

ORDINANCE NO. 210461

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 283 acres of property generally located west of SW Williston Road and south of the Finley Woods Subdivision, as more specifically described in this ordinance, from Alachua County Estate Residential to City of Gainesville Residential Low-Density (RL), Mixed-Use Office/ Residential (MOR), and Urban Mixed-Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1), Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the city as reflected by the community’s commitments to implement such plan; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, this ordinance, which was noticed as required by law, will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of the property that is the subject of this ordinance; and

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

34 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
35 newspaper of general circulation and provided the public with at least seven days' advance
36 notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City
37 Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of
38 Gainesville; and

39 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
40 proposed amendment to the reviewing agencies and any other local government unit or state
41 agency that requested same; and

42 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was
43 placed in the aforesaid newspaper and provided the public with at least five days' advance
44 notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City
45 Commission; and

46 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
47 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

48 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
49 comments received concerning this Future Land Use Map amendment.

50 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
51 **FLORIDA:**

52 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
53 amended by changing the land use category of the following property from Alachua County
54 Estate Residential to City of Gainesville Residential Low-Density (RL), Mixed-Use Office/
55 Residential (MOR), and Urban Mixed-Use (UMU):

56 See legal description attached as **Exhibit A** and made a part hereof as if set forth
57 in full. The location of the property is shown on **Exhibit B** for visual reference.
58 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

59
60 **SECTION 2.** Within ten working days of the transmittal (first) hearing, the City Manager or
61 designee is authorized and directed to transmit this Future Land Use Map amendment and
62 appropriate supporting data and analyses to the reviewing agencies and to any other local
63 government or governmental agency that has filed a written request for same with the City.
64 Within ten working days of the adoption (second) hearing, the City Manager or designee is
65 authorized and directed to transmit this amendment to the state land planning agency and
66 any other agency or local government that provided comments to the City regarding the
67 amendment.

68 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary
69 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to
70 comply with this ordinance.

71 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
72 the application hereof to any person or circumstance is held invalid or unconstitutional, such
73 finding will not affect the other provisions or applications of this ordinance that can be given

74 effect without the invalid or unconstitutional provision or application, and to this end the
75 provisions of this ordinance are declared severable.

76 **SECTION 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
77 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

78 **SECTION 6.** This ordinance will become effective immediately upon adoption; however, the
79 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
80 amendment is not timely challenged, will be 31 days after the state land planning agency
81 notifies the City that the plan amendment package is complete in accordance with Section
82 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment will
83 become effective on the date the state land planning agency or the Administration Commission
84 enters a final order determining the amendment to be in compliance with Chapter 163, Florida
85 Statutes. No development orders, development permits, or land uses dependent on this
86 Comprehensive Plan amendment may be issued or commenced before this amendment has
87 become effective.

88 **PASSED AND ADOPTED** this 21st day of April, 2022.

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LAUREN POE
MAYOR

Attest:



OMICHELE D. GAINNEY
CITY CLERK

Approved as to form and legality:



FOR DANIEL M. NEE
INTERIM CITY ATTORNEY

100 This ordinance passed on transmittal (first) reading this 6th day of January, 2022.

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102 This ordinance passed on adoption (second) reading this 21st day of April, 2022.

Exhibit A to Ordinance 210461

SKETCH AND DESCRIPTION OF SW AREA ANNEXATION OF HENDERSON PROPERTY
ALSO KNOWN AS PRAIRIE VIEW TRUST PROPERTY
BEING A PORTION OF TAX PARCEL 06982 AND ENTIRE TAX PARCEL 06980

