

**LEGISLATIVE #**

**180199A**



27 shall discourage the proliferation of urban sprawl by promoting an urban form that is  
28 walkable, connected, and compact with a mix of uses at densities and intensities that will  
29 support a range of housing choices and a multimodal transportation system, including  
30 pedestrian, bicycle and transit; and

31 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land  
32 Use Element of the Comprehensive Plan as described herein; and

33 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02  
34 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency  
35 pursuant to Section 163.3174, Florida Statutes, held a public hearing on July 26, 2018, and  
36 voted to recommend that the City Commission approve this amendment to the  
37 Comprehensive Plan; and

38 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in  
39 a newspaper of general circulation and provided the public with at least seven days' advance  
40 notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City  
41 Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of  
42 Gainesville; and

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

46 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was  
47 placed in the aforesaid newspaper and provided the public with at least five days' advance

48 notice of this ordinance’s second public hearing (i.e., adoption hearing) to be held by the City  
49 Commission; and

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

53 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any  
54 written comments received concerning this amendment to the Comprehensive Plan.

55 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF**  
56 **GAINESVILLE, FLORIDA:**

57 **SECTION 1.** Objective 1.1 of the Future Land Use Element of the City of Gainesville  
58 Comprehensive Plan is amended as follows.

59 **Objective 1.1. Adopt traditional and successful urban design principles that are**  
60 **environmentally sustainable, socially just and desirable, and economically**  
61 **sound ~~adhere to timeless (proven successful), traditional principles.~~**

62  
63 Policy 1.1.1 To the extent possible, all planning must ~~shall~~ be in the form of complete  
64 and integrated communities containing housing, shops, workplaces, schools,  
65 parks, and civic facilities essential to the daily life ~~of the residents.~~

66  
67 Policy 1.1.2 ~~To the extent possible, N~~neighborhoods should be sized so that housing,  
68 jobs, daily needs, and other activities are within easy walking distance ~~of~~  
69 ~~each other.~~

70  
71 Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable people  
72 ~~citizens~~ from a wide range of economic levels and age groups to live within  
73 its boundaries.

74  
75 Policy 1.1.4 The City and its neighborhoods, ~~to the extent possible, shall~~ should have a  
76 center focus that combines commercial, civic, cultural, and recreational uses.  
77

78 Policy 1.1.5 The City, ~~to the extent possible,~~ should contain an ample supply of squares,  
79 greens, and parks with frequent use encouraged through placement,  
80 definition, and design.

81

82 Policy 1.1.6 The City shall encourage community-serving facilities, such as government  
83 offices, farmers markets, and convention centers to be centrally located,  
84 instead of in dispersed, remote, or peripheral locations. Public, community-  
85 serving facilities should be developed primarily in the City's central core and,  
86 as appropriate, in neighborhood centers. Private, community-serving  
87 facilities should be discouraged from locating in peripheral locations.

88

89 Policy 1.1.7 The Land Development Code must include regulations that incentive the  
90 provision of affordable housing by providing density bonus allowances,  
91 which may allow densities that exceed by up to 35% the maximum limit of  
92 units/acre established in Policy 4.1.1.

93

94

95 **SECTION 2.** Policy 4.1.1 of the Future Land Use Element of the City of Gainesville

96 Comprehensive Plan is amended as follows.

97 Policy 4.1.1 Land Use Categories on the Future Land Use Map are ~~shall be~~ defined as  
98 follows:

99

100 **Single-Family (SF): up to 8 units per acre**

101

102 This land use category ~~shall~~ allows single-family detached dwellings at densities up to 8  
103 dwelling units per acre. The Single-Family land use category identifies those areas within  
104 the City that, due to topography, soil conditions, surrounding land uses and development  
105 patterns, are appropriate for single-family development. Compatible residential housing  
106 types are allowable and the Land Development Code must provide criteria for the siting and  
107 design of such housing types, including but not limited to bungalow courts, accessory  
108 dwelling units, attached single-family, and live/work units. Land development regulations  
109 shall determine the performance measures and gradations of density. Land development  
110 regulations shall specify criteria for the siting of low-intensity residential facilities to  
111 accommodate special need populations and appropriate community-level institutional  
112 facilities such as places of religious assembly, public and private schools other than  
113 institutions of higher learning, and libraries. Land development regulations shall allow  
114 home occupations in conjunction with single-family dwellings under certain limitations.

