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**ORDINANCE NO. 100698**

**An ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan, Future Land Use Map; by changing the land use categories of certain property, as more specifically described in this ordinance, from the Alachua County land use categories of “Low Density Residential (1-4 DU/acre)”, “Medium Density Residential (4-8 DU/acre)”, “Medium High Density Residential (8-14 DU/acre)”, “High Density Residential (14-24 DU/acre)”, “Commercial” and “Institutional” to the City of Gainesville land use categories of “Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)”, “Conservation (CON)” and “Public Facilities (PF)”; consisting of approximately 396 acres located generally east of Interstate 75, west of Southwest 34<sup>th</sup> Street and north and south of Southwest 20<sup>th</sup> Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.**

19       **WHEREAS**, publication of notice of a public hearing was given that the Future Land Use  
20 Map be amended by changing the land use category of certain property, as more specifically described  
21 in this Ordinance, from the Alachua County land use categories of “Low Density Residential (1-4  
22 DU/acre)”, “Medium Density Residential (4-8 DU/acre)”, “Medium High Density Residential (8-14  
23 DU/acre)”, “High Density Residential (14-24 DU/acre)”, “Commercial” and “Institutional” to the  
24 City of Gainesville land use categories of “Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)”,  
“Conservation (CON)” and “Public Facilities (PF)”; and

25       **WHEREAS**, notice was given and publication made as required by law and a public hearing  
26 was held by the City Plan Board on February 2, 2011 (continued from January 27, 2011); and

27       **WHEREAS**, notice was given and publication made as required by law and a public hearing  
28 was held by the City Commission on March 3, 2011; and

29       **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10 inches  
30 long was placed in a newspaper of general circulation notifying the public of this proposed ordinance

1 and of the Public Hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in  
2 the City of Gainesville at least seven (7) days after the day the first advertisement was published; and

3 **WHEREAS**, pursuant to law, after the public hearing at the transmittal stage, the City of  
4 Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

5 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was  
6 placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at the  
7 adoption stage at least five (5) days after the day the second advertisement was published; and

8 **WHEREAS**, public hearings were held pursuant to the published notices described above at  
9 which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard.

10 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered the  
11 written comments, if any, of the State Land Planning Agency and other State reviewing agencies in  
12 accordance with the new state growth management law, House Bill 7207, which became effective  
13 on June 2, 2011.

14 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
15 **CITY OF GAINESVILLE, FLORIDA:**

16 **Section 1.** The Future Land Use Map of the City of Gainesville 2000-2010 Comprehensive  
17 Plan is amended by changing the land use categories of the following described properties from the  
18 Alachua County land use categories of “Low Density Residential (1-4 DU/acre)”, “Medium Density  
19 Residential (4-8 DU/acre)”, “Medium High Density Residential (8-14 DU/acre)”, “High Density  
20 Residential (14-24 DU/acre)”, “Commercial” and “Institutional” to the City of Gainesville land use  
21 categories of “Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)”, “Conservation (CON)” and

1 “Public Facilities (PF)”

2 The existing Alachua County land use categories on the properties are  
3 depicted on the Map attached as Exhibit “A” (consisting of 1 page) and  
4 made a part hereof as if set forth in full. The new City of Gainesville  
5 land use categories on the properties are depicted on the Maps attached  
6 as Exhibit “B” (consisting of 3 pages) and made a part hereof as if set  
7 forth in full.

8

9 \*\* Scriveners Note: The maps attached as Exhibit “A” and Exhibit “B” have been revised on  
10 second reading of this ordinance to remove the two parcels shown in greater detail on Exhibit “C”.  
11 These parcels inadvertently received the incorrect land use designations at first reading and therefore  
12 the parcels are being removed from the ordinance and will be processed as a separate petition and  
13 ordinance.

14

15 **Section 2.** The City Manager is authorized and directed to make the necessary changes  
16 in maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or  
17 portion thereof in order to comply with this ordinance. In addition, within 10 days of the adoption  
18 (second) hearing, the City Manager is authorized and directed to transmit a comprehensive plan  
19 amendment package, including this ordinance, to the State Land Planning Agency and to any other  
20 State Planning Agency, local government unit or State agency that filed written comments with the  
21 City.

