixed-Use Low-Intensity (8-30 units per acre)
- C Commercial
- IND Industrial
- E Education
- PF Public and Institutional Facilities



Area under petition consideration

----- Division line between two zoning districts



PROPOSED LAND USE	
Name	Petition Request
Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner	Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units/acre) to Education
	Petition Number PB-16-27 LUC

City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- RL Residential Low-Density (up to 12 units per acre)
- MUL Mixed-Use Low-Intensity (8-30 units per acre)
- C Commercial
- IND Industrial
- E Education
- PF Public and Institutional Facilities



EXISTING LAND USE

Name	Petition Request	Petition Number
Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner	Amend the City of Gainesville Future Land Use Map from Residential Low-Density (up to 12 units/acre) to Education	PB-16-27 LUC