115

116 **Residential Low-Density (RL): up to 15 units per acre**

117

118 This land use category ~~shall~~ allows dwellings at densities up to 15 units per acre. The  
119 Residential Low-Density land use category identifies those areas within the City that, due to  
120 topography, soil conditions, surrounding land uses, and development patterns, are  
121 appropriate for single-family development, particularly the conservation of existing  
122 traditional low-density neighborhoods, single-family attached, ~~and~~ zero lot line  
123 development, live/work units, and small-scale multi-family development. Land  
124 development regulations shall determine gradations of density, specific uses and  
125 performance measures. Land development regulations shall specify criteria for the siting of  
126 low-intensity residential facilities to accommodate special need populations and  
127 appropriate community level institutional facilities such as places of religious assembly,  
128 public and private schools other than institutions of higher learning, and libraries. Land  
129 development regulations shall allow home occupations; accessory units in conjunction with  
130 single-family dwellings; and bed-and-breakfast establishments within certain limitations.

131

132 **Residential Medium-Density (RM): 8-30 units per acre**

133

134 This land use category ~~shall~~ allows single-family and multi-family development at densities  
135 from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are  
136 less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.  
137 The land shown as Residential Medium-Density on the Future Land Use Map identifies  
138 those areas within the City that, due to topography, soil conditions, surrounding land uses  
139 and development patterns, are appropriate for single-family, and medium-intensity multi-  
140 family development. Land development regulations shall determine gradations of density  
141 and specific uses. Land development regulations shall specify criteria for the siting of  
142 appropriate medium-intensity residential facilities to accommodate special need  
143 populations and appropriate community-level institutional facilities such as places of  
144 religious assembly, public and private schools other than institutions of higher learning, and  
145 libraries. Land development regulations shall allow home occupations within certain  
146 limitations.

147

148 **Residential High-Density (RH): 8-100 units per acre**

149

150 This land use category ~~shall~~ allows single-family and multi-family development at densities  
151 from 8 to 100 dwelling units per acre. Lots that existed on November 13, 1991 and that are  
152 less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.  
153 The land shown as Residential High-Density on the Future Land Use Map identifies those  
154 areas within the City that, due to topography, soil conditions, surrounding land uses and  
155 development patterns, are appropriate for high-intensity multi-family development and  
156 secondary retail and office uses scaled to serve the immediate neighborhood. The intensity  
157 of secondary retail and office use cannot exceed 25 percent of the residential floor area.  
158 Land development regulations shall determine gradations of density, specific uses,  
159 percentage of floor area and maximum floor area appropriate for secondary uses. Land

160 development regulations shall specify the criteria for the siting of high-intensity residential  
161 facilities to accommodate special need populations and appropriate community level  
162 institutional facilities such as places of religious assembly, public and private schools other  
163 than institutions of higher learning, and libraries. Land development regulations shall allow  
164 home occupations within certain limitations.

165  
166 **Mixed-Use Residential (MUR): up to 75 units per acre**

167  
168 This land use category provides for a mixture of residential and office uses. Office uses that  
169 are complementary to and secondary to the residential character of the district are allowed  
170 as home occupations. Additional office uses may be allowed through a Special Use Permit  
171 process established in the Land Development Code. An essential component of the district  
172 is orientation of structures to the street and the pedestrian character of the area. Office  
173 uses located within this district should be scaled to surrounding neighborhoods and  
174 institutions. Land development regulations shall set the appropriate densities (up to 75  
175 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4  
176 stories); design criteria; and landscaping requirements. Land development regulations shall  
177 specify the criteria for the siting of public and private schools, places of religious assembly  
178 and community facilities within this category.

