

LEGISLATIVE #

200883A

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

30 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
31 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
32 pursuant to Section 163.3174, Florida Statutes, held a public hearing on February 25, 2021, and
33 voted to recommend that the City Commission approve this Future Land Use Map amendment;
34 and

35 **WHEREAS**, at least five days' notice has been given once by publication in a newspaper of
36 general circulation notifying the public of this proposed ordinance and a public hearing held by
37 the City Commission; and

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

40 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
41 **FLORIDA:**

42 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
43 amended by changing the land use category of the following property from Residential Low-
44 Density (RL) to Mixed-Use Office/Residential (MOR):

45 See legal descriptions attached as **Exhibit A** and made a part hereof as if set
46 forth in full. The location of the property is shown on **Exhibit B** for visual
47 reference. In the event of conflict or inconsistency, **Exhibit A** shall prevail over
48 **Exhibit B.**
49

50 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
51 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to
52 comply with this ordinance.

53 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
54 the application hereof to any person or circumstance is held invalid or unconstitutional, such
55 finding will not affect the other provisions or applications of this ordinance that can be given
56 effect without the invalid or unconstitutional provision or application, and to this end the
57 provisions of this ordinance are declared severable.

58 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
59 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

60 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the
61 effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely
62 challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this
63 amendment will become effective on the date the state land planning agency or the
64 Administration Commission issues a final order determining the amendment to be in
65 compliance with Chapter 163, Florida Statutes. No development orders, development permits,
66 or land uses dependent on this Comprehensive Plan amendment may be issued or commenced
67 before this amendment has become effective.

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72 **PASSED AND ADOPTED** this ____ day of _____, 2021.

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76

LAUREN POE

77

MAYOR

78

79 Attest:

Approved as to form and legality:

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82

OMICHELE D. GAINEY

NICOLLE M. SHALLEY

84 CITY CLERK

CITY ATTORNEY

85

86

87 This ordinance was passed on Adoption Reading on this ____ day of _____, 2021.

LEGAL DESCRIPTIONS

DESCRIPTION: (O.R.B. 1691, PAGE 1811) (SHOWN HEREON AS PARCEL "A")

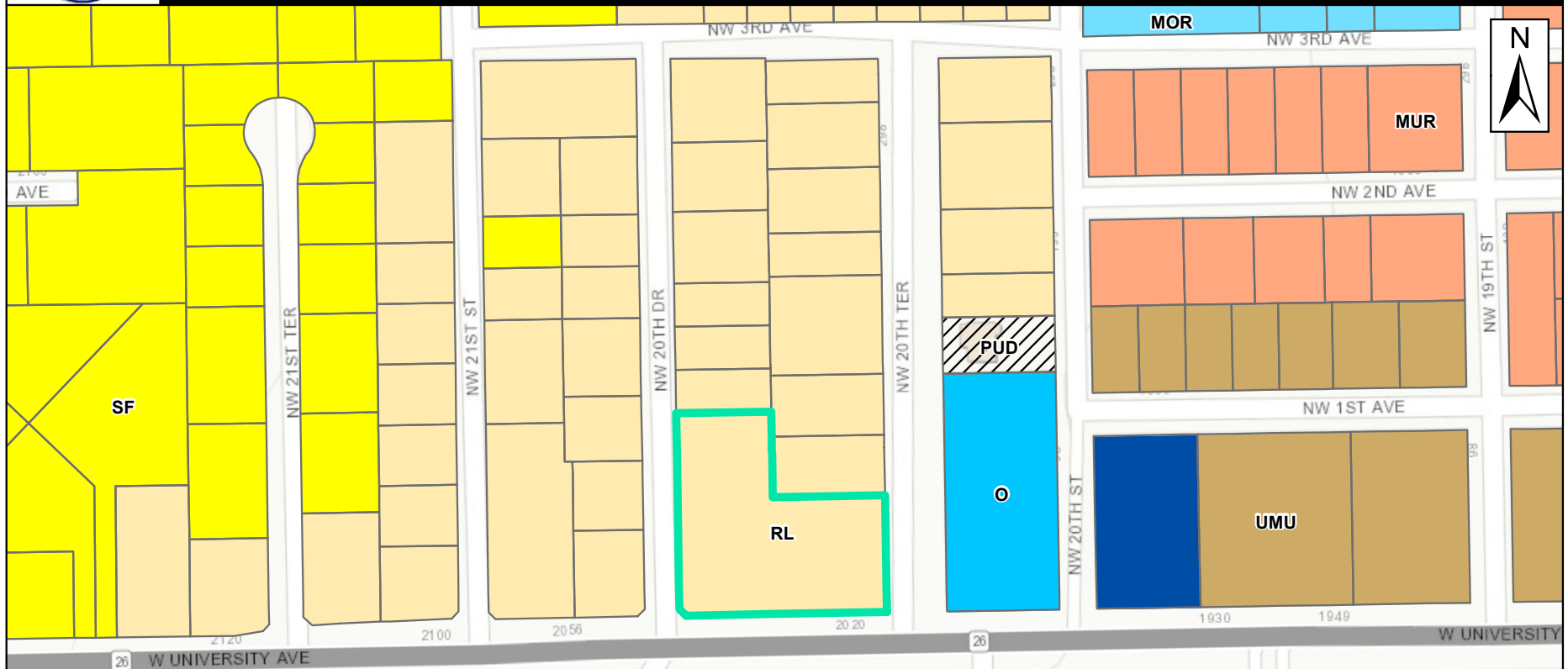
LOTS ONE (1) AND TWO (2), LESS THE NORTH 5.00 FEET THEREOF, LYING AND BEING IN BLOCK 2 OF COLLEGE COURT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 134 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID COLLEGE COURT BEING A RESURVEY AND SUBDIVISION OF LOT 7 OF VOYLE'S SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AS RECORDED IN DEED BOOK "P", PAGE 500.

DESCRIPTION: (O.R.B. 1716, PAGE 0207) (SHOWN HEREON AS PARCEL "B")

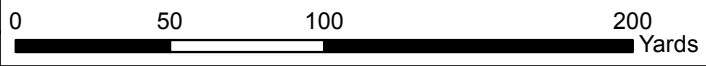
LOTS ONE (1), TWO (2) AND THREE (3) OF RAY'S SUBDIVISION IN THE EAST PART OF LOT 8, OF VOYLES SURVEY OF THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ACCORDING TO PLAT OF SAME RECORDED IN PLAT BOOK "C", PAGE 51, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS RIGHT OF WAY DESCRIBED IN DEED BOOK 346, PAGE 468, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



Existing Land Use - Hillel Center



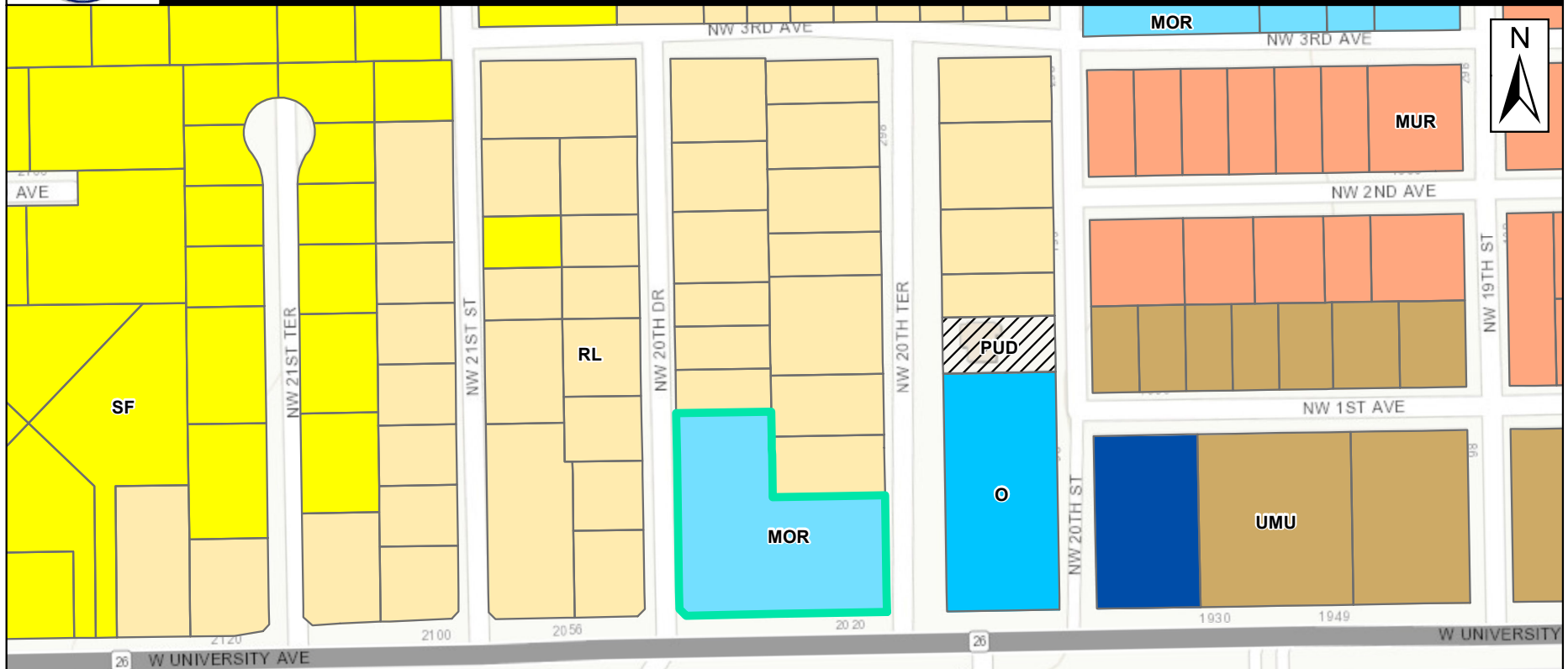
Parcel 15166-000-000
 Parcels
Land Use Categories
 E: Education
 MOR: Mixed-Use Office/Residential
 MUR: Mixed-Use Residential
 O: Office
 PUD: Planned Use District
 RL: Residential Low
 SF: Single Family
 UMU: Urban Mixed-Use



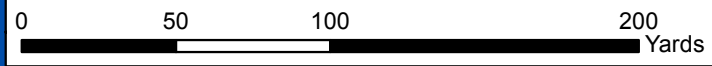
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCast, IGN, Kartchner NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Contributors, and the GIS User Community



Proposed Land Use - Hillel Center



- Parcel 15166-000-000
- Parcels
- Land Use Categories**
- E: Education
- MOR: Mixed-Use Office/Residential
- MUR: Mixed-Use Residential
- O: Office
- PUD: Planned Use District
- RL: Residential Low
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