

DRAFT

9-19-07

ORDINANCE NO. _____
0-06-119

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Element of the City of Gainesville 2000-2010 Comprehensive Plan, amending Policy 4.7.1 to assign implementing zoning districts to the Urban Mixed-Use 1 (UMU-1) and Urban Mixed-Use 2 (UMU-2) future land use categories; providing directions to the city manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, the City Plan Board authorized the publication of notice of a Public

Hearing that the text of the City of Gainesville 2000-2010 Comprehensive Plan be amended;

and

WHEREAS, notice was given and publication made as required by law and a Public

Hearing was then held by the City Plan Board on September 21, 2006; and

WHEREAS, pursuant to law, an advertisement was placed in a newspaper of general

circulation notifying the public of this proposed ordinance and of the Public Hearing to be held

at the transmittal stage, in the City Commission Auditorium, City Hall, City of Gainesville, at

least 7 days after the day the first advertisement was published; and

WHEREAS, pursuant to law, after the public hearing at the transmittal stage the City

of Gainesville transmitted copies of this proposed change to the State Land Planning Agency;

and

WHEREAS, a second advertisement was placed in the aforesaid newspaper notifying

the public of the second Public Hearing to be held at least 5 days after the day the second

advertisement was published; and

WHEREAS, the two Public Hearings were held pursuant to the published notices

described at which hearings the parties in interest and all others had an opportunity to be and

were, in fact, heard; and

1 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered
2 the comments, recommendation and objections, if any, of the State Land Planning Agency.

3 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF**
4 **THE CITY OF GAINESVILLE, FLORIDA:**

5 **Section 1.** Policy 4.7.1 of the Future Land Use Element of the City of Gainesville
6 2000-2010 Comprehensive Plan, is amended to read as follows:

7 **Future Land Use Element**

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9 Policy 4.7.1 Chapter 30, City of Gainesville Code of Ordinances shall implement the Future
10 Land Use categories created by this Plan as indicated on the table labeled "Future
11 Land Use Categories and Corresponding/Implementing Zoning Districts." All
12 development shall be regulated by the provisions of these zoning districts.

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14 Future Land Use Categories and Corresponding/Implementing Zoning Districts:

Land Use	Zoning
Single-family (SF)	RSF-1, RSF-2, RSF-3, RSF-4, CON, PD, PS
Residential-Low (RL)	RSF-4, RMF-5, MH, RC, PD, CON, PS
Residential-Medium (RM)	RMF-6, RMF-7, RMF-8, PD, CON, PS
Residential-High (RH)	RH-1, RH-2, PD, TND, CON, PS
Mixed Use-Residential (MUR)	RMU, PD, CON, PS
Mixed Use-Low (MUL)	MU-1, PD, TND, CON
Mixed Use-Medium (MUM)	MU-2, CP, PD, TND, CON
Mixed Use-High (MUH)	CCD, PD, TND, CON, PS
Urban Mixed-Use 1 (UMU-1)	<u>UMU-1, CON, PS, PD</u>
Urban Mixed-Use 2 (UMU-2)	<u>UMU-2, CON, PS, PD</u>
Office (O)	OR, OF, MD, PD, CON, PS
Commercial (C)	BA, BT, BUS, W, PD, CON, PS
Industrial (IND)	I-1, I-2, W, PD, CON, PS
Education (E)	ED, PD, CON, PS
Recreation (REC)	PS, PD, CON
Conservation (CON)	CON, PD, PS
Agriculture (AGR)	AGR, CON, PS
Public facilities (PF)	AF, PS, PD, CON
Planned Use District <u>Unit Development</u> (PUD)	PD, TND, PS or rezoning consistent with the underlying land use designation

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,
17 or portion thereof in order to fully implement this ordinance.

1 **Section 3.** It is the intent of the City Commission that this amended element will
2 become part of the City of Gainesville 2000-2010 Comprehensive Plan.

3 **Section 4.** If any section, sentence, clause or phrase of this ordinance is held to be
4 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no
5 way affect the validity of the remaining portions of this ordinance.

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

8 **Section 6.** This ordinance shall become effective immediately upon final adoption;
9 however, the effective date of this plan amendment shall be the date a final order is issued by
10 the Department of Community Affairs finding the amendment to be in compliance in
11 accordance with Chapter 163.3184, F.S.; or the date a final order is issued by the
12 Administration Commission finding the amendment to be in compliance in accordance with
13 Chapter 163.3184, F.S.

14 **PASSED AND ADOPTED** this ____ day of _____, 2007.

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PEGEEN HANRAHAN
MAYOR

ATTEST:

Approved as to form and legality

KURT M. LANNON
CLERK OF THE COMMISSION

MARION J. RADSON
CITY ATTORNEY

This Ordinance passed on first reading this 14th day of May, 2007.

This Ordinance passed on second reading this ____ day of _____, 2007.