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 th Avenue, East of I-75,
West of SW 34th 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 Gainesville land use category of "Conservation"; Area 3: from the Alachua County land use

- 1 categories of "Low Density Residential (1-4 DU/acre)", "Medium High Density Residential (8-14
- 2 DU/acre)", and "Industrial/Manufacturing", to the City of Gainesville land use categories of
- 3 "Residential Low-Density (up to 12 units per acre)", "Residential Medium-Density (8-30 units per
- 4 acre)", "Public Facilities" and "Business Industrial"; Area 4: from the Alachua County land use
- 5 categories of "Industrial/Manufacturing", "Office/Residential", "Commercial" and
- 6 "Tourist/Entertainment" to the City of Gainesville land use categories of "Business Industrial" and
- 7 "Commercial"; and
- 8 WHEREAS, notice was given and publication made as required by law and a public
- 9 hearing was held by the City Plan Board on January 27, 2011; and
- WHEREAS, notice was given and publication made of a public hearing which was then
- 11 held by the City Commission on March 3, 2011; and
- WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10
- 13 inches long was placed in a newspaper of general circulation notifying the public of this
- proposed ordinance and of the Public Hearing to be held in the City Commission Meeting Room,
- 15 First Floor, City Hall, in the City of Gainesville at least seven (7) days after the day the first
- 16 advertisement was published; and
- WHEREAS, pursuant to law, after the public hearing at the transmittal stage, the City of
- 18 Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and
- 19 WHEREAS, a second advertisement no less than two columns wide by 10 inches long
- 20 was placed in the aforesaid newspaper notifying the public of the second Public Hearing to be
- 21 held at the adoption stage at least five (5) days after the day the second advertisement was
- 22 published; and

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 15	See maps attached hereto as Exhibit "A" and Exhibit "B", and made 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 22	See maps attached hereto as Exhibit "C" and Exhibit "D", and made a part 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

- 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":
- See maps attached hereto as Exhibit "E" and Exhibit "F", and made a 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",
- "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":
- See maps attached hereto as Exhibit "G" and Exhibit "H", and made
- a part hereof as if set forth in full.
- 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
- portion thereof in order to comply with this ordinance.
- Section 6. If any word, phrase, clause, paragraph, section or provision of this ordinance
- 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
- provisions of this ordinance are declared severable.

Section 7. All ordinances, or parts of ordinances, in conflict herewith are to the extent of 1 2 such conflict hereby repealed. Section 8. This ordinance shall become effective immediately upon passage on second 3 4

reading; however, the effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184, F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this

PASSED AND ADOPTED this 21st day of July, 2011.

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ATTEST: 16

APPROVED AS TO FORM AND LEGALITY:

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CLERK OF THE COMMISSION

plan amendment has become effective.

CITY ATTORNE

JUL 2 1 2011

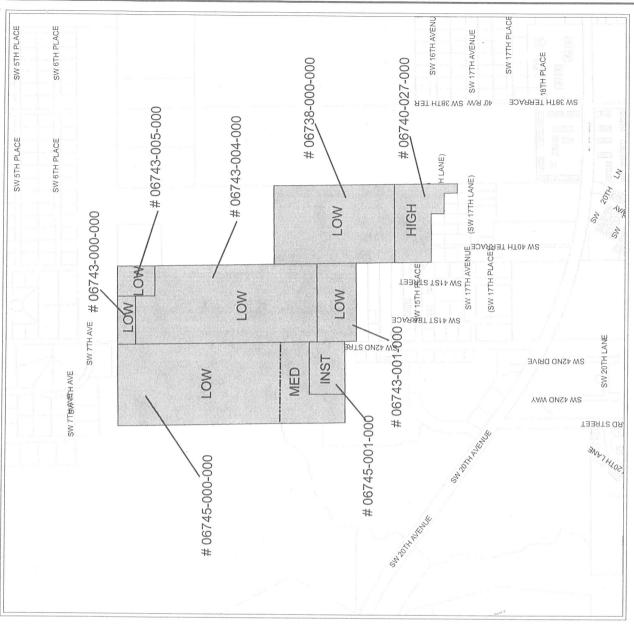
- 23 This Ordinance passed on first reading on this 5th day of May, 2011.
- 24 This Ordinance passed on second reading this 21st day of July, 2011.

