

LEGISLATIVE #

121035A

ORDINANCE NO. 121035

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2
3 **An ordinance of the City of Gainesville, Florida, amending the Future Land**
4 **Use Map and the Future Land Use Element of the Comprehensive Plan by**
5 **changing the land use category of approximately 1.86 acres of property**
6 **generally located at 2001 NW 13th Street, as more specifically described in**
7 **this ordinance, from Commercial (C) to Mixed-Use Low-Intensity (MUL);**
8 **providing directions to the City Manager; providing a severability clause;**
9 **providing a repealing clause; and providing an effective date.**

10
11 **WHEREAS,** notice was given as required by law that the Future Land Use Map of the
12 City of Gainesville Comprehensive Plan be amended by changing the land use category of certain
13 property from Commercial (C) to Mixed-Use Low-Intensity (MUL); and

14 **WHEREAS,** the amendment to the Future Land Use Map of the City of Gainesville
15 Comprehensive Plan proposed herein involves a use of 10 acres or fewer and qualifies as a small-
16 scale development amendment as provided in Section 163.3187, Florida Statutes; and

17 **WHEREAS,** notice was given as required by law and public hearings were held by the
18 City Plan Board on March 28, 2013; and

19 **WHEREAS,** at least ten (10) days' notice has been given once by publication in a
20 newspaper of general circulation notifying the public of this proposed ordinance and of a public
21 hearing in the City Hall Auditorium located on the first floor of City Hall in the City of
22 Gainesville; and

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

25 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
26 **CITY 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 Commercial (C) to
3 Mixed-Use Low-Intensity (MUL):

4 See legal description attached hereto as Exhibit "A" and made a
5 part hereof as if set forth in full. The location of the property is
6 shown on Exhibit "B" for visual reference. In the event of conflict
7 or inconsistency, Exhibit "A" shall prevail over Exhibit "B."
8

9 **Section 2.** The City Manager or designee is authorized and directed to make the
10 necessary changes to maps and other data in the City of Gainesville Comprehensive Plan in order
11 to comply with this ordinance.

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

17 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
18 such conflict hereby repealed.

19 **Section 5.** This ordinance shall become effective immediately upon adoption; however, the
20 effective date of this plan amendment if not timely challenged shall be 31 days after adoption. If
21 timely challenged, this plan amendment shall become effective on the date the state land
22 planning agency or the Administration Commission enters a final order determining this adopted
23 amendment to the City of Gainesville Comprehensive Plan to be in compliance with Chapter
24 163, Florida Statutes. No development orders, development permits, or land uses dependent on
25 this amendment may be issued or commenced before this plan amendment has become effective.

1 **PASSED AND ADOPTED** this _____ day of _____, 2013.

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8 Attest:

EDWARD B. BRADDY
MAYOR

Approved as to Form and Legality:

9

10

11

12 _____
KURT LANNON
13 CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

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15

16

17 This ordinance passed this _____ day of _____, 2013.

Legal Description

Alachua County Tax Parcel 09971-001-000

Commence at a point 1,330 feet North of the half-mile stake on the West line of Section 32, Township 9 South, Range 20 East and run thence South $89^{\circ} 19'$ E. 310 feet to a stake; thence run North $00^{\circ} 29'$ East 300 feet to a stake, thence run West 310 feet to the West line of Section 32, Township 9 South, Range 20 East; thence run South 300 feet to the point of beginning.