179  
180 **Mixed-Use Office/Residential (MOR): up to 30 ~~20~~ units per acre**

181  
182 This land use category allows residential uses and, depending on the implementing zoning  
183 district, may allow office, professional, service, and ancillary uses either as stand-alone uses  
184 or combined in a mixed-use development format. Some non-office type uses, such as  
185 restaurants, may be allowed through a Special Use Permit process established in the Land  
186 Development Code. Structures in this category must ~~shall~~ be oriented to the street and  
187 encourage multi-modal transportation through the development design. Developments  
188 located within this category must ~~shall~~ be scaled to fit the character of the area. Residential  
189 density is ~~shall be~~ limited to 30 ~~20~~ units per acre. Maximum building height is ~~shall be~~  
190 limited to 3 stories. Land development regulations must ~~shall~~ establish the appropriate  
191 uses, design criteria, landscaping, and pedestrian/vehicular access for this category. Public  
192 and private schools, places of religious assembly, and community facilities are appropriate  
193 within this category.

194  
195 **Mixed-Use Low-Intensity (MUL): 8-30 units per acre**

196  
197 This land use category allows a mixture of residential and non-residential uses such as  
198 standard lot single-family houses, small-lot single-family houses, duplex houses,  
199 townhouses (attached housing), accessory dwelling units, group homes, multi-family  
200 housing (if compatible in scale and character with other dwellings in the proposed  
201 neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve

202 the surrounding neighborhood, public and private schools, places of religious assembly and  
203 other community civic uses. Light assembly, fabrication, and processing uses within fully  
204 enclosed structures may be allowed as specially regulated uses through a Special Use  
205 Permit process established in the Land Development Code. Residential development shall  
206 be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are  
207 less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.  
208 Unified developments that include a residential and non-residential component (either  
209 horizontally or vertically mixed) shall not be required to meet the minimum density  
210 requirements. Intensity will be controlled, in part, by adopting land development  
211 regulations that establish height limits of 5 stories or less; however, height may be  
212 increased to a maximum of 8 stories by Special Use Permit. Land development regulations  
213 shall establish the thresholds for the percentage of mixed uses for new development or  
214 redevelopment of sites 10 acres or larger. At a minimum, the land development regulations  
215 shall encourage that: at least 10 percent of the floor area of new development or  
216 redevelopment of such sites be residential; or, that the surrounding area of equal or  
217 greater size than the development or redevelopment site, and within 1/4 mile of the site,  
218 have a residential density of at least 6 units per acre. Residential use shall not be a required  
219 development component for public and private schools, institutions of higher learning,  
220 places of religious assembly and other community civic uses. Buildings in this category shall  
221 face the street and have modest front setbacks.

222

223 This category shall not be used to extend strip commercial development along a street.  
224 Land development regulations shall ensure a compact, pedestrian-friendly environment for  
225 these areas, and provide guidelines or standards for the compatibility of permitted uses.

226

227 **Mixed-Use Medium-Intensity (MUM): 12-30 units per acre**

228

229 This land use category allows a mixture of residential, office, and business uses  
230 concentrated in mapped areas. When implemented by the Corporate Park zoning district,  
231 this category is appropriate for corporate office facilities and mixed-use office oriented  
232 development. Light assembly, fabrication, and processing uses within fully enclosed  
233 structures may be allowed as specially regulated uses through a Special Use Permit process  
234 established in the Land Development Code. Public and private schools, institutions of  
235 higher learning, places of religious assembly and community facilities shall be appropriate  
236 in this category. Such development shall function as a neighborhood center serving multiple  
237 neighborhoods or a community-serving retail and/or office center. It is not expected that  
238 these areas shall be expanded significantly during this planning period. Land development  
239 regulations shall ensure a compact, pedestrian environment for these areas and provide  
240 guidelines for the compatibility of permitted uses. Residential development shall be limited  
241 to 12 to 30 units per acre. Lots that existed on November 13, 1991 and that are less than or  
242 equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified  
243 developments that include a residential and non-residential component (either horizontally



