

1 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
2 and

3 **WHEREAS**, prior to adoption of this ordinance the City Commission has considered any
4 written comments received concerning this amendment.

5 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
6 **CITY OF GAINESVILLE, FLORIDA:**

7 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
8 amended by changing the land use category of the following property from Alachua County
9 Heavy Industrial to City of Gainesville Business Industrial (BI):

10 See legal description attached hereto as Exhibit "A" and made a part
11 hereof as if set forth in full. The location of the property is shown on
12 Exhibit "B" for visual reference. In the event of conflict or inconsistency,
13 Exhibit "A" shall prevail over Exhibit "B".
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15 **Section 2.** Within ten (10) working days of the transmittal (first) hearing, the City
16 Manager or designee is authorized and directed to transmit this amendment and appropriate
17 supporting data and analyses to the reviewing agencies and to any other local government or
18 governmental agency that has filed a written request for same with the City. Within ten (10)
19 working days of the adoption (second) hearing, the City Manager or designee is authorized and
20 directed to transmit this amendment to the state land planning agency and any other agency or
21 local government that provided comments to the City regarding the amendment.

22 **Section 3.** The City Manager or designee is authorized and directed to make the
23 necessary changes to maps and other data in the City of Gainesville Comprehensive Plan in
24 order to comply with this ordinance.

25 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
26 or the application hereof to any person or circumstance is held invalid or unconstitutional, such

1 finding shall not affect the other provisions or applications of this ordinance that can be given
2 effect without the invalid or unconstitutional provision or application, and to this end the
3 provisions of this ordinance are declared severable.

4 **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of
5 such conflict hereby repealed.

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

15 **PASSED AND ADOPTED** this 20th day of November, 2014.

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EDWARD B. BRADDY
MAYOR

22 Attest:

Approved as to form and legality:

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KURT LANNON
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

29 This ordinance passed on (first) transmittal hearing this 21st day of August, 2014.

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31 This ordinance passed on (second) adoption hearing this 20th day of November, 2014.

Legal Description

Parcel: 07240-030-000:

A tract of land lying in the Gary Grant, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the G.I.F. Clark Grant as shown on plat recorded in Plat Book A, Page 114, Public Records of Alachua County, Florida and thence run North 2° 01'31" East, a distance of 266.63 feet; thence run North 50° 03'47" East, a distance of 947.01 feet to a concrete monument; thence run South 10° 10'42" East, a distance of 200.00 feet to a concrete monument at the Northwest corner of lands described in Official Records Book 2111, Page 2779, Public Records of Alachua County, Florida and the Point of Beginning; thence run North 63° 25'26" East along the North line of said lands, a distance of 660.21 feet to a concrete monument on the West right of way line of S.W. 41st Boulevard; thence run North 21° 46'45" West along said right of way line, a distance of 192.54 feet to a concrete monument; thence South 63° 25'26" West, a distance of 619.85 feet to a concrete monument; thence South 10° 10'42" East, a distance of 200.00 feet to the Point of Beginning.

Parcel: 07240-001-010:

A tract of land situated in the Gary Grant, Township 10 South, Range 19 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Northwest corner of the Gary Grant, Township 10 South, Range 19 East, and run South 39° 44'41" East, 1195.21 feet; thence run North 83° 57'50" East, 3803.72 feet; thence run South 14° 41'23" West, 247.20 feet; thence run North 49° 57'21" East, 947.10 feet; thence run South 10° 10' 42" East, 200.00 feet to the Point of Beginning; then run North 63° 26'37" East, 660.25 feet to the Westerly right of way line of S.W. 41st Boulevard (100 foot right of way); thence run South 21° 43'34" East along said Westerly right of way line, 230.00 feet; thence run South 54° 03'59" West, 754.45 feet; thence run North 10° 10'42" West, 367.00 feet to the Point of Beginning.

Parcel: 07242-001-000:

A tract of land lying in the Gary Grant, Township 10 South, Range 19 East, Alachua County, Florida, described as follows:

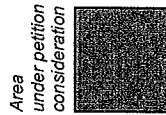
Commence at the Northeast corner of the G.I.F. Clark Grant as shown on plat recorded in Plat Book A, Page 114, of the Public Records of Alachua County, Florida; and run North 02° 01'17" East, a distance of 266.80 feet; thence North 49° 57'21" East along the Northerly line of lands described in Official Records Book 1736, Page 2672, a distance of 449.26 feet to the Point of Beginning; thence continuing North 49° 57'21" East along said line, a distance of 498.49 feet to the Northeasterly corner of said tract; thence South 10° 10'42" East along the Easterly line of said tract, a distance of 566.90 feet; thence South 54° 02'58" West, a distance of 217.93 feet; thence North 39° 54'06" West parallel to the East line of said Clark Grant, a distance of 476.06 feet to the Point of Beginning.