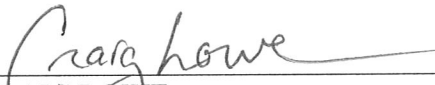
22 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance or  
23 the application hereof to any person or circumstance is held invalid or unconstitutional, such finding  
24 shall not affect the other provisions or applications of the ordinance which can be given effect  
25 without the invalid or unconstitutional provisions or application, and to this end the provisions of  
26 this ordinance are declared severable.


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


1           **Section 5.** This ordinance shall become effective immediately upon passage on second  
2 reading; however, the effective date of this plan amendment, if the amendment is not timely  
3 challenged, shall be 31 days after the State Land Planning Agency notifies the City that the plan  
4 amendment package is complete in accordance with Chapter 163.3184, F.S. If timely challenged, this  
5 amendment shall become effective on the date the State Land Planning Agency or the Administration  
6 Commission enters a final order determining this adopted amendment to be in compliance in  
7 accordance with Chapter 163.3184, F.S. No development orders, development permits, or land uses  
8 dependent on this amendment may be issued or commenced before this plan amendment has become  
9 effective.

10           **PASSED AND ADOPTED** this 3rd day of November, 2011.

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\_\_\_\_\_  
CRAIG LOWE  
MAYOR

ATTEST:  
  
\_\_\_\_\_  
KURT M. LANNON  
CLERK OF THE COMMISSION

APPROVED AS TO FORM AND LEGALITY:  
  
\_\_\_\_\_  
MARION J. RADSON  
CITY ATTORNEY

NOV -3 2011

This ordinance passed on first reading this 5th day of May, 2011.  
This ordinance passed on second reading this 3rd day of November, 2011.

## Alachua County Land Use Designations

- LOW Low Density Residential (1-4 DU/acre)
- MED Medium Density Residential (4-8 DU/acre)
- MED-HIGH Medium-High Density Residential (8-14 DU/acre)
- HIGH High Density Residential (14-24 DU/acre)
- COMM Commercial
- INST Institutional

- Division line between two land use categories
- City Limits

Area under petition consideration



### EXISTING LAND USE

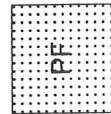
Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2, CON and PF categories.	4244, 4245 4345	Urban Village PB-10-137 LUC