244 or vertically mixed) shall not be required to meet the minimum density requirements.  
245 Intensity will be controlled, in part, by adopting land development regulations that  
246 establish height limits of 5 stories or less; however, height may be increased to a maximum  
247 of 8 stories by Special Use Permit. Land development regulations shall establish the  
248 thresholds for the percentage of mixed uses for new development or redevelopment of  
249 sites 10 acres or larger. At a minimum, the land development regulations shall encourage  
250 that: at least 10 percent of the floor area of new development or redevelopment of such  
251 sites be residential; or, that the surrounding area of equal or greater size than the  
252 development or redevelopment site, and within 1/4 mile of the site, have a residential  
253 density of at least 6 units per acre. Residential use shall not be a required development  
254 component for public and private schools, institutions of higher learning, places of religious  
255 assembly and community facilities. Buildings in this land use category shall face the street  
256 and have modest front setbacks.

257

258 **Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre**  
259 **by Special Use Permit**

260

261 This land use category allows residential, office, retail and service uses either as stand-alone  
262 uses or combined in a mixed-use development format. Light assembly, fabrication, and  
263 processing uses within fully enclosed structures shall be allowed in specified zoning districts  
264 as specially regulated by the Land Development Code. Structures in this category shall be  
265 oriented to the street and encourage multi-modal transportation through the development  
266 design. Developments located within this category shall be scaled to fit the character of the  
267 area. Residential density shall be limited to 60 units per acre with provisions to add up to 20  
268 additional units per acre by Special Use Permit as specified in the land development  
269 regulations. Maximum building height shall range between 4 to 5 stories, depending upon  
270 the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by  
271 a height bonus system as established in the Land Development Code. Land development  
272 regulations shall set the appropriate densities; the types of uses; design criteria;  
273 landscaping, and pedestrian/vehicular access. Public and private schools, places of religious  
274 assembly and community facilities are appropriate within this category.

275

276 **Urban Mixed-Use High-Intensity (UMUH): 10-100 units per acre; and up to 25 additional**  
277 **units per acre by Special Use Permit**

278

279 This land use category allows residential, office/research, retail, and service uses either as  
280 stand-alone uses or combined in a mixed-use development format. Light assembly,  
281 fabrication, and processing uses within fully enclosed structures shall be allowed as  
282 specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity  
283 category is distinguished from other mixed-use categories in that it is specifically  
284 established to support research and development in close proximity to the University of  
285 Florida main campus. An essential component of the category is orientation of structures to

286 the street and the multi-modal character of the area. Developments located within this  
287 category shall be scaled to fit the character of the area. Residential density shall be limited  
288 to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by  
289 Special Use Permit as specified in the land development regulations. Lots that existed on  
290 November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from  
291 minimum density requirements. Unified developments that include a residential and non-  
292 residential component (either horizontally or vertically mixed) shall not be required to meet  
293 the minimum density requirements. Building height shall be limited to 6 stories and up to 8  
294 stories by a height bonus system as established in the Land Development Code. Land  
295 development regulations shall set the appropriate zoning densities; the types of uses;  
296 design criteria; landscaping, and pedestrian/vehicular access. Public and private schools,  
297 places of religious assembly and community facilities are appropriate within this category.  
298

299 **Urban Core (UC): up to 150 units per acre; and up to 25 additional units per acre by**  
300 **Special Use Permit**  
301

