ORDINANCE NO. 110798

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

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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

4 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

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

WHEREAS, pursuant to law, notice has also been given by mail to the owner whose land

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

PASSED AND ADOPTED this 17th day of May, 2012.

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7 8	Charg Lowe	
9	CRAIG LOWE	
10	MAYOR	
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12		
13 Attest:	Approved as to Form and Legality:	
14	041	
15	1-18/	
16 // //	Exercise .	_
17 KURT LAMNON	MARION J. RADSON	
18 CLERK OF THE COMMISSION	CITY ATTORNEY MAY 1 7 2012	

22 This ordinance passed this 17th day of May, 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

AIM 19TH TEBBACE R 8 PUD PROPOSED LAND USE R R R R R RR 牊 R Petition Number 12TH DRIVE MN MUL PB-12-10 LUC S ပ O MUL MUL MUL MUL PUD **MW 12TH DR** MUL MUL MUL MUL MUL MUL MUL S NW 13TH STREET 144 .2.U NW 3RD PLACE UMU-1 MUL MUL UMU-1 UMU-1 UMU-1 UMU-1 MUL UMU-1 MUL MUL MUL MUL NW 4TH PLACE Map(s) 5TH AVENUE NW 4TH LANE 3949 RM UMU-1 WMU-1 UMU-1 RM ME $\mathbb{R}^{\mathbb{N}}$ UMU-1 MUL UMU-1 UMU-1 $\mathbb{R}^{\mathbb{N}}$ RM RM R 13TH TERRACE MN MUR RM Š MUR RM**6TH AVENUE** $\mathbb{R}^{\mathbb{N}}$ RMDMD-1 RM PLACE RM MUR $\mathbb{R}^{\mathbb{N}}$ RM \mathbb{R} RM RM STREET Н R 6TH Petition Request Amend FLUM from RM to MUL. $\mathbb{R}^{\mathbb{N}}$ RM MUR MUR $\mathbb{R}^{\mathbb{N}}$ $\mathbb{R}^{\mathbb{N}}$ MURMURMURMUR MURMURMURMUR MURMURMUR RN MUR \geq N N RM \mathbb{R}^{N} RM RΝ MUR MUR MAUR NW 14TH TERRACE MUR RM RM RMRM \mathbb{Z} RMRM NE. RM RM RN RM Area under petition consideration Residential Medium-Density (8-30 units per acre) Residential Low-Density (up to 12 units per acre) Mixed-Use Residential (up to 75 units per acre) Mixed-Use Low Intensity (8-30 units per acre) Urban Mixed-Use 1 (up to 75 units per acre) Division line between two zoning districts Causseaux, Hewett & Walpole, Inc agent for Hodge Investments, Ltd Land Use Categories City of Gainesville Name Commercial UMU-1 C MU-R MU-L

Exhibit "B"

to Ordinance No. 110798

No Scale