City of Gainesville Land Use Designations

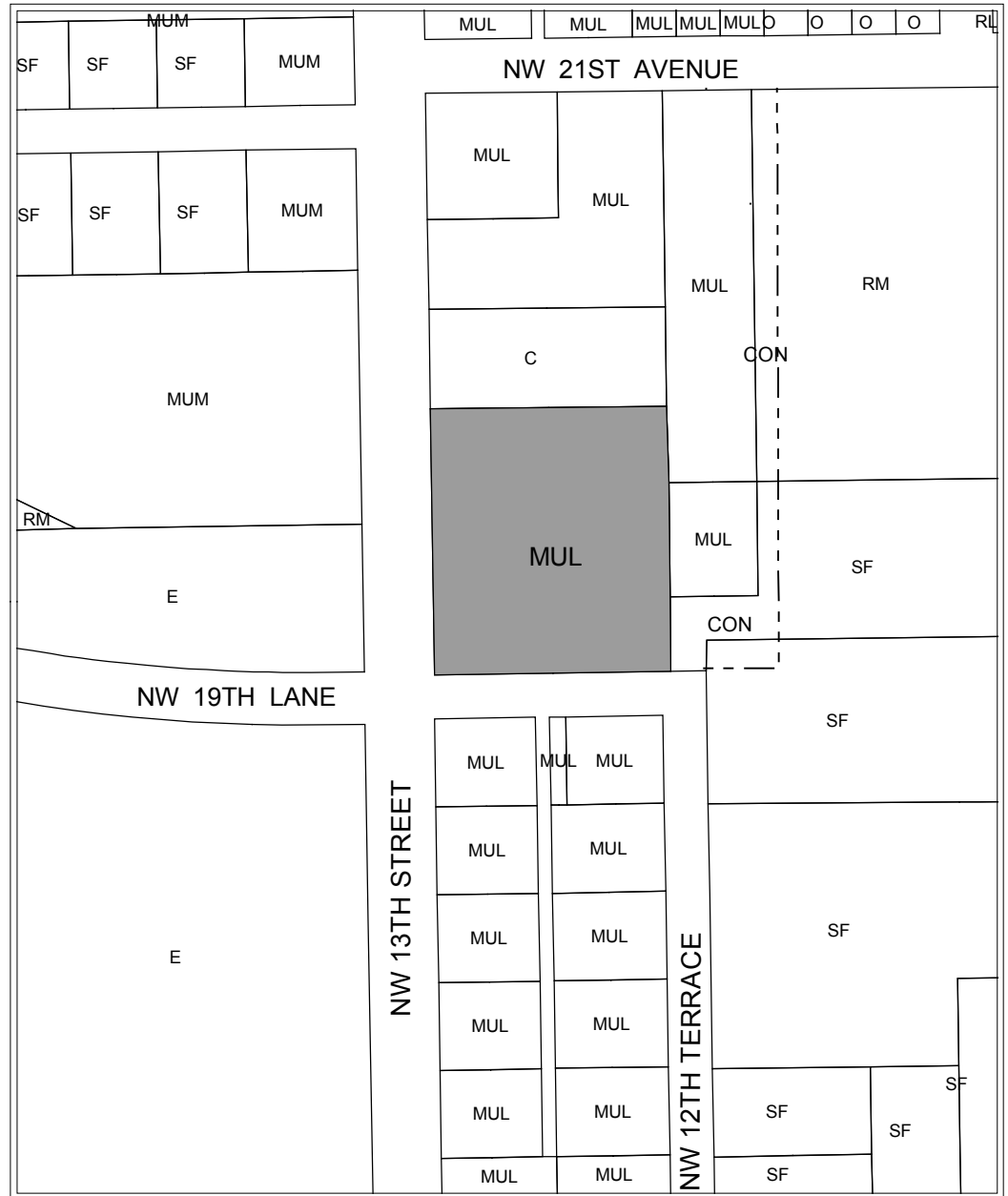
- SF Single-Family (up to 8 du/acre)
- MUL Mixed-Use Low-Intensity (8-30 du/acre)
- MUM Mixed-Use Medium-Intensity (12-30 du/acre)
- C Commercial
- E Education
- CON Conservation
- RM Residential Medium-Density (8-30 du/acre)
- O Office

Exhibit "B" to Ordinance No. 121035



Division line between two land use districts

Area under petition consideration



PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Amend the City of Gainesville Future Land Use map from Commercial (C) to Mixed-Use Low-Intensity (MUL)	3750	PB-13-22 LUC