302 This land use category allows residential, office, and business uses concentrated in the  
303 urban core area. Light assembly, fabrication, and processing uses within fully enclosed  
304 structures shall be allowed as specially regulated by the Land Development Code.  
305 Development in this category shall function as a center serving the urban area.  
306 Development within the urban core shall ensure the compact, pedestrian character of this  
307 area. Residential densities up to 150 units per acre shall be permitted with provisions to  
308 add up to 25 additional units per acre by Special Use Permit as specified in the land  
309 development regulations. Buildings in this category shall face the street and meet build-to  
310 lines established in the Land Development Code. Building height shall be limited to 12  
311 stories, with up to 14 stories by a height bonus system as established in the Land  
312 Development Code. Public and private schools, government offices, institutions of higher  
313 learning, places of religious assembly and community facilities are appropriate in this  
314 category.  
315

316 **Office (O)**  
317

318 The Office land use category identifies areas appropriate for office, residential, professional  
319 and service uses, hospital and medical uses, and appropriate ancillary uses. Office  
320 designations shall be applied to compact office development. Residential uses in office  
321 districts shall be designed as new in-town development, mixed-use, live-work, compound  
322 use or shall accommodate existing residential development within the Office zoning district.  
323 Some non-office type uses such as restaurants may be allowed in this land use category by  
324 a Special Use Permit process established in the Land Development Code. Densities shall not  
325 exceed 20 units per acre. Land development regulations shall determine the appropriate  
326 scale of uses; and the specific criteria for the siting of private schools and churches.  
327 Intensity will be controlled by adopting land development regulations that establish height

328 limits of 5 stories or less, that require buildings to face the street, and modest build-to lines,  
329 instead of a maximum floor area ratio; however, height may be increased to a maximum of  
330 8 stories by Special Use Permit. For hospital and large-scale medical office facilities that are  
331 located in a Medical Services zoning district, the height may be increased to 14 stories by  
332 Special Use Permit.

333

### 334 **Commercial (C)**

335

336 The Commercial land use category identifies those areas most appropriate for large-scale  
337 highway-oriented commercial uses. Land development regulations shall determine the  
338 appropriate scale of uses. This category is not appropriate for neighborhood centers.  
339 Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings  
340 to face the street, and modest build-to lines instead of a maximum floor area ratio;  
341 however, height may be increased to a maximum of 8 stories by Special Use Permit.

342

### 343 **Business Industrial (BI)**

344

345 This land use category is appropriate for those areas near the Gainesville Regional Airport  
346 for office, business, commercial and industrial uses. This category is distinguished from  
347 other industrial and commercial categories in that it is designed specifically to allow only  
348 uses that are compatible with the airport. Intensity will be controlled by adopting land  
349 development regulations that establish height limits consistent with the Airport Hazard  
350 Zoning Regulations. When not located within an airport zone of influence as mapped in the  
351 Land Development Code, this category is also appropriate to designate areas for office,  
352 business, commercial and industrial uses, with a maximum height of 5 stories, and a  
353 maximum floor area ratio of 4.0. Land development regulations shall specify the type and  
354 distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

355

### 356 **Industrial (IND)**

357

358 The Industrial land use category identifies those areas appropriate for manufacturing,  
359 fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary  
360 uses. Other uses may be allowed in this land use category as specified in an adopted  
361 ordinance rezoning property to Planned Development District (PD). Land development  
362 regulations shall determine the appropriate scale of uses and consider the externalities of  
363 such uses. Intensity will be controlled by adopting land development regulations that  
364 establish height limits of 5 stories or less.

365

366

### 367 **Education (E)**

368

369 This land use category identifies appropriate areas for public and private schools and  
370 institutions of higher learning. This category includes University of Florida (UF) properties  
371 designated in the UF Campus Master Plan as part of the main campus. Land development  
372 regulations shall address compatibility with surrounding uses and infrastructure needs.

373

#### 374 **Recreation (REC)**

375

376 This land use category identifies appropriate areas for public and private leisure activities.  
377 Land development regulations shall address the scale, intensity and buffering of structures  
378 and outdoor improvements.

379

#### 380 **Conservation (CON)**

381

382 This land use category identifies areas environmentally unsuited to urban development,  
383 permanent buffers between land uses, areas used for passive recreation and nature parks.  
384 Privately held properties within this category shall be allowed to develop at single-family  
385 densities of 1 unit per 5 acres. Land development regulations shall determine the  
386 appropriate scale of activities, structures and infrastructure that will be allowed.

