

**LEGISLATIVE #**

**110798A**

ORDINANCE NO. 110798

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2  
3 **An ordinance amending the Future Land Use Map of the City of Gainesville**  
4 **Comprehensive Plan by changing the land use category of property located in**  
5 **the vicinity of 515 NW 13th Terrace, as more specifically described in this**  
6 **ordinance, from Residential Medium-Density (RM) to Mixed-Use Low-**  
7 **Intensity (MUL); providing directions to the City Manager; providing a**  
8 **severability clause; providing a repealing clause; and providing an effective**  
9 **date.**

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11  
12 **WHEREAS,** publication of notice of a public hearing was given that the Future Land Use  
13 Map of the City of Gainesville Comprehensive Plan be amended by changing the land use category  
14 of certain property from Residential Medium-Density (8-30 units per acre) (RM) to Mixed-Use  
15 Low-Intensity (8-30 units per acre) (MUL); and

16 **WHEREAS,** the amendment to the land use category of the City of Gainesville  
17 Comprehensive Plan proposed herein directly relates to a small scale development activity as  
18 provided in Chapter 163, Florida Statutes; and

19 **WHEREAS,** notice was given and publication made as required by law and a public  
20 hearing was held by the City Plan Board on February 23, 2012; and

21 **WHEREAS,** at least ten (10) days notice has been given of a public hearing once by  
22 publication in a newspaper of general circulation notifying the public of this proposed ordinance  
23 and of a public hearing in the City Commission Meeting Room, First Floor, City Hall in the City of  
24 Gainesville; and

25 **WHEREAS,** pursuant to law, notice has also been given by mail to the owner whose land  
26 the City will redesignate by enactment of this Ordinance, at least ten days prior to the date set for a  
27 public hearing on this ordinance; and

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

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

6           **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is  
7 amended by changing the land use category of the following property from Residential Medium-  
8 Density (8-30 units per acre) (RM) to Mixed-Use Low-Intensity (8-30 units per acre) (MUL):

9                   See legal description attached hereto as Exhibit "A" and made a part  
10                   hereof as if set forth in full. The location of the property is shown on  
11                   Exhibit "B" for visual reference. In the event of conflict or  
12                   inconsistency, Exhibit "A" shall prevail over Exhibit "B."  
13

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

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

22           **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
23 such conflict hereby repealed.

24           **Section 5.** This ordinance shall become effective immediately upon adoption; however, the  
25 effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days

1 after adoption. If timely challenged, this amendment shall become effective on the date the State  
 2 Land Planning Agency or the Administration Commission enters a final order determining this  
 3 adopted amendment to be in compliance in accordance with Section 163.3187, F.S. No  
 4 development orders, development permits, or land uses dependent on this amendment may be  
 5 issued or commenced before this plan amendment has become effective.

6 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

Attest:

Approved as to Form and Legality:

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

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

22 This ordinance passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

## **LEGAL DESCRIPTION**

Tax Parcel 15239-000-000

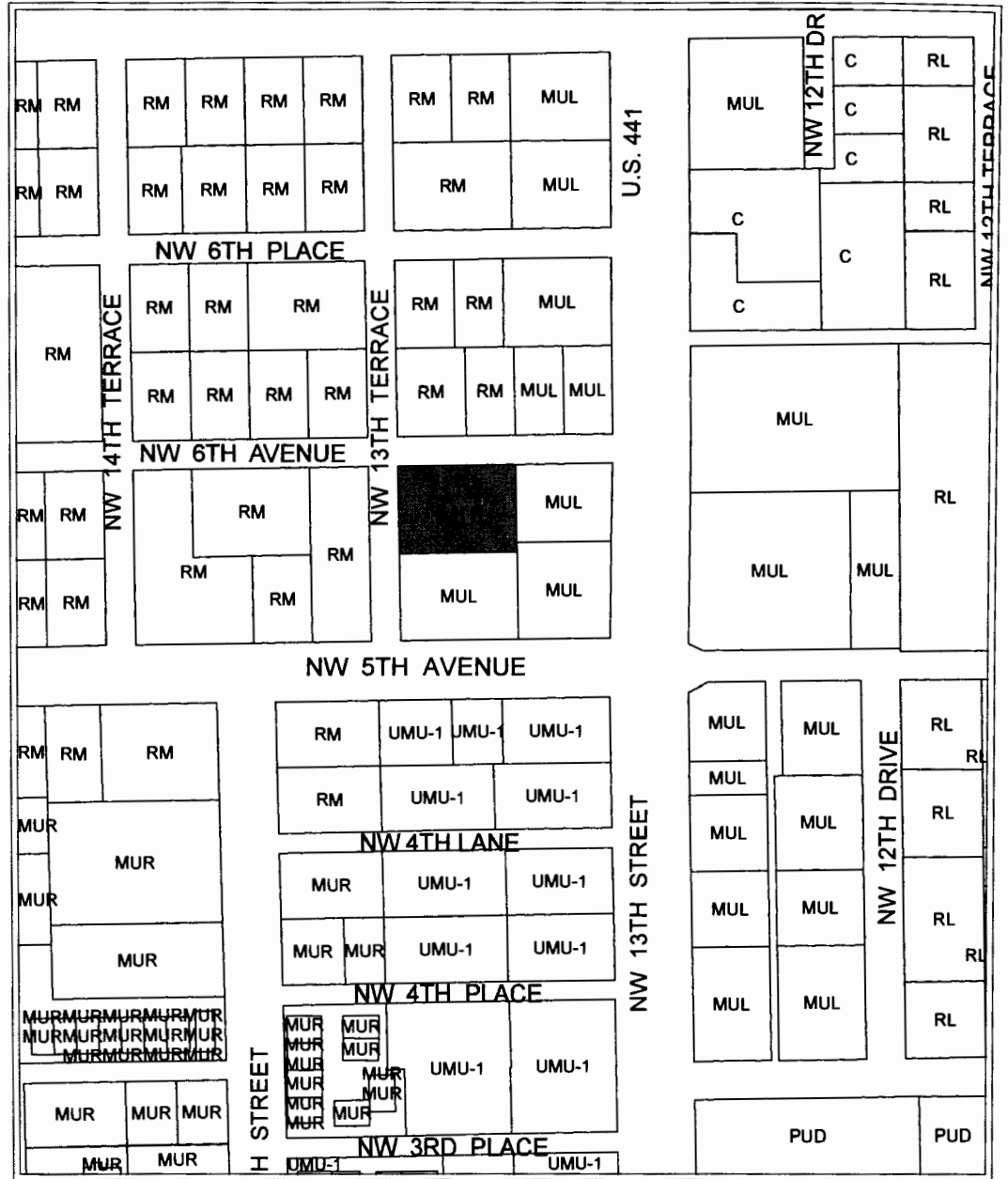
Lots 3 and 4, Block G of WESTFIELD, a subdivision as per plat thereof in Plat Book "A", page 67 of the Public Records of Alachua County, Florida.

Exhibit "A"  
to Ordinance No. 110798


# City of Gainesville Land Use Categories

- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- MU-R Mixed-Use Residential (up to 75 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- UMU-1 Urban Mixed-Use 1 (up to 75 units per acre)
- C Commercial

Exhibit "B"  
to Ordinance No. 110798



## PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
		Causseaux, Hewett & Walpole, Inc agent for Hodge Investments, Ltd	Amend FLUM from RM to MUL.	3949