

Legislative #

190982

1 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
2 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
3 pursuant to Section 163.3174, Florida Statutes, held a public hearing on February 27, 2020, and
4 voted to recommend that the City Commission approve this Future Land Use Map amendment;
5 and

6 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
7 newspaper of general circulation and provided the public with at least seven days' advance
8 notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City
9 Commission; and

10 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
11 proposed amendment to the reviewing agencies and any other local government unit or state
12 agency that requested same; and

13 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was
14 placed in the aforesaid newspaper and provided the public with at least five days' advance
15 notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City
16 Commission; and

17 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
18 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

19 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
20 comments received concerning this Future Land Use Map amendment.

21 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
22 **FLORIDA:**

1 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
2 amended by changing the land use categories of the following property from Alachua County
3 Commercial, Alachua County Office/Residential, and Alachua County Residential to ~~City of~~
4 ~~Gainesville Commercial (C)~~, City of Gainesville Office (O) and ~~City of Gainesville Single-Family~~
5 ~~(SF)~~ City of Gainesville Urban Mixed-Use (UMU);

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

10

11 **SECTION 2.** Within ten working days of the transmittal (first) hearing, the City Manager or
12 designee is authorized and directed to transmit this Future Land Use Map amendment and
13 appropriate supporting data and analyses to the reviewing agencies and to any other local
14 government or governmental agency that has filed a written request for same with the City.
15 Within ten working days of the adoption (second) hearing, the City Manager or designee is
16 authorized and directed to transmit this amendment to the state land planning agency and
17 any other agency or local government that provided comments to the City regarding the
18 amendment.

19 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary
20 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to
21 comply with this ordinance.

22 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
23 the application hereof to any person or circumstance is held invalid or unconstitutional, such
24 finding will not affect the other provisions or applications of this ordinance that can be given

1 effect without the invalid or unconstitutional provision or application, and to this end the
2 provisions of this ordinance are declared severable.

3 **SECTION 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
4 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

5 **SECTION 6.** This ordinance will become effective immediately upon adoption; however, the
6 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
7 amendment is not timely challenged, will be 31 days after the state land planning agency
8 notifies the City that the plan amendment package is complete in accordance with Section
9 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment will
10 become effective on the date the state land planning agency or the Administration Commission
11 enters a final order determining the amendment to be in compliance with Chapter 163, Florida
12 Statutes. No development orders, development permits, or land uses dependent on this
13 Comprehensive Plan amendment may be issued or commenced before this amendment has
14 become effective.

15 **PASSED AND ADOPTED** this _____ day of _____, 2020.

16

17

18

LAUREN POE

19

MAYOR

20

21 **Attest:**

Approved as to form and legality:

22

23

24

OMICHELE D. GAINEY

NICOLLE M. SHALLEY

25 CLERK OF THE COMMISSION

CITY ATTORNEY

26

27
28 This ordinance passed on transmittal (first) reading this ____ day of _____, 2020.

29

1 This ordinance passed on adoption (second) reading this ____ day of _____, 2020.

Legal Description

DESCRIPTION FOR ANNEXATION AT THE SOUTHEAST CORNER OF SW WILLISTON ROAD AND ROCKY POINT ROAD INCLUDING A PORTION OF TAX PARCEL # 07240-000-000 AND TAX PARCELS # 07240-037-000, 07176-012-000, 07176-016-000, 07176-011-000, 07176-010-000, 07176-007-000 & 07176-000-000.