387

#### 388 **Agriculture (AGR)**

389

390 This land use category identifies existing lands which are expected to continue in  
391 agricultural production and ancillary uses. Land development regulations shall allow single-  
392 family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses  
393 will be converted to agricultural production.

394

#### 395 **Public and Institutional Facilities (PF)**

396

397 This land use category identifies lands used for: administrative, operational, and utility  
398 governmental functions; private utilities; cemeteries; and public-private partnerships or  
399 other legal arrangements where the land title is vested in a government and the use(s)  
400 serves a public purpose. Maximum lot coverage in this category shall not exceed 80  
401 percent, except in areas where lot coverage is not limited by land development regulations.

402

#### 403 **Planned Use District (PUD)**

404

405 This land use category is an overlay land use category that may be applied on any specific  
406 property in the City. The land use regulations pertaining to this overlay district shall be  
407 adopted by ordinance in conjunction with an amendment to the Future Land Use Map of  
408 this Comprehensive Plan. The category is created to allow the consideration of unique,  
409 innovative or narrowly construed land use proposals that, because of the specificity of the  
410 land use regulations, can be found to be compatible with the character of the surrounding

411 land uses and environmental conditions of the subject land. This category allows a mix of  
412 residential and nonresidential uses and/or unique design features which might otherwise  
413 not be allowed in the underlying land use category. Each PUD overlay land use category  
414 adopted shall address: density and intensity; permitted uses; access by car, pedestrians,  
415 bicycle, and transit; trip generation, trip distribution, and trip capture; environmental  
416 features; and, when necessary, buffering of adjacent uses. Planned Development zoning  
417 shall be required to implement a PUD land use category.

418

419

420 **SECTION 3.** It is the intent of the City Commission that the provisions of Sections 1 and 2

421 of this ordinance shall become and be made a part of the City of Gainesville

422 Comprehensive Plan and that the sections and paragraphs of the Comprehensive Plan may

423 be renumbered in order to accomplish such intent.

424 **SECTION 4.** The City Manager or designee is authorized and directed to make the necessary

425 changes to the City of Gainesville Comprehensive Plan in order to fully implement this

426 ordinance. The City Manager or designee is authorized to correct any typographical errors

427 that do not affect the intent of this ordinance.

428 **SECTION 5.** Within ten working days of the transmittal (first) hearing, the City Manager or

429 designee is authorized and directed to transmit this plan amendment and appropriate

430 supporting data and analyses to the reviewing agencies and to any other local government

431 or governmental agency that has filed a written request for same with the City. Within ten

432 working days of the adoption (second) hearing, the City Manager or designee is authorized

433 and directed to transmit this plan amendment and appropriate supporting data and

434 analyses to the state land planning agency and any other agency or local government that

435 provide timely comments to the City.

436 **SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance

437 or the application hereof to any person or circumstance is held invalid or unconstitutional,  
438 such finding shall not affect the other provisions or applications of this ordinance that can  
439 be given effect without the invalid or unconstitutional provision or application, and to this  
440 end the provisions of this ordinance are declared severable.

441 **SECTION 7.** All ordinances or parts of ordinances in conflict herewith are to the extent of  
442 such conflict hereby repealed on the effective date of this plan amendment.

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

453 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
454  
455

456 \_\_\_\_\_  
457 LAUREN POE  
458 MAYOR

459  
460  
461 Attest: Approved as to form and legality:

462

463

464

465 \_\_\_\_\_  
466 OMICHELE D. GAINEY  
467 CLERK OF THE COMMISSION

465 \_\_\_\_\_  
466 NICOLLE M. SHALLEY  
467 CITY ATTORNEY

468

469

470

This ordinance passed on (first) transmittal hearing this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

471

This ordinance passed on (second) adoption hearing this \_\_\_\_\_ day of \_\_\_\_\_, 2018.