

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

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

34 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
35 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
36 pursuant to Section 163.3174, Florida Statutes, held a public hearing on April 28, 2022, and
37 voted to recommend that the City Commission approve this Future Land Use Map amendment;
38 and

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

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

44 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
45 **FLORIDA:**

46 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
47 amended by changing the land use category of the following property from Conservation (CON)
48 to Single Family (SF):

49 See legal descriptions attached as **Exhibit A** and made a part hereof as if set
50 forth in full. The location of the property is shown on **Exhibit B** for visual

51 reference. In the event of conflict or inconsistency, **Exhibit A** shall prevail over
52 **Exhibit B**.

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54 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
55 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to
56 comply with this ordinance.

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

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

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

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76 **PASSED AND ADOPTED** this 21st day of July, 2022.

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LAUREN POE
MAYOR

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83 Attest:

Approved as to form and legality:

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OMICHELE D. GAINNEY
CITY CLERK

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DANIEL M. NEE
INTERIM CITY ATTORNEY

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91 This ordinance was passed on Adoption Reading on this 21st day of July, 2022.

Exhibit A to Ordinance 211151

Parcel 1:

Commence at a point on the North line of the D.L. Clinch Grant, 20 feet West of its intersection with the center line of Old Rocky Point Road (Now State Road 329) and run South 17°02' West 862.85 feet; thence run North 85°07'30" West 812.66 feet to the Point of Beginning; thence run North 8°37'30" West 25.71 feet; thence North 85°07'30" West 314 feet; thence run South 5°22'30" West 50.11 feet; thence run South 85°07'30" East 323.73 feet; thence run North 8°37'30" West 25.71 feet to the Point of Beginning. All being and lying in Kirkwood Estates in the D.L. Clinch Grant, Township 10 South, Range 20 East, Gainesville, Alachua County, Florida. Parcel ID No.: 15699-065-000

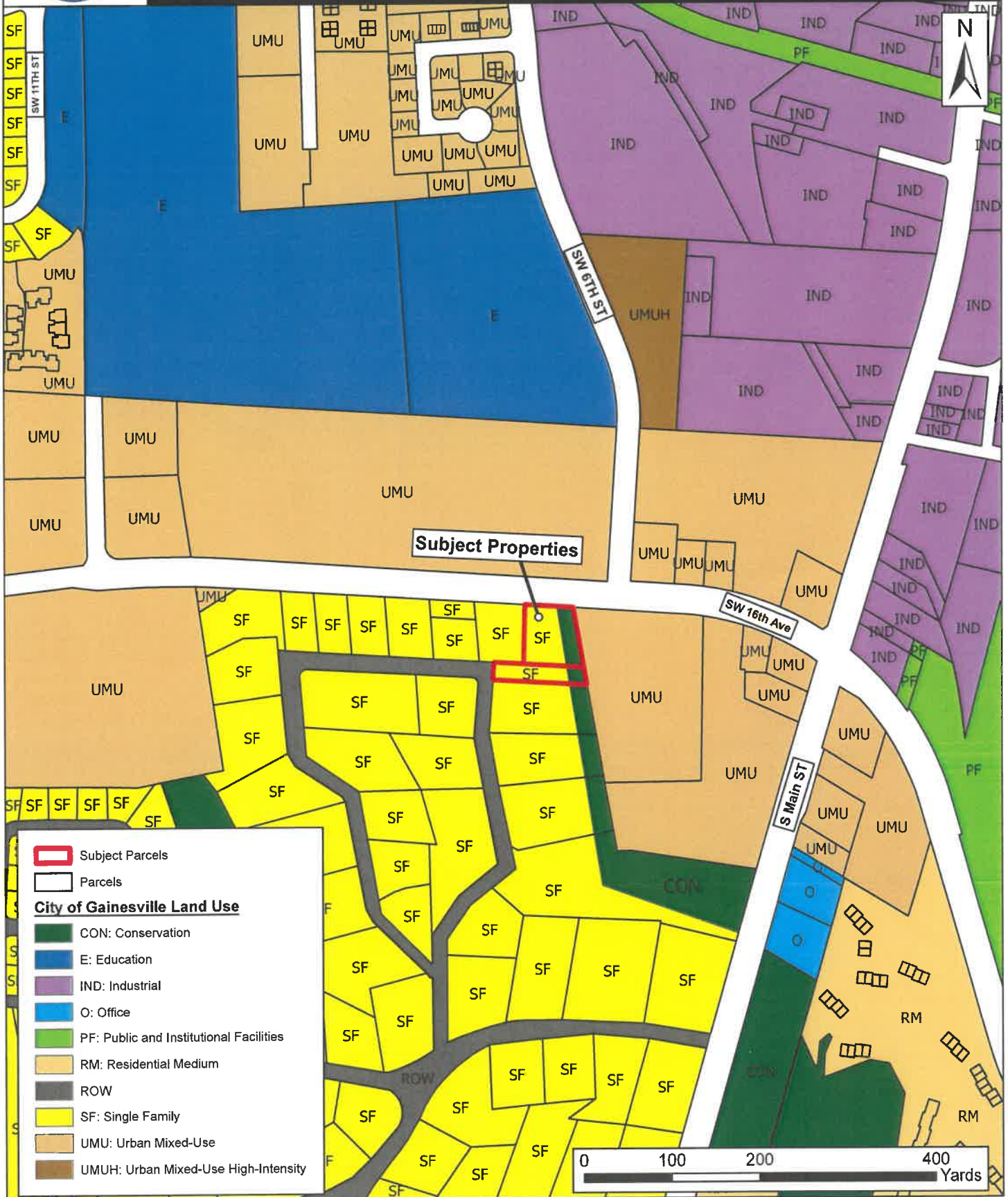
Parcel 2:

Commence at a point on the North line of the D.L. Clinch Grant, 20 feet West (W) of its intersection with the center line of Old Rocky Point Road (State Road No. 329) and run South 17°02' West 862.85 feet, thence run North 85°07'30" West 812.66 feet, thence run North 8°37'30" West 25.71 feet to the Point of Beginning, thence run North 85°07'30" West 183 feet, thence run North 2°25'20" East 200.65 feet, to the South right of way of S.W. 16th Avenue, thence run Easterly along said right of way 143.5 feet, thence run South 8°37'30" East 205.97 feet, to the Point of Beginning. All being and lying in Kirkwood Estates, in the D.L. Clinch Grant in Township 10 South, Range 20 East in the City of Gainesville, Alachua County, Florida. Parcel ID No.: 15699-053-000



Existing Land Use

Parcels: 15699-053-000 & 15699-065-000





Proposed Land Use

Parcels: 15699-053-000 & 15699-065-000