A PORTION OF THE MAP OF PROPERTY BELONGING TO MACKEY & HUDSON AS RECORDED IN DEED BOOK "J", PAGE 906 AND A PORTION OF LOTS 2, 3, AND 4 OF SERENOLA PLANTATION, AS RECORDED IN DEED BOOK "L", PAGES 480 AND 481 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND A PORTION OF THE GARY GRANT, ALL LYING AND BEING IN TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 001912 MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SW WILLISTON ROAD ALSO KNOWN AS STATE ROAD 331 AND THE NORTHWEST CORNER OF THE "TOGETHER WITH" PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4475, PAGE 1006 ALSO BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID WILLISTON ROAD AND SW 29TH DRIVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG SAID EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 001912 THE FOLLOWING 5 COURSES: 1.) S 09°05'14" W, 1,608.85 FEET 2.) S 40°54'46" E, 20.00 FEET; 3.) S 49°05'14" W, 649.34 FEET; 4.) S 21°41'17" W, 65.19 FEET TO THE EAST LINE OF ROCKY POINT ROAD; 5.) S 49°05'14" W, 100.00 FEET TO THE WEST LINE OF ROCKY POINT ROAD; THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE S 40°52'37"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROCKY POINT ROAD ALSO BEING KNOWN AS COUNTY ROAD NUMBER 23, A DISTANCE OF 1,718.50 FEET TO A POINT ON A SOUTHWESTERLY PROJECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 56TH AVENUE; THENCE N 73°09'53 E ALONG SAID PROJECTION AND RIGHT-OF-WAY LINE A DISTANCE OF 175.36 FEET TO A POINT OF INTERSECTION ON SAID RIGHT-OF-WAY; THENCE N 84°06'56" E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 149.37 FEET TO A POINT LYING S 05°56'18" E, 33.00 FEET ON A SOUTHERLY EXTENSION OF THE WEST LINE OF SAID SERENOLA PLANTATION FROM A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SERENOLA PLANTATION ALSO BEING THE SOUTHWEST CORNER OF LOT 4 OF SAID SERENOLA PLANTATION; THENCE CONTINUE N 84°06'56" E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1318.36 FEET TO A POINT ON A SOUTHERLY PROJECTION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 270; THENCE N 05°32'43" W ALONG SAID SOUTHERLY PROJECTION 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SW 56TH AVENUE ALSO BEING THE SOUTHWEST

ONE OF THREE: NOT COMPLETE WITHOUT ALL THREE SHEETS

Exhibit A to Ordinance No. 190982

page 1 of 3

CORNER OF SAID PARCEL; THENCE CONTINUE N 05°32'43" W ALONG SAID WEST LINE A DISTANCE OF 663.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 030250; THENCE CONTINUE ALONG SAID EXISTING CITY LIMIT LINE THE FOLLOWING 7 COURSES; 1.) SOUTH 84°06'56" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SERENOLA PLANTATION, 1023.15 FEET TO A POINT LYING 300 FEET PERPENDICULAR TO THE WEST LINE OF SAID SERENOLA PLANTATION, AT A POINT WHICH LIES NORTH 05°56'18" WEST, 663.44 FEET FROM THE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SERENOLA PLANTATION, AND SOUTH 05°56'18" EAST, 3939.09 FEET FROM A REBAR AND CAP (JW MYERS, PLS 3447) FOUND AT THE NORTHWEST CORNER OF SAID SERENOLA PLANTATION; 2.) NORTH 05°56'18" WEST, PARALLEL TO THE WEST LINE OF SAID SERENOLA PLANTATION, 879.95 FEET; 3.) NORTH 49°05'14" EAST, 330.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 540.00 FEET; 4.) NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 172.00 FEET THROUGH A CENTRAL ANGLE OF 18°14'59" TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 39° 57' 45" EAST, 171.27 FEET; 5.) NORTH 30°50'15" EAST 94.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 460.00 FEET; 6.) NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°14'59" AN ARC DISTANCE OF 146.52 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 39°57'45" E, 145.90 FEET; 7.) NORTH 49°05'14" EAST, 251.14 FEET TO A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO.150818 ALSO BEING THE SOUTHWEST CORNER OF THE "TOGETHER WITH" PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4475, PAGE 1006; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND EXISTING CITY LIMIT LINE NORTH 40°54'00" WEST, 726.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 86.64 ACRES, MORE OR LESS.

