

1 long was placed in the aforesaid newspaper notifying the public of the second Public
2 Hearing to be held at least 5 days after the day the second advertisement was published;
3 and

4 **WHEREAS**, the two Public Hearings were held pursuant to the published notices
5 described at which hearings the parties in interest and all others had an opportunity to be
6 and were, in fact, heard; and

7 **WHEREAS**, prior to adoption of this ordinance, the City Commission has
8 considered the comments, recommendation and objections, if any, of the State Land
9 Planning Agency.

10 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION**
11 **OF THE CITY OF GAINESVILLE, FLORIDA:**

12 **Section 1.** The Future Land Use Element, Goals, Policies and Objectives, City of
13 Gainesville 2000-2010 Comprehensive Plan, is amended by creating and adding a new
14 Land Use Category, to read as follows:

15 **Urban Mixed-Use 1 (UMU-1: up to 75 units per acre)**

16
17 This category allows a mixture of residential, retail and office/research
18 uses. The Urban Mixed Use districts are distinguished from other mixed-
19 use districts in that they are specifically established to support
20 biotechnology research in close proximity to the University of Florida. An
21 essential component of the district is orientation of structures to the street
22 and pedestrian character of the area. Retail and office uses located within
23 this district shall be scaled to fit into the character of the area. Residential
24 density shall be limited to 75 units per acre with provisions to add up to 25
25 additional units per acre by special use permit. All new development must
26 be a minimum of 2 stories in height. Building height shall be limited to 6
27 stories and up to 8 stories by special use permit. Land development
28 regulations shall set the appropriate densities; the distribution of uses;
29 design criteria; landscaping, pedestrian, and vehicular access. Land
30 development regulations shall specify the criteria for the siting of public
31 and private schools, places of religious assembly and community facilities
32 within this category.

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Section 2. The Future Land Use Element, Goals, Policies and Objectives, City of Gainesville 2000-2010 Comprehensive Plan, is amended by creating and adding a new Land Use Category, to read as follows:

Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)

This category allows a mixture of residential, retail and office/research uses. The Urban Mixed districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district should be scaled to fit into the character of the area. Residential density shall be limited to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Section 3. The City Manager is authorized and directed to make the necessary changes in maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or portion thereof in order to fully implement this ordinance.

Section 4. It is the intent of the City Commission that these new categories will become part of the City of Gainesville 2000-2010 Comprehensive Plan.

Section 5. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6. All ordinances or parts of ordinances in conflict herewith are to the


1 extent of such conflict hereby repealed.

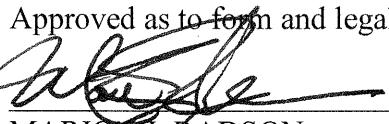
2 **Section 7.** This ordinance shall become effective immediately upon final
3 adoption; however, the effective date of this plan amendment shall be the date a final
4 order is issued by the Administration Commission finding the amendment to be in
5 compliance in accordance with Section 163.3184, F.S.

6 **PASSED AND ADOPTED** this 14th day of November, 2005.

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PEGEEN HANRAHAN
MAYOR

13 ATTEST:
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15
16 KURT M. DANNON
17 CLERK OF THE COMMISSION

Approved as to form and legality

MARION J. RADSON
CITY ATTORNEY

NOV 15 2005

18

19 This Ordinance passed on first reading this 8th day of August, 2005.

20 This Ordinance passed on second reading this 14th day of November, 2005.

041067



CITY OF GAINESVILLE

Clerk of the Commission

I hereby certify that a true record of this ordinance was made by me in

Ordinance Book No. 72 on this 17 day of

November, 2005.

A handwritten signature in black ink, appearing to read "Kurt M. Lannon, Jr.", is written over a horizontal line.

Kurt M. Lannon, Jr.
Clerk of the Commission