A TRACT OF LAND SITUATED IN THE D.L. CLINCH GRANT AND SECTIONS 26 AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 170762 ALSO BEING THE SOUTHWEST CORNER OF FINLEY WOODS, PHASE 1B, A PLAT RECORDED IN PLAT BOOK 29, PAGES 58 AND 59 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PLAT AND JURISDICTIONAL LINE THE FOLLOWING THREE COURSES: (1) NORTH 89°14'18" EAST, 323.09 FEET; (2) SOUTH 0°22'09" EAST, 16.24 FEET; (3) NORTH 89°31'21" EAST, 215.18 FEET TO THE SOUTHWEST CORNER OF FINLEY WOODS, PHASE 1A, A PLAT RECORDED IN PLAT BOOK 29, PAGES 56-57 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID JURISDICTION LINE AND THE SOUTH LINE OF SAID PLAT THE FOLLOWING THREE COURSES: (1) NORTH 89°31'21" EAST, 670.91 FEET; (2) SOUTH 6°57'12" EAST, 33.85 FEET; (3) NORTH 89°15'33" EAST, 304.72 FEET TO THE SOUTHEAST CORNER OF SAID PLAT ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 160216; THENCE CONTINUE ALONG SAID JURISDICTIONAL LIMIT LINE AND THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF SAID PUBLIC RECORDS, THE FOLLOWING TWO COURSES: (1) NORTH 89°15'33" EAST, A DISTANCE OF 295.06 FEET; (2) SOUTH 40°03'59" EAST A DISTANCE OF 472.89 FEET; THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE CONTINUE SOUTH 40°03'59" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 257.89 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3917, PAGE 1635 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 42°36'04" EAST, A DISTANCE OF 490.26 FEET; (2) THENCE SOUTH 43°01'03" EAST, A DISTANCE OF 319.86 FEET; (3) THENCE SOUTH 68°10'06" EAST, A DISTANCE OF 377.94 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTHWEST WILLISTON ROAD (100-FOOT RIGHT OF WAY); THENCE SOUTH 40°31'36" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 944.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 33°19'26" WEST, 730.30 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°23'36", AN ARC LENGTH OF 732.23 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE,