TWO OF THREE: NOT COMPLETE WITHOUT ALL THREE SHEETS

Exhibit A to Ordinance No. 190982

page 2 of 3

SW WILLISTON & ROCKY POINT ROADS VICINITY SKETCH & DESCRIPTION FOR PROPOSED ANNEXATION

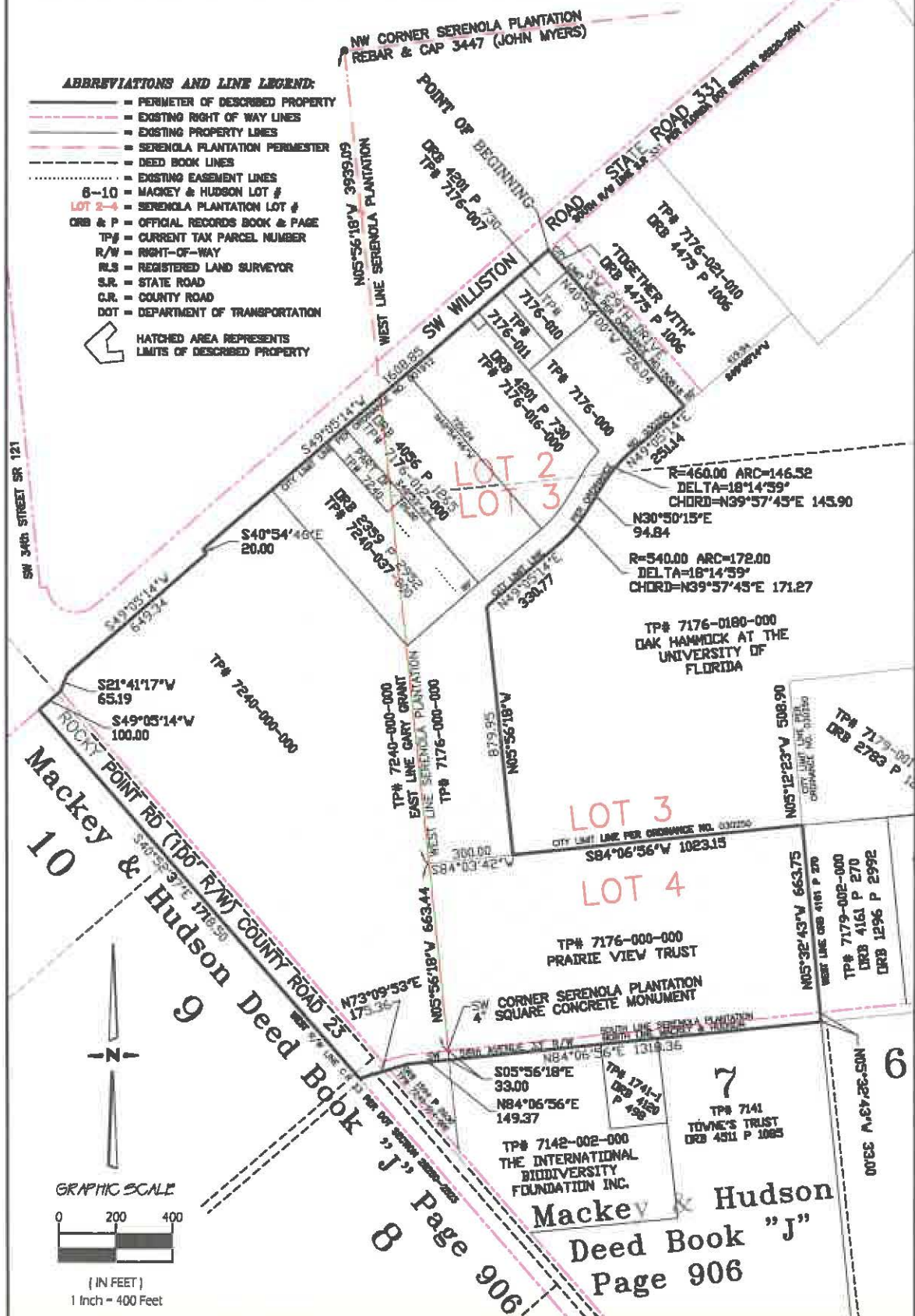
SEE DESCRIPTION ON SHEETS ONE AND TWO

SURVEYOR'S NOTES:

