1	ORDINANCE NO. 140578
2 3 4 5 6	An ordinance of the City of Gainesville, Florida, amending the Land Development Code Section 30-190 <i>Cluster Subdivisions</i> to eliminate the five-acre minimum size requirement; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.
7	WHEREAS, notice was given as required by law that the text of the Land Development
8	Code of the City of Gainesville, Florida, be amended; and
9	WHEREAS, the City Plan Board, which acts as the local planning agency pursuant to
10	Section 163.3174, Florida Statutes, held a public hearing on December 3, 2014, and voted to
11	recommend that the City Commission approve this ordinance; and
12	WHEREAS, at least ten (10) days' notice has been given once by publication in a
13	newspaper of general circulation notifying the public of this proposed ordinance and of public
14	hearings in the City Hall Auditorium located on the first floor of City Hall in the City of
15	Gainesville; and
16	WHEREAS, public hearings were held pursuant to the notice described above at which
17	hearings the parties in interest and all others had an opportunity to be and were, in fact, heard.
18	NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
19	CITY OF GAINESVILLE, FLORIDA:
20	Section 1. Subsection 30-190(b) of the Land Development Code is amended as follows.
21	Except as amended herein, the remainder of Section 30-190 shall remain in full force and effect.
22	Sec. 30-190. Cluster Subdivisions.
23 24 25	(b) Permitted districts; minimum size. A cluster subdivision may be permitted in any zoning district in which single-family dwellings are allowed as a permitted use and where the parcel to be subdivided has an area of five acres or more.

2	Section 2. It is the intent of the City Commission that the provisions of Section 1 of this
3	ordinance shall become and be made a part of the Code of Ordinances of the City of Gainesville,
4	Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or
5	relettered in order to accomplish such intent.
6	Section 3. If any word, phrase, clause, paragraph, section or provision of this ordinance
7	or the application hereof to any person or circumstance is held invalid or unconstitutional, such
8	finding shall not affect the other provisions or applications of this ordinance that can be given
9	effect without the invalid or unconstitutional provision or application, and to this end the
10	provisions of this ordinance are declared severable.
11	Section 4. All ordinances or parts of ordinances in conflict herewith are to the extent of
12	such conflict hereby repealed.
13	Section 5. This ordinance shall become effective immediately upon adoption.
14	PASSED AND ADOPTED this 19th day of March, 2015.
15 16 17 18 19 20	EDWARD B. BRADDY MAYOR
21222324252627	Attest: Approved as to form and legality: Approved as to form and legality:

1 This ordinance passed on first reading this 5th day of March, 2015.

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3 This ordinance passed on second reading this 19th day of March, 2015.