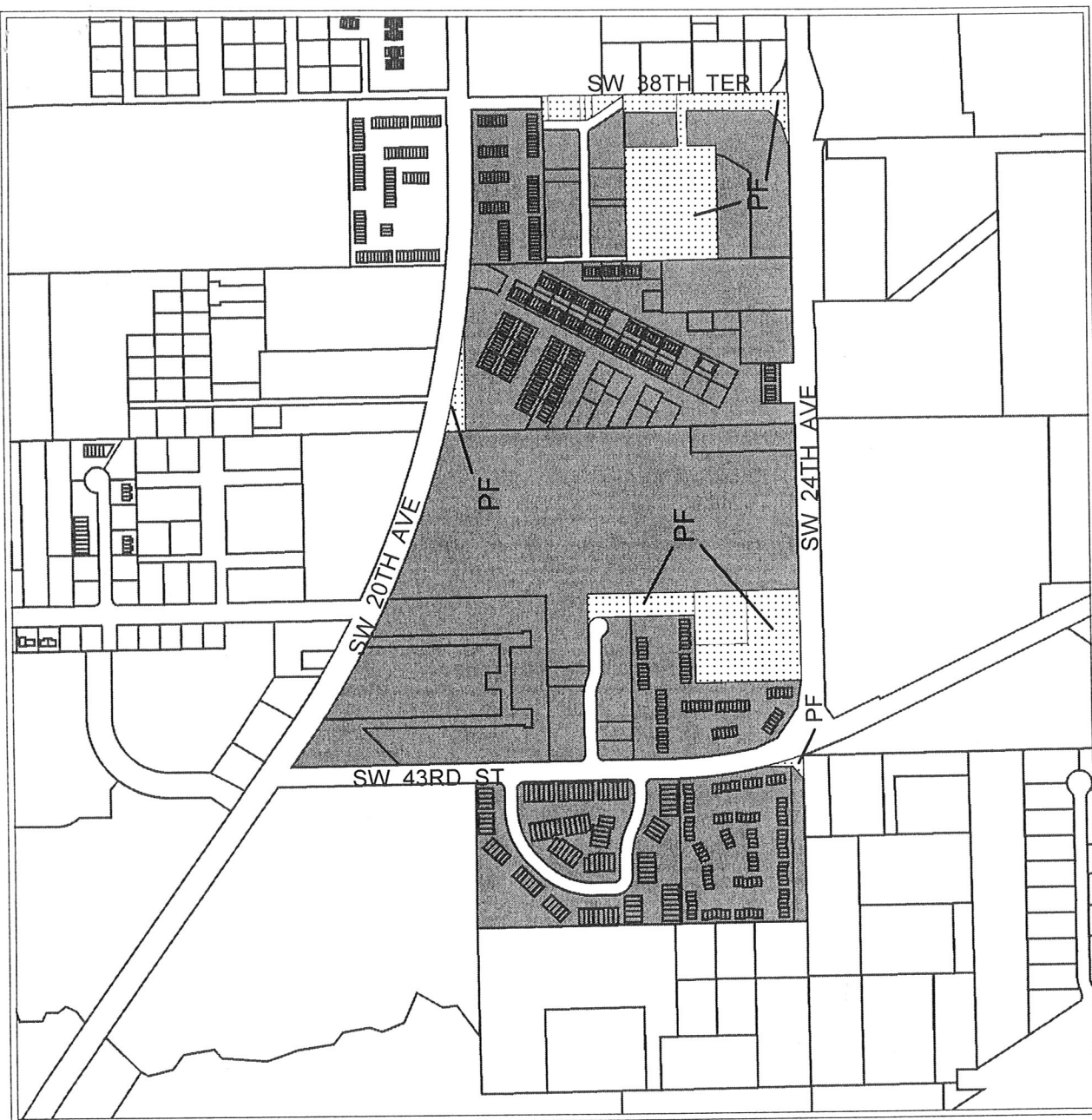
## City of Gainesville Land Use Designations

- PF Public Facilities and Operations
- UMU2 Urban Mixed Use 2 (up to 100 units/acre)

Area Proposed for  
PF Land Use

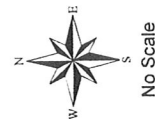


Area Proposed for  
UMU2 Land Use



## FUTURE LAND USE

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2 and PF categories.	4244, 4245 4345	Urban Village PB-10-137 LUC

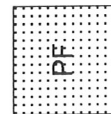




## City of Gainesville Land Use Designations

PF Public Facilities and Operations  
 UMU2 Urban Mixed Use 2 (up to 100 units/acre)

Area Proposed for  
PF Land Use



Area Proposed for  
UMU2 Land Use



EXHIBIT B TO ORDINANCE NO. 100698  
(page 2 of 3)

### FUTURE LAND USE


Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2 and PF categories.	4244, 4245 4345	Urban Village PB-10-137 LUC




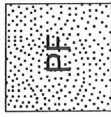
# City of Gainesville Land Use Designations

- UMU2 Urban Mixed Use 2 (up to 100 units/acre)
- PF Public Facilities
- CON Conservation

