



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 April 27, 2017, 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 notice  
8 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City  
9 Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of  
10 Gainesville; and

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

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

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

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

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

1 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is  
2 amended by changing the land use category of the following property from Alachua County Low-  
3 Density Residential (RL) to City of Gainesville Single-Family (SF):

4       See legal description attached as **Exhibit A** and made a part hereof as if set forth  
5       in full. The location of the property is shown on **Exhibit B** for visual reference.  
6       In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

7  
8 **SECTION 2.** Within ten working days of the transmittal (first) hearing, the City Manager or  
9 designee is authorized and directed to transmit this Future Land Use Map amendment and  
10 appropriate supporting data and analyses to the reviewing agencies and to any other local  
11 government or governmental agency that has filed a written request for same with the City.  
12 Within ten working days of the adoption (second) hearing, the City Manager or designee is  
13 authorized and directed to transmit this amendment to the state land planning agency and any  
14 other agency or local government that provided comments to the City regarding the amendment.

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

18 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or  
19 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
20 finding shall not affect the other provisions or applications of this ordinance that can be given  
21 effect without the invalid or unconstitutional provision or application, and to this end the  
22 provisions of this ordinance are declared severable.

23 **SECTION 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
24 conflict hereby repealed.

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

10

11 **PASSED AND ADOPTED** this 21st day of September, 2017.

12

13

14

15

16

17 Attest:

18

19

20


21   
KURT LANNON  
22 CLERK OF THE COMMISSION

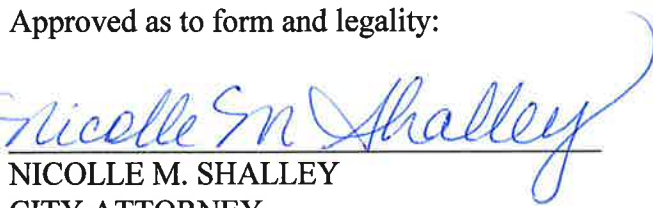
23

24 This ordinance passed on (first) transmittal hearing this 6th day of July, 2017.

25

26 This ordinance passed on (second) adoption hearing this 21st day of September, 2017.

  
\_\_\_\_\_  
LAUREN POE  
MAYOR

Approved as to form and legality:  
  
\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

## LEGAL DESCRIPTION

**A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 59 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1233.30 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES, 09 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.94 FEET; THENCE NORTH 89 DEGREES, 14 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND AN EXTENSION THEREOF, A DISTANCE OF 341.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF BROOKS ESTATE AS RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS AND A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE AS PER ORDINANCE NUMBER 080193; THENCE ALONG SAID CITY OF GAINESVILLE LIMIT LINE THE FOLLOWING FOUR (4) COURSES:

1.) NORTH 40 DEGREES, 39 MINUTES, 39 SECONDS WEST, ALONG SAID EASTERLY LINE AND SAID SOUTHWESTERLY LINE, A DISTANCE OF 227.85 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; 2.) NORTH 40 DEGREES, 53 MINUTES, 28 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF BROOKS ESTATES, A DISTANCE OF 511.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1821, PAGE 2875 OF SAID PUBLIC RECORDS; 3.) NORTH 46 DEGREES, 24 MINUTES, 45 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID BROOKS ESTATE, A DISTANCE OF 556.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3855, PAGE 776; 4.) CONTINUE ALONG SAID NORTHWESTERLY LINE, NORTH 46 DEGREES, 24 MINUTES, 45 SECONDS EAST, A DISTANCE OF 325.90 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE AND NORTHWESTERLY LINE OF BROOKS ESTATE, SOUTH 89 DEGREES, 04 MINUTES, 52 SECONDS WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 463.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1985, PAGE 1349 OF SAID PUBLIC RECORDS; THENCE NORTH 02 DEGREES, 28 MINUTES, 37 SECONDS WEST, A DISTANCE OF 416.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE SOUTH LINE

OF RICELAND SUBDIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 74 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 34 MINUTES, 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 404.26 FEET TO THE SOUTHWEST CORNER OF SAID RICELAND SUBDIVISION; THENCE NORTH 01 DEGREE, 56 MINUTES, 27 SECONDS WEST, ALONG THE WEST LINE OF SAID RICELAND SUBDIVISION, A DISTANCE OF 1607.07 FEET TO A POINT ON THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY (FORMERLY KNOWN AS THE OLD S.A.L. RAILROAD); THENCE SOUTH 57 DEGREES, 54 MINUTES, 15 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 675.26 FEET TO THE NORTHEAST CORNER OF A 30 FOOT WIDE INGRESS-EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 1046 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES, 04 MINUTES, 43 SECONDS WEST, A DISTANCE OF 875.61 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT AND TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 08 MINUTES, 49 SECONDS EAST, A DISTANCE OF 123.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858; THENCE SOUTH 20 DEGREES, 45 MINUTES, 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES, 20 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 244.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 32 MINUTES, 43 SECONDS WEST, ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 748, PAGE 394 OF SAID PUBLIC RECORDS, A DISTANCE OF 895.47 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LANDS AND CONTINUING ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349, A DISTANCE OF 666.02 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PATTON'S SURVEY; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 658.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 5, 4 AND 3, RESPECTIVELY, OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 108.3 ACRES, MORE OR LESS.



