

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 Office (O) to Mixed-
3 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".
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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.

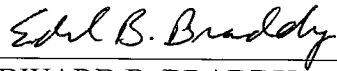
17 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
18 such conflict hereby repealed on the date this Comprehensive Plan amendment becomes effective
19 as described in Section 5 of this ordinance.

20 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
21 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely
22 challenged, shall be 31 days after adoption. If challenged within 30 days after adoption, this
23 Comprehensive Plan amendment shall become effective on the date the state land planning
24 agency or the Administration Commission enters a final order determining the amendment to be
25 in compliance with Chapter 163, Florida Statutes. No development orders, development permits,

1 or land uses dependent on this Comprehensive Plan amendment may be issued or commenced
2 before the amendment has become effective.

3 **PASSED AND ADOPTED** this 2nd day of July, 2015.

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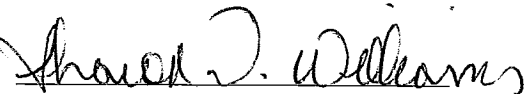


EDWARD B. BRADDY
MAYOR


10 Attest:

Approved as to form and legality:

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KURT LANNON
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

17

This ordinance was passed on Adoption Reading on this 2nd day of July, 2015.

EXHIBIT "A" TO ORDINANCE NO. 140932

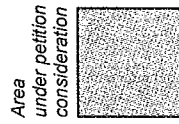
Commence at the Southwest corner of Section 20, Township 9 South, Range 20 East, run thence East 50', thence run North 23', thence run East 380', to Point of Beginning; from said Point of Beginning, thence run North 158', thence run East 100', thence run South 158', thence run West 100' to POB.

Less that part of the right of way of Northwest 39 Avenue. Less the following described parcel: A parcel of land in Section 20, Township 9 South, Range 20 East, Alachua County, Florida, more particularly described as follows:

Commence on the West line of Section 29, Township 9 South, Range 20 East, at a point 10 feet Southerly from the Northwest Corner thereof; thence North $88^{\circ}48'31''$ East 529.71 feet; thence North $01^{\circ}07'05''$ West 33 feet, (crossing the Northerly line of said Section 29, into Section 20, Township 9 South, Range 20 East), to the intersection of the Northerly right of way line of State Road 222 and the Westerly right of way line of Northwest Twelfth Terrace (a 30 foot right of way) and the Point of Beginning; continue North $01^{\circ}07'05''$ West along said Westerly right of way line of Northwest Twelfth Terrace, a distance of 35 feet; thence South $26^{\circ}25'56''$ West 22.37 feet; thence South $88^{\circ}48'31''$ West 90.04 feet; thence South $01^{\circ}12'21''$ East 15 feet; thence North $88^{\circ}48'31''$ East 100.02 feet to the Point of Beginning.

Land Use Designations

- SF Single-Family (up to 8 du/acre)
- RL Residential Low-Density (up to 12 du/acre)
- RM Residential Medium-Density (8-30 du/acre)
- MUL Mixed-Use Low-Intensity (8-30 du/acre)
- O Office
- PUD Planned Use District



----- Division line between two land use categories



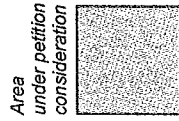
PROPOSED LAND USE

Name	Petition Request	Petition Number
John Wernery, owner	Change Future Land Use Map from Office (O) to Mixed-Use Low-Intensity (MUL) category	PB-15-20 LUC



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EXISTING LAND USE

Petition Request	Petition Number
Change Future Land Use Map from Office (O) to Mixed-Use Low-Intensity (MUL) category	PB-15-20 LUC
Name	John Wernery, owner
Petition Request	Change Future Land Use Map from Office (O) to Mixed-Use Low-Intensity (MUL) category
Name	John Wernery, owner
Petition Number	PB-15-20 LUC