- Division line between two land use categories
- City Limits

Area Proposed for CON Land Use 

Area Proposed for UMU2 Land Use 

Area Proposed for PF Land Use 



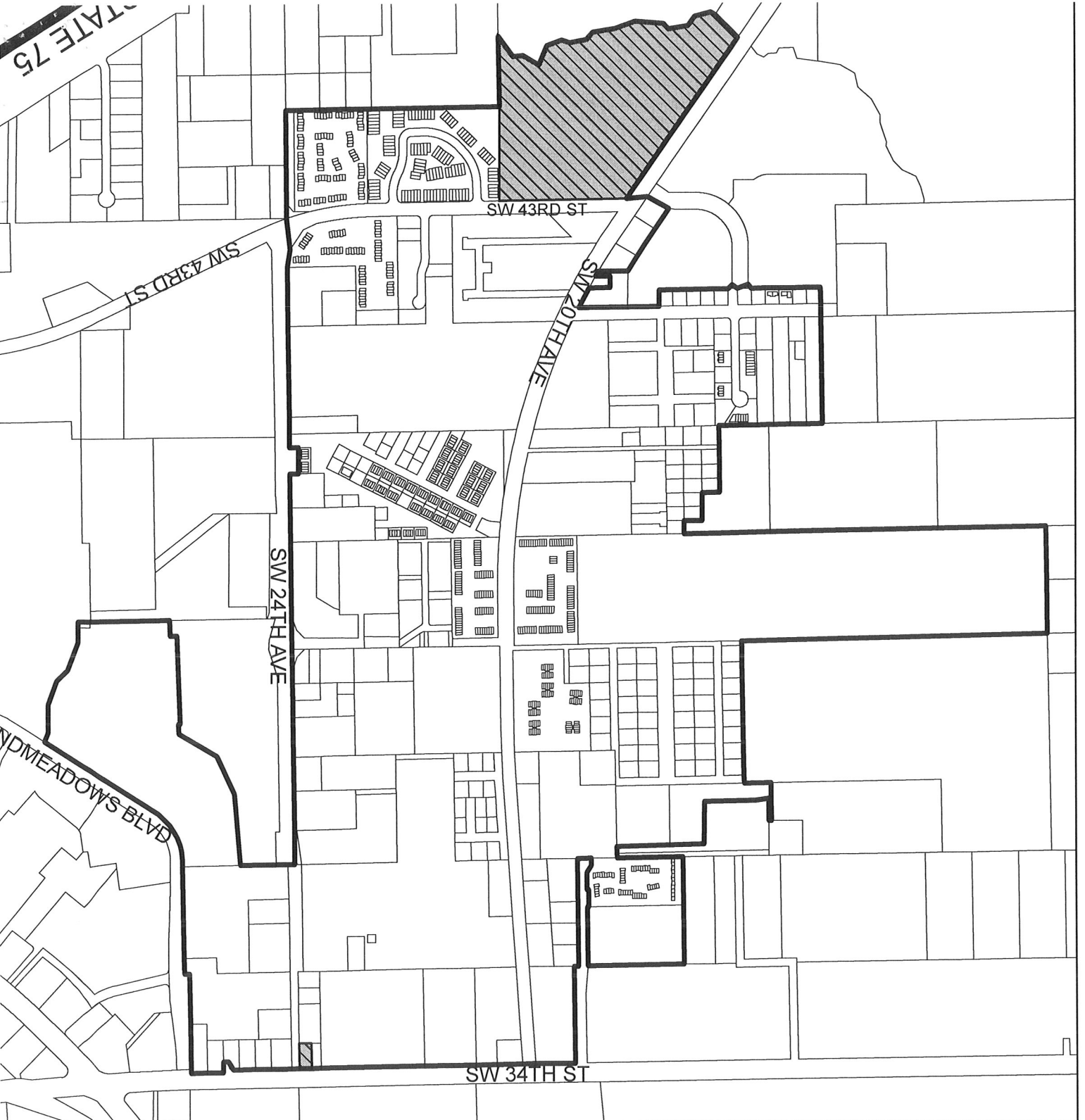
## FUTURE LAND USE

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Change FLUM from Alachua County Land Use categories to City of Gainesville UMU-2, CON and PF categories.	4244, 4245 4345	Urban Village PB-10-137 LUC





**Parcels Being Deleted from  
Petition PB-10-137 LUC  
and Ordinance 100698**



- Legend**
-  Urban Village Boundary
  -  Parcels Being Deleted
  -  Gainesville City Limits

EXHIBIT C TO ORDINANCE NO.100698

**City of Gainesville  
Gainesville, Florida**

Prepared by Planning & Development Services,  
October 2011, File: jesse2011/Oreila\_Deleted-  
Parcels\_10-13