# City of Gainesville Land Use Categories

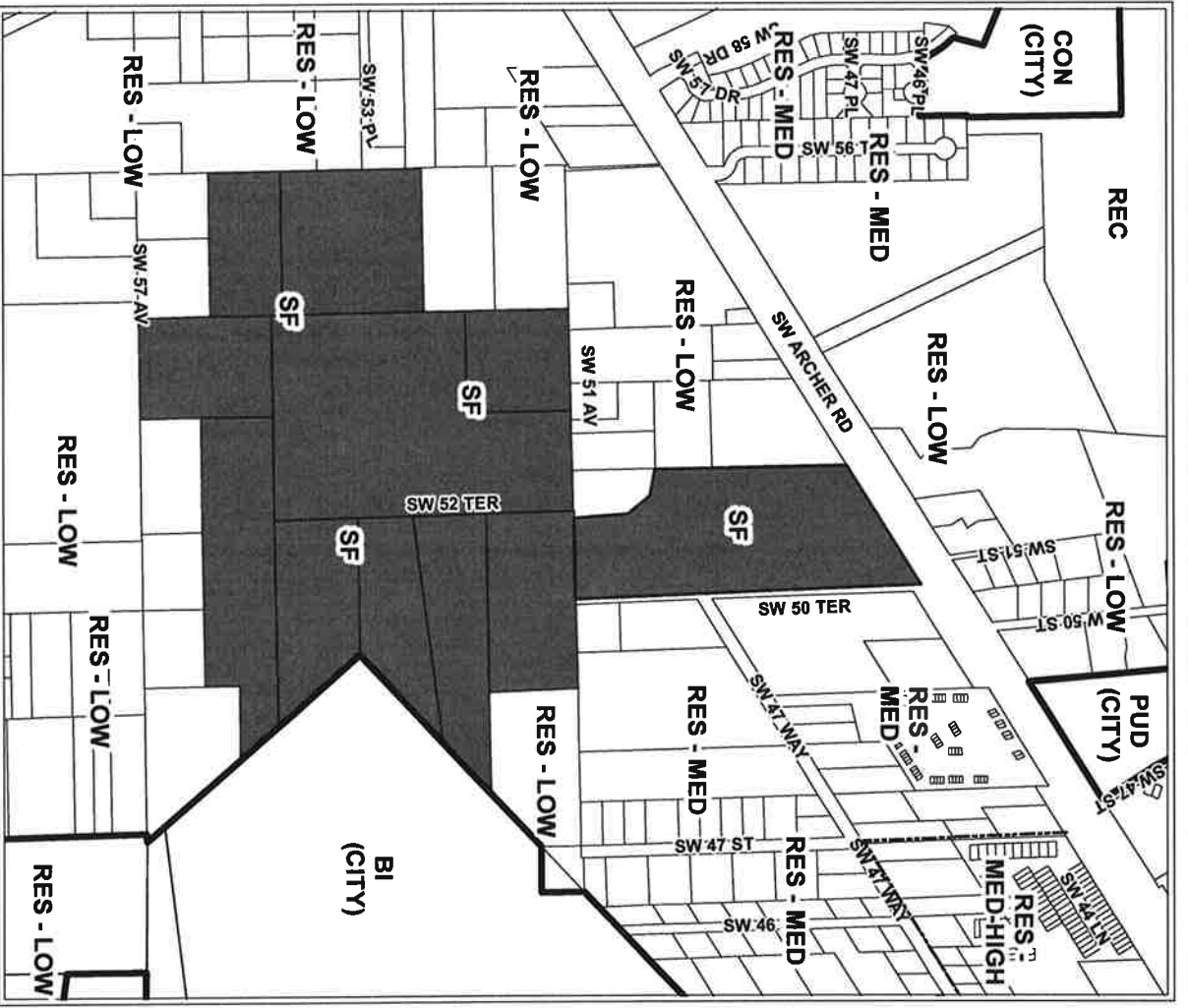
- SF Single Family
- BI Business Industrial
- CON Conservation
- PUD Planned Use District

## Alachua County Land Use Categories


- RES - LOW Residential Low Density (1-4 units/acre)
- RES - MED Residential Medium Density (4-8 units/acre)
- RES - MED/HIGH Residential Medium-High Density (8-14 units/acre)
- REC Recreation

City Limits

Area under petition consideration



### PROPOSED LAND USE

Name	Petition Request	Petition Number
<p style="text-align: center;">                       No Scale                 </p>	<p style="text-align: center;">City of Gainesville</p> <p style="text-align: center;">Amend the City of Gainesville FLUM from Alachua County Low Density Residential (1-4 du/acre) to City of Gainesville Single Family (up to 8 units per acre)</p>	<p style="text-align: center;">PB-17-28 LUC</p>