ORDINANCE NO. 200883

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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 0.99 acres of property generally located at 2020 West University Avenue, as more specifically described in this ordinance, from Residential Low-Density (RL) to Mixed-Use Office/Residential (MOR); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

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11 WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a

2 Comprehensive Plan to guide the future development and growth of the city; and

13 WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1),

4 Florida Statutes, must provide the principles, guidelines, standards, and strategies for the

5 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

17 WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville

8 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that

9 designates the future general distribution, location, and extent of the uses of land for

20 residential, commercial, industry, agriculture, recreation, conservation, education, public

21 facilities, and other categories of the public and private uses of land, with the goals of

2 protecting natural and historic resources, providing for the compatibility of adjacent land uses,

23 and discouraging the proliferation of urban sprawl; and

24 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

26 the subject of this ordinance; and

- 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
 - 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.

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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

the application hereof to any person or circumstance is held invalid or unconstitutional, such

5 finding will not affect the other provisions or applications of this ordinance that can be given

6 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

1 effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely

2 challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this

3 amendment will become effective on the date the state land planning agency or the

Administration Commission issues a final order determining the amendment to be in

65 compliance with Chapter 163, Florida Statutes. No development orders, development permits,

or land uses dependent on this Comprehensive Plan amendment may be issued or commenced

7 before this amendment has become effective.

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72 PASSED AND ADOPTED this 15th day of July, 2021.

73 74		Jul
75 76		LAUREN POE
77		MAYOR
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79	Attest:	Approved as to form and legality:
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81	Olan Alega Kalan	Slight Sm Malland
82	Contiduction Cypungs	rucolle M. Halley
83	OMICHELE D. GAINEY	NICOLLE M. SHALLEY
84	CITY CLERK	CITY ATTORNEY
0.5		

87 This ordinance was passed on Adoption Reading on this 15th day of July, 2021.

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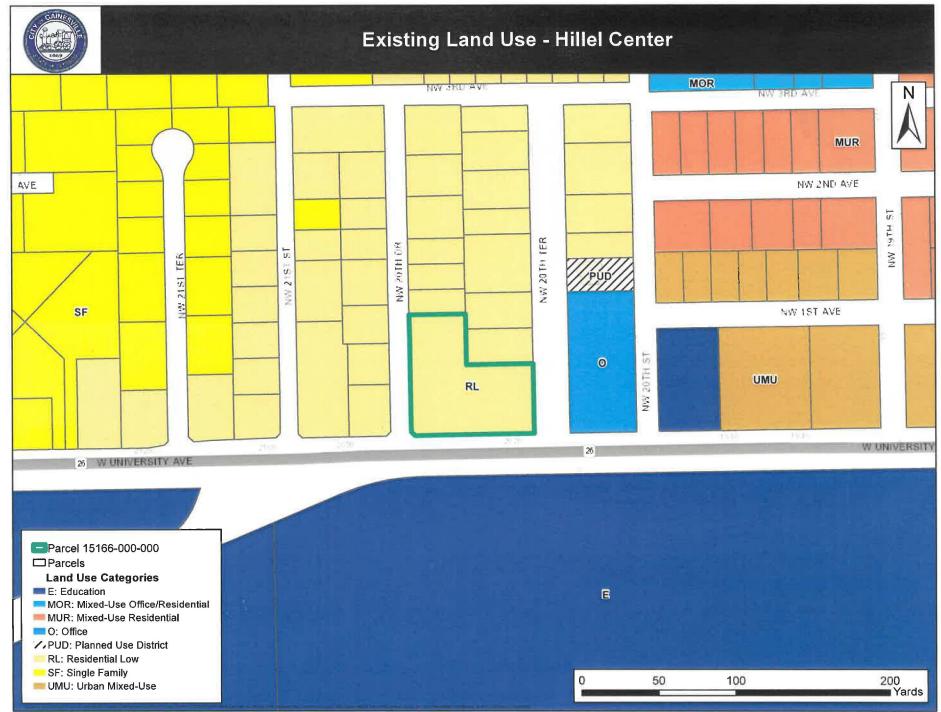
LEGAL DESCRIPTIONS

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