NOT COMPLETE WITHOUT ALL THREE PAGES: SEE SKETCH ON PAGE THREE

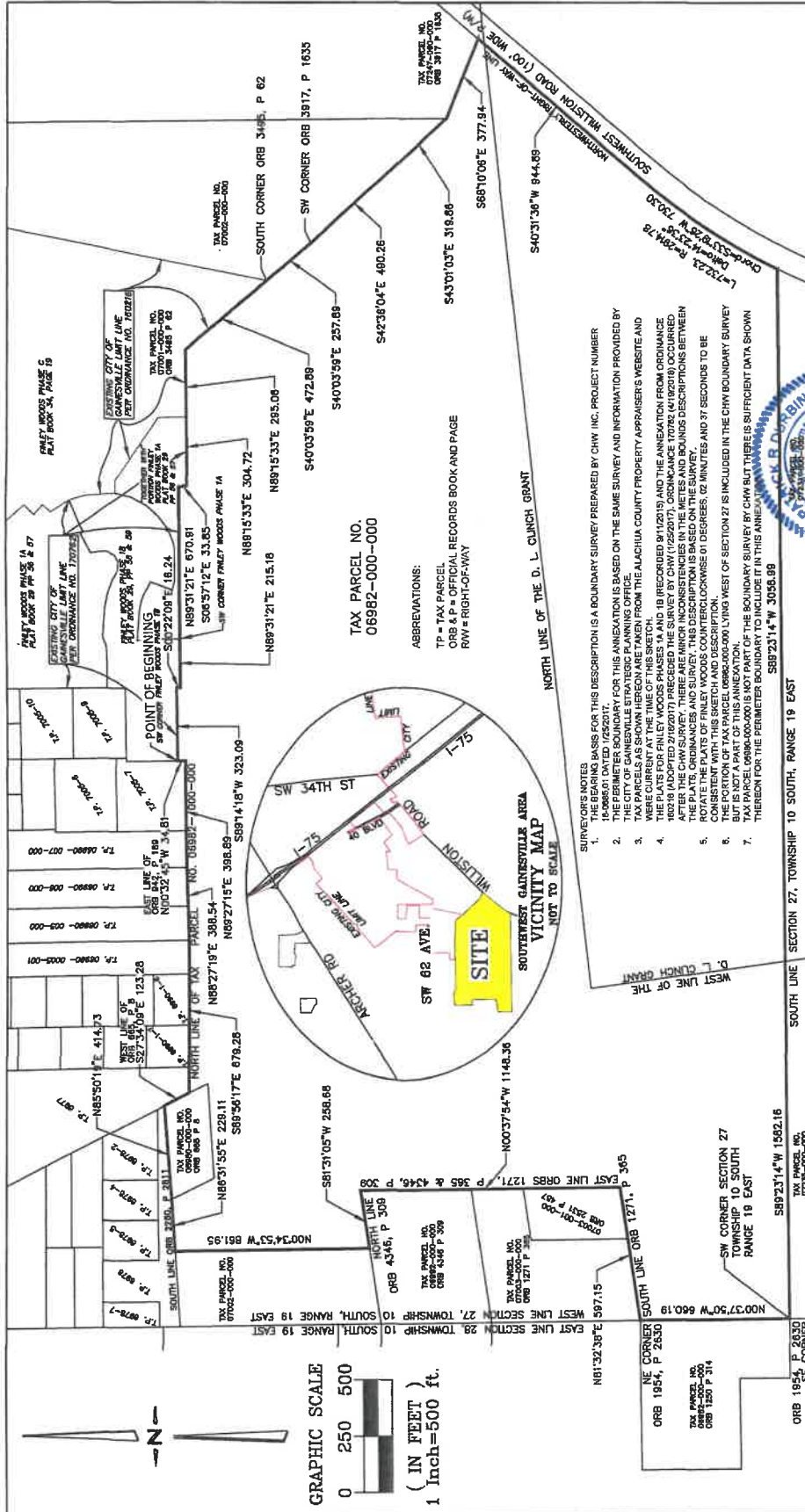
Exhibit A to Ordinance 210461

SOUTH 89°23'14" WEST ALONG THE SOUTH LINE OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, A DISTANCE OF 3058.99 FEET TO AN INTERSECTION WITH THE WEST LINE OF D.L. CLINCH GRANT; THENCE SOUTH 89°23'14" WEST ALONG SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1582.16 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27 AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1954, PAGE 2630 OF SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00°37'50" WEST ALONG THE EAST LINE OF SAID LANDS ALSO BEING THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 660.19 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE LEAVING SAID WEST LINE OF SECTION 27 NORTH 81°32'38" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1271, PAGE 365 AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2531, PAGE 457 OF SAID PUBLIC RECORDS, A DISTANCE OF 597.15 FEET TO THE EAST LINE OF SAID LANDS; THENCE NORTH 0°37'54" WEST ALONG SAID EAST LINE, THE EAST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1271, PAGE 365 AND THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4346, PAGE 309, A DISTANCE OF 1148.36 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4346, PAGE 309 OF SAID PUBLIC RECORDS; THENCE SOUTH 81°31'05" WEST ALONG SAID NORTH LINE, A DISTANCE OF 258.68 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°34'53" WEST, PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 861.95 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2811 OF SAID PUBLIC RECORDS; THENCE NORTH 86°31'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 229.11 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 665, PAGE 8 OF SAID PUBLIC RECORDS; THENCE NORTH 85°50'19" EAST ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 414.73 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 27°34'09" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 123.28 FEET TO THE NORTH LINE OF TAX PARCEL 06982-000-000; THENCE ALONG THE NORTH LINE OF SAID TAX PARCEL, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°56'17" EAST, A DISTANCE OF 679.28 FEET; (2) THENCE NORTH 88°27'19" EAST, A DISTANCE OF 388.54 FEET; (3) THENCE NORTH 89°27'15" EAST, A DISTANCE OF 398.89 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 942, PAGE 189 OF SAID PUBLIC RECORDS; THENCE NORTH 0°32'45" WEST ALONG SAID EAST LINE, A DISTANCE OF 34.81 FEET TO A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 282.861 ACRES, MORE OR LESS.