**City of Gainesville
Land Use Designations**

- O Office
- C Commercial
- BI Business Industrial
- IND Industrial
- PF Public Facilities

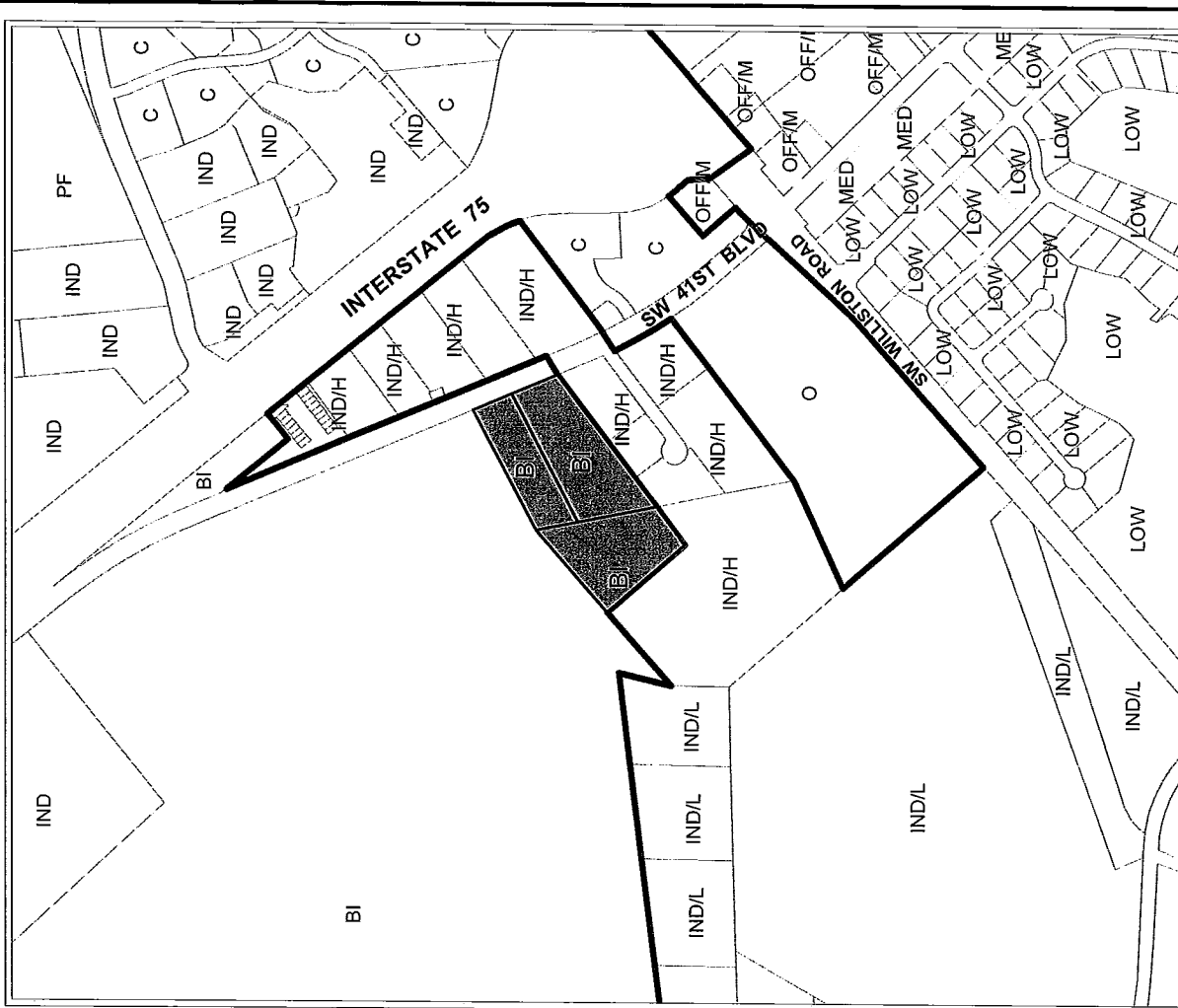
**Alachua County
Land Use Designations**

- LOW Low Density Residential
- MED Medium Density Residential
- IND/H Heavy Industrial
- IND/L Light Industrial
- OFF/M Office/Medical



Division line between two land use categories

City Limits



PROPOSED LAND USE

	<p>Applicant</p> <p>City Plan Board</p>	<p>Petition Request</p> <p>Amend the City of Gainesville Future Land Use Map from Alachua County Heavy Industrial to City of Gainesville Business Industrial</p>	<p>Petition Number</p> <p>PB-13-124 LUC</p>
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