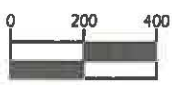
1. THE BEARING BASIS FOR THIS SKETCH & DESCRIPTION IS THE SOUTH LINE OF WILLISTON ROAD ACCORDING TO A SURVEY BY ENG. DENMAN AND ASSOCIATES, PROJECT NUMBER 98-198 SGA, DATED 08/08/2008 OF THE OAK HAMMOCK AT THE UNIVERSITY OF FLORIDA.
2. INFORMATION FROM THE PROPERTY APPRAISER'S WEB SITE, DEEDS OF RECORD, AN IRVING GREEN SURVEY FROM 1984 PROVIDED TO THIS SURVEYOR, DEED BOOK "J", PAGE 906 (THE MAP OF MACKAY AND HUDSON LANDS) AND DEED BOOK "J", PAGES 480 & 481 WERE ALSO USED TO BEST REPRESENT THE INTENT OF THE LANDS TO BE INCLUDED IN THIS SKETCH AND DESCRIPTION.

ABBREVIATIONS AND LINE LEGEND:

- PERIMETER OF DESCRIBED PROPERTY
 - - - EXISTING RIGHT OF WAY LINES
 - EXISTING PROPERTY LINES
 - - - SERENOLA PLANTATION PERIMETER
 - - - DEED BOOK LINES
 - - - EXISTING EASEMENT LINES
 - 6-10 — MACKAY & HUDSON LOT #
 - LOT 2-4 — SERENOLA PLANTATION LOT #
 - ORB & P — OFFICIAL RECORDS BOOK & PAGE
 - TP# — CURRENT TAX PARCEL NUMBER
 - R/W — RIGHT-OF-WAY
 - RLS — REGISTERED LAND SURVEYOR
 - S.R. — STATE ROAD
 - C.R. — COUNTY ROAD
 - DOT — DEPARTMENT OF TRANSPORTATION
- HATCHED AREA REPRESENTS LIMITS OF DESCRIBED PROPERTY



GRAPHIC SCALE



THIS IS NOT A BOUNDARY SURVEY

SHEET THREE OF THREE: NOT COMPLETE WITHOUT ALL SHEETS

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
 ENGINEERING SUPPORT SERVICES
 405 NW 39th AVENUE P.O. BOX 490 GAINESVILLE, FL 32627
 OFFICE (352) 393-8194

I HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-7 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 415.021, FLORIDA STATUTES.