NOT COMPLETE WITHOUT ALL THREE PAGES: SEE SKETCH ON PAGE THREE

Exhibit A to Ordinance 210461



<p>FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.</p> <p>SKETCH & DESCRIPTION</p> <p>SW AREA ANNEXATION OF HENDERSON PROPERTY ALSO KNOWN AS PRAIRIE VIEW TRIST PROPERTY BEING A PORTION OF TP 06982 & ENTIRE TP 06980</p>		<p>DATE: JULY 21, 2021</p> <p>CHECKED BY: TGH</p> <p>DRAWN BY: FRD</p> <p>ACAD THEA NAME: TT 0082 SW ANICK</p> <p>PAGE 3 OF 3</p>
<p>CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT</p> <p>ENGINEERING SUPPORT SERVICES</p> <p>405 NW 39TH AVENUE P.O. BOX 480 GAINESVILLE, FL 32627</p> <p>(352) 334-3070 SURVEY OFFICE (352) 335-8184</p>		<p>SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST</p> <p>SOUTH LINE</p> <p>SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST</p> <p>5892314"W 3056.69</p> <p>5892314"W 1562.16</p> <p>TAX PARCEL NO. 07238-000-000</p> <p>FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.</p>



- SURVEYOR'S NOTES**
- THE BEARING BASIS FOR THIS DESCRIPTION IS A BOUNDARY SURVEY PREPARED BY CHW INC. PROJECT NUMBER 19-0965.01 DATED 1/25/2017.
 - THE PERMETER BOUNDARY FOR THIS ANNEXATION IS BASED ON THE SAME SURVEY AND INFORMATION PROVIDED BY THE SURVEYOR AS SHOWN HEREON ARE TAKEN FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEBSITE AND WERE CURRENT AT THE TIME OF THE SKETCH.
 - THE PLATS FOR FINLEY WOODS PHASES 1A AND 1B (RECORDED BY 012919) AND THE ANNEXATION FROM ORDINANCE 210461 (RECORDED BY 012919) ARE CONSIDERED TO BE SUPERSEDED BY THIS ANNEXATION.
 - AFTER THE CHW SURVEY, THERE ARE MINOR INCONSISTENCIES IN THE METES AND BOUNDS DESCRIPTIONS BETWEEN THE PLATS, ORDINANCES AND SURVEY. THIS DESCRIPTION IS BASED ON THE SURVEY.
 - ROTATE THE PLATS OF FINLEY WOODS COUNTERCLOCKWISE 01 DEGREES, 02 MINUTES AND 37 SECONDS TO BE CONFORMANT WITH THIS SECTION.
 - THE PORTION OF TAX PARCEL 06984-000-000 LYING WEST OF SECTION 27 IS INCLUDED IN THE CHW BOUNDARY SURVEY BUT IS NOT A PART OF THIS ANNEXATION.
 - TAX PARCEL 06984-000-000 IS NOT PART OF THE BOUNDARY SURVEY BY CHW BUT THERE IS SUFFICIENT DATA SHOWN THEREON FOR THE PERMETER BOUNDARY TO INCLUDE IT IN THIS ANNEXATION.