Exhibit "A"

Alachua County Land Use Designations

LOW Lov MED Med HIGH Hig INST Inst

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



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.	4144	Southwest Annexation PB-10-135LUC - A

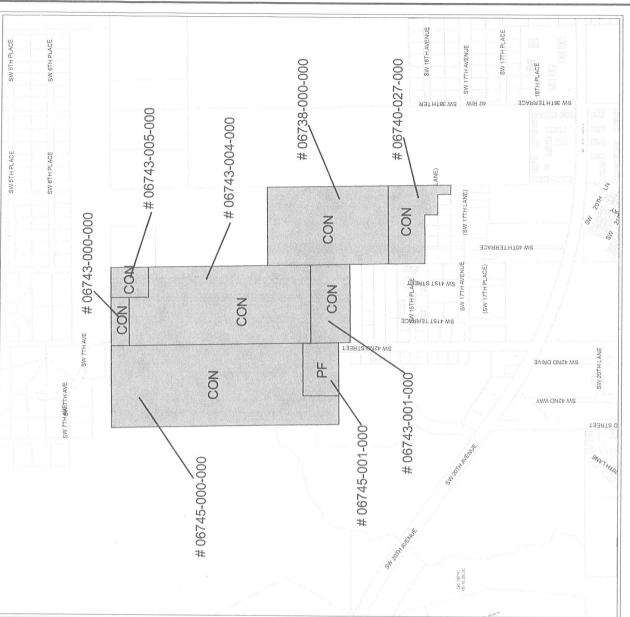


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Exhibit "B"

Land Use Designations City of Gainesville

Conservation Public Facilities CON



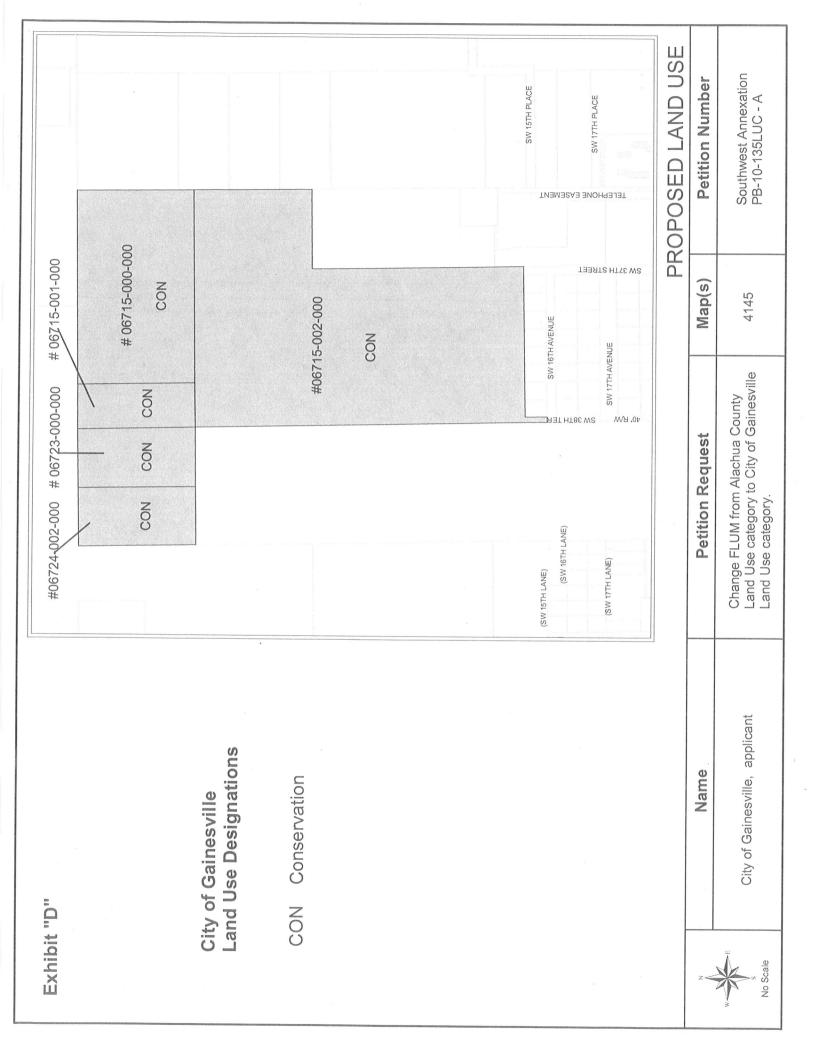
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Name	Petition Request	Map(s)	Petition Number
y of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville Land Use categories.	4144	Southwest Annexation PB-10-135LUC - A



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EXISTING LAND USE Southwest Annexation PB-10-135LUC - A Petition Number SW 15TH PLACE SW 17TH PLACE TELEPHONE EASEMENT # 06715-000-000 # 06715-001-000 SW 37TH STREET Map(s) 4145 #06715-002-000 LOW SW 16TH AVENUE LOW SW 17TH AVENUE Change FLUM from Alachua County Land Use category to City of Gainesville Land Use category. #06724_002-000 # 06723-000-000 LOW 40. BW SW 38TH TER Petition Request LOW LOW (SW 16TH LANE) (SW 17TH LANE) (SW 15TH LANE) Residential (1-4 DU/acre) City of Gainesville, applicant Land Use Designations Name Alachua County LOW Low Density Exhibit "C" No Scale

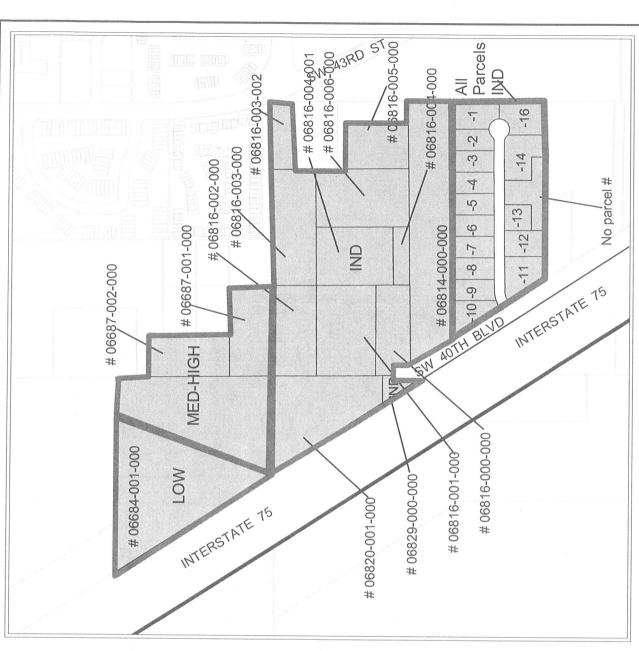


Land Use Designations Alachua County

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

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

City Limits



EXISTING LAND USE

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



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of
City

Name

Land Use Designations City of Gainesville

Business Industrial 모유 지

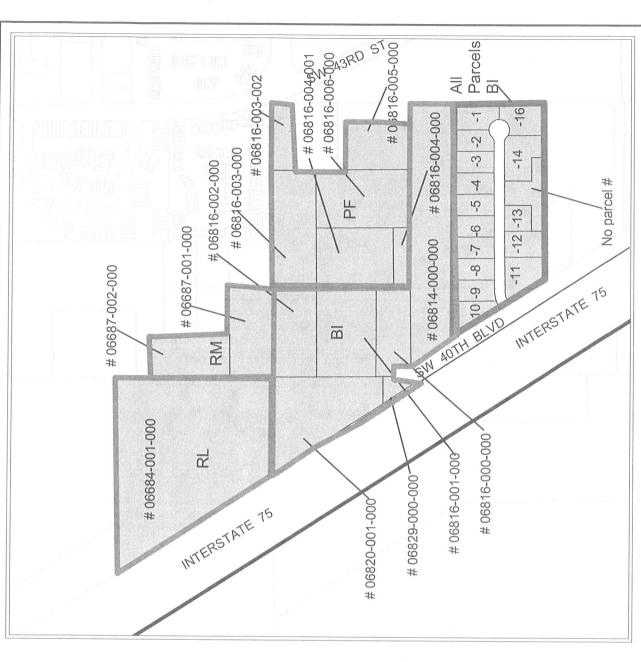
Public Facilities

Residential Low

Density (up to 12 DU/acre) Density (8-30 DU/acre) Residential Medium \mathbb{Z}

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

City Limits



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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	Southwest Annexation PB-10-135LUC - A



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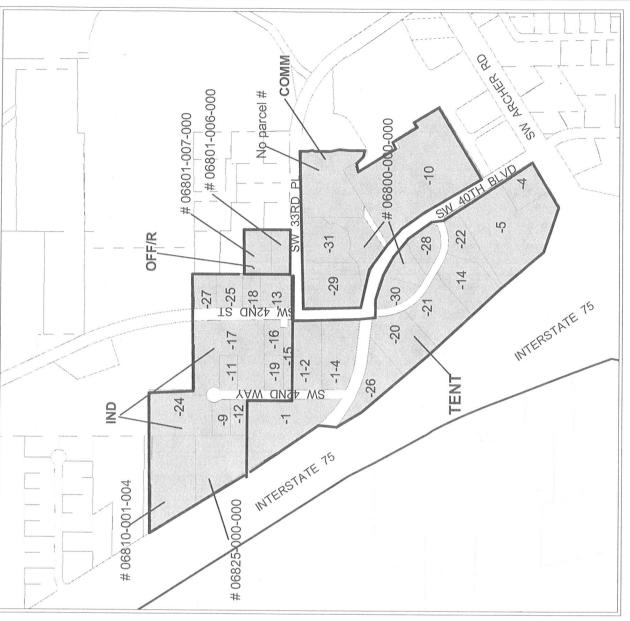
Exhibit "G"

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

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



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Land Use Designations City of Gainesville

- Business Industrial Commercial $\overline{\mathbb{B}}$

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

City Limits

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LEGEND

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







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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



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