SW: Y. BY: GHT
 DATE: 11/19/2019
 TITLE: NAME
 Nov 2019 Annex

Petition PB-19-175 LUC Existing Land Use

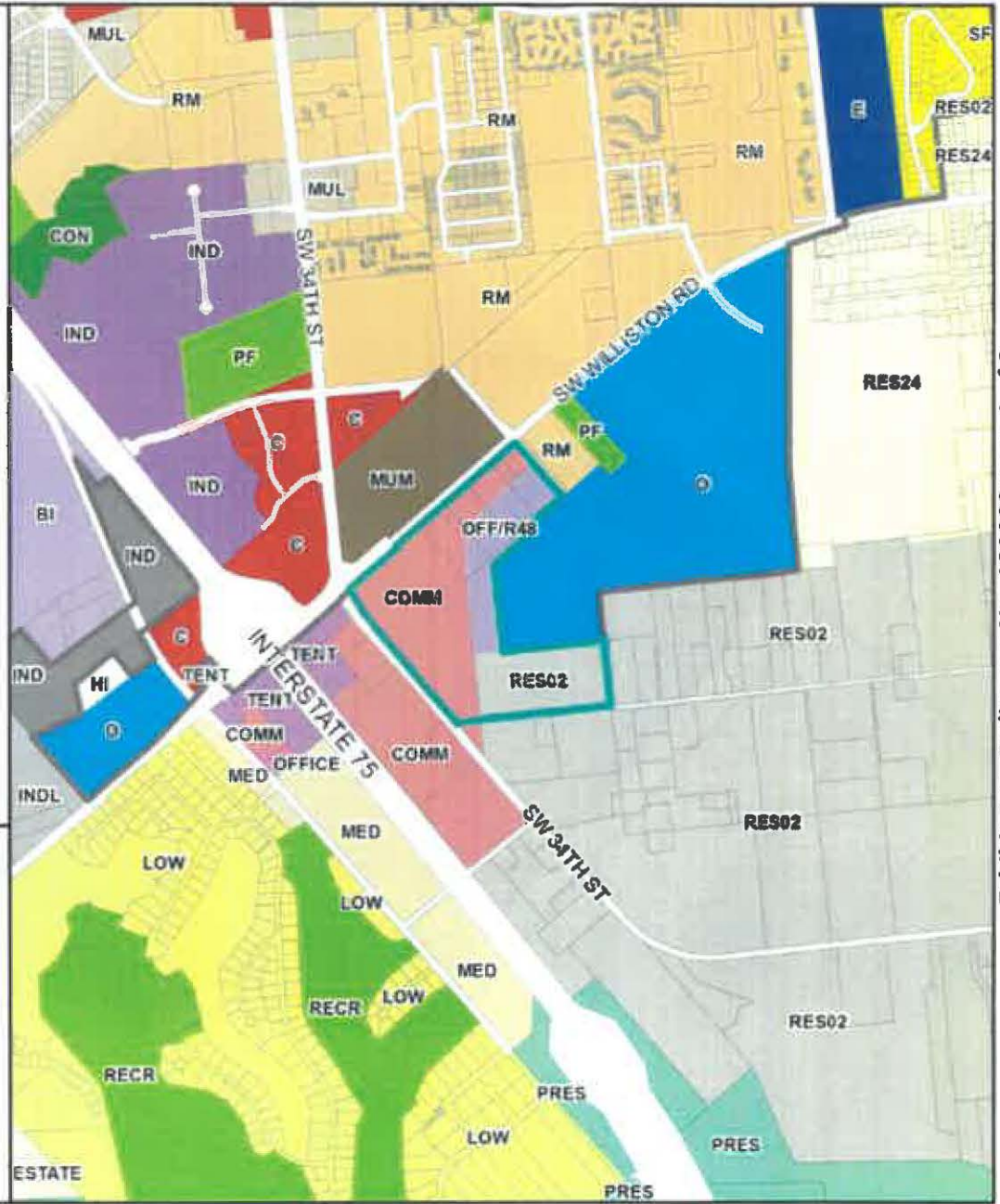
- Areas Under Petition Consideration
- City Limits
- Parcels

Gainesville Land Use Categories

- BI Business Industrial
- C Commercial
- CON Conservation
- U Utilization
- IND Industrial
- MUL Mixed-Use Low
- MUM Mixed-Use Medium
- OFF Office
- PF Public and Institutional Features
- REC Recreation
- RM Residential Medium
- SF Single Family

Alachua County Land Use Categories

- COMM Commercial
- ESTATE Estate (0.5+ acre)
- HI Heavy Industrial
- INDL Light Industrial
- LOW Low Density (>4-8du/acre)
- MED Medium Density (>4-8du/acre)
- OFFICE Office
- OFF/R48 Office-Residential (4-8 du/acre)
- PRES Preservation
- RECR Recreation
- RES24 Residential (2-4 du/acre)
- RES02 Residential (0-2 du/acre)
- TENT Tent/Event/Entertainment





Rocky Point Road Annexation

Proposed Land Use Categories

Parcels 07176-007-000, 07176-010-000, 07176-011-000, 07176-012-000, 07176-016-000,
& 07240-037-000, Portions of Parcels 07176-000-000 & 07240-000-000



LAND USE CATEGORIES

Parcel Number	Existing LUC	Proposed LUC
07176-007-000	COMM	G <u>UMU</u>
07176-010-000	COMM	G <u>UMU</u>
07176-011-000	COMM	G <u>UMU</u>
07240-037-000	COMM, OFF/R	O <u>UMU</u>
07176-016-000	COMM, OFF/R	O <u>UMU</u>
07176-012-000	COMM, OFF/R	O <u>UMU</u>
07240-000-000 A PORTION OF	COMM	G <u>UMU, O</u>
07176-000-000	COMM, OFF/R, RES	O, SF <u>UMU</u>

Key – Land Use Categories

UMU – City of Gainesville Urban Mixed Use

O – City of Gainesville Office

G – City of Gainesville Commercial

SF – City of Gainesville Single Family

COMM – Alachua County Commercial

OFF/R – Alachua County Office/Residential

RES – Alachua County Residential