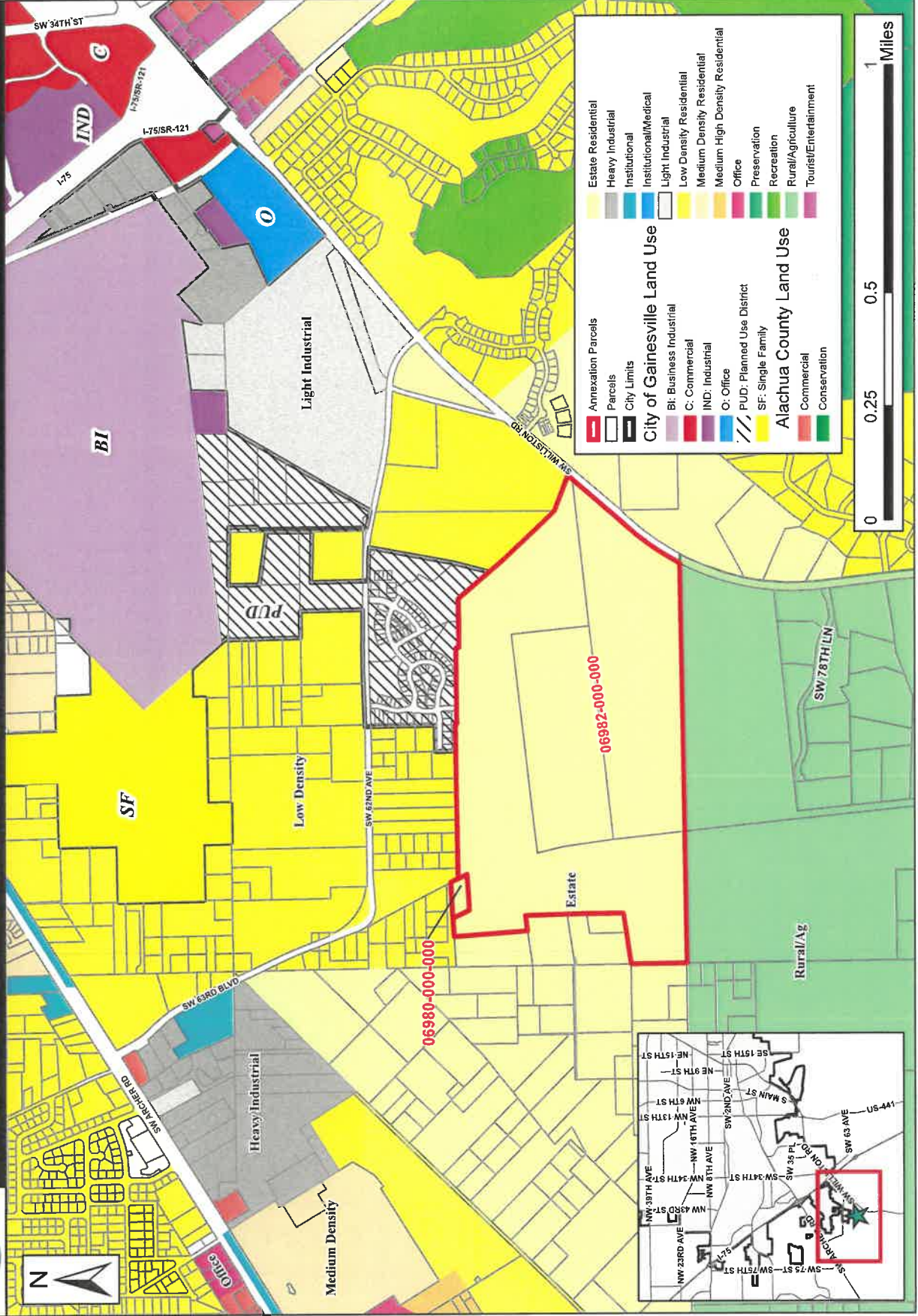
TAX PARCEL NO. 06982-000-000

ABBREVIATIONS:
 TP = TAX PARCEL
 ORB & P = OFFICIAL RECORDS BOOK AND PAGE
 RW = RIGHT-OF-WAY

Exhibit B to Ordinance 210461

Finley Woods Phase 3 - Existing Land Use

Parcels 06980-000-000, 06982-000-000

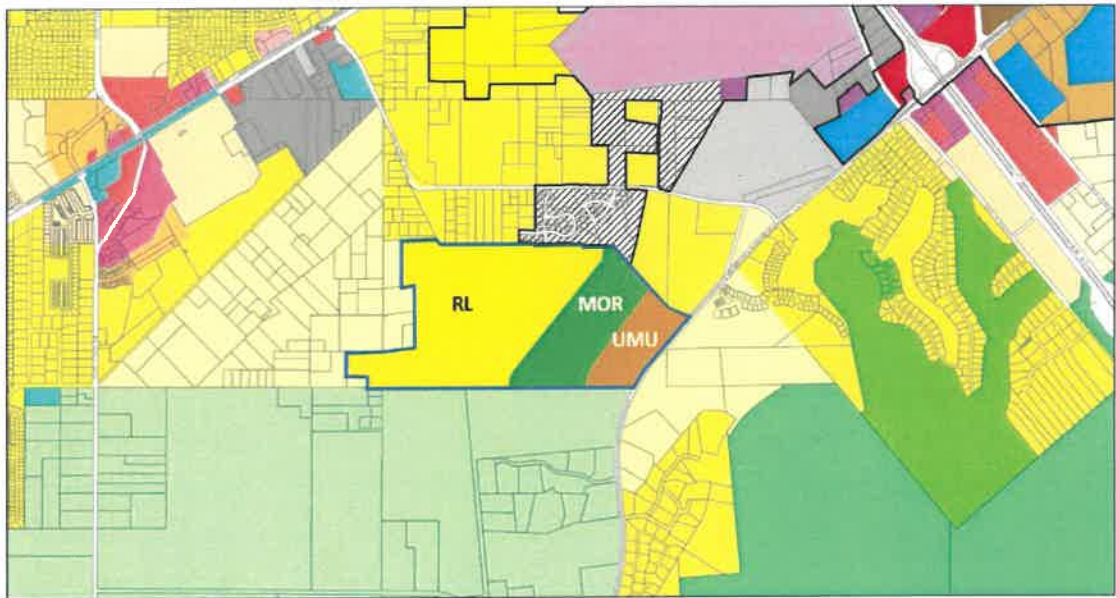


Annexation Parcels	Estate Residential
Parcels	Heavy Industrial
City Limits	Institutional
City of Gainesville Land Use	Institutional/Medical
BI: Business Industrial	Light Industrial
C: Commercial	Low Density Residential
IND: Industrial	Medium Density Residential
O: Office	Medium High Density Residential
PUD: Planned Use District	Office
SF: Single Family	Preservation
Alachua County Land Use	Recreation
Commercial	Rural/Agriculture
Conservation	Tourist/Entertainment



Exhibit B to Ordinance 210461

Findley Woods-Phase 3 Proposed Land Use



8/2/2021, 10:27:44 AM

<ul style="list-style-type: none"> Gainesville City Limits Parcels City of Gainesville Land Use BI: Business Industrial C: Commercial MOR: Mixed Use Office Residential 	<ul style="list-style-type: none"> IND: Industrial MUM: Mixed-Use Medium Density O: Office PUD: Planned Use District SF: Single Family UMU: Urban Mixed-Use 	<ul style="list-style-type: none"> RL: Residential Low Density Alocua County Land Use Commercial Commercial Enclaves Estate Residential Heavy Industrial Office 	<ul style="list-style-type: none"> Institutional Light Industrial Low Density Residential Medium Density Residential Medium High Density Residential Office 	<ul style="list-style-type: none"> Preservation Recreation Residential: 0-2 DU/acre Rural/Agriculture Tourist/Entertainment 	<p style="text-align: right;">1:18,055</p> <p>0 0.2 0.4 0.8 mi</p> <p>0 0.3 0.6 1.2 km</p> <p><small>Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBC, IGN, Kartus, PR, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Swisstopo, and the GIS User Community</small></p> <p><small>Digitized by Sustainable Management County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, METRASA, EPA, USGS, and the GIS User Community</small></p>
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