

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

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

5 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
6 amended by removing the overlay land use category of Planned Use District (PUD) from the
7 following property:

8 See legal description attached hereto as Exhibit "A" and made a
9 part hereof as if set forth in full. The location of the property is
10 shown on Exhibit "B" for visual reference. In the event of conflict
11 or inconsistency, Exhibit "A" shall prevail over Exhibit "B".
12

13 **Section 2.** The existing underlying land use category Office (O), as depicted on
14 Exhibit "B", on the property is neither abandoned nor repealed by this ordinance. Upon this plan
15 amendment becoming effective, the land use category for the property shall be Office (O).

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

19 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
20 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
21 finding shall not affect the other provisions or applications of this ordinance that can be given
22 effect without the invalid or unconstitutional provision or application, and to this end the
23 provisions of this ordinance are declared severable.

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25 such conflict hereby repealed.

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 1841, PAGE 1393

LOT 7 OF McCOY'S COMMERCIAL PARK, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "H", PAGE 9 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

AND

OFFICIAL RECORDS BOOK 1560, PAGE 2924

A TRACT OF LAND SITUATED IN LOT SIX (6), OF McCOY'S COMMERCIAL PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK "H", PAGE 9, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF LOT SIX (6) OF SAID McCOY'S COMMERCIAL PARK, AND RUN SOUTH 89 DEGREES, 45 MINUTES, 28 SECONDS EAST, 193.00 FEET TO THE NORTHEAST CORNER OF SAID LOT SIX (6); THENCE RUN SOUTH .00 DEGREES, 04 MINUTES, 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT SIX (6), 165.00 FEET; THENCE RUN NORTH 77 DEGREES, 30 MINUTES, 45 SECONDS WEST, 231.24 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHEAST 2ND STREET; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE WITH A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 08 DEGREES, 38 MINUTES, 09 SECONDS, A RADIUS OF 798.94 FEET, A LENGTH OF 120.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES, 42 MINUTES, 36 SECONDS EAST, 120.31 FEET TO THE POINT OF BEGINNING.

City of Gainesville 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)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- PF Public Facilities and Operations
- PUD Planned Use District

Area
under petition
consideration

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

Exhibit "B" to Ordinance No. 130282



PROPOSED LAND USE	
Name	Petition Request
City Plan Board, applicant	Amend the Gainesville Future Land Use Map by removing the Planned Use District (PUD) overlay and leaving the underlying land use category of Office (O).
Map(s)	3752
Petition Number	PB-13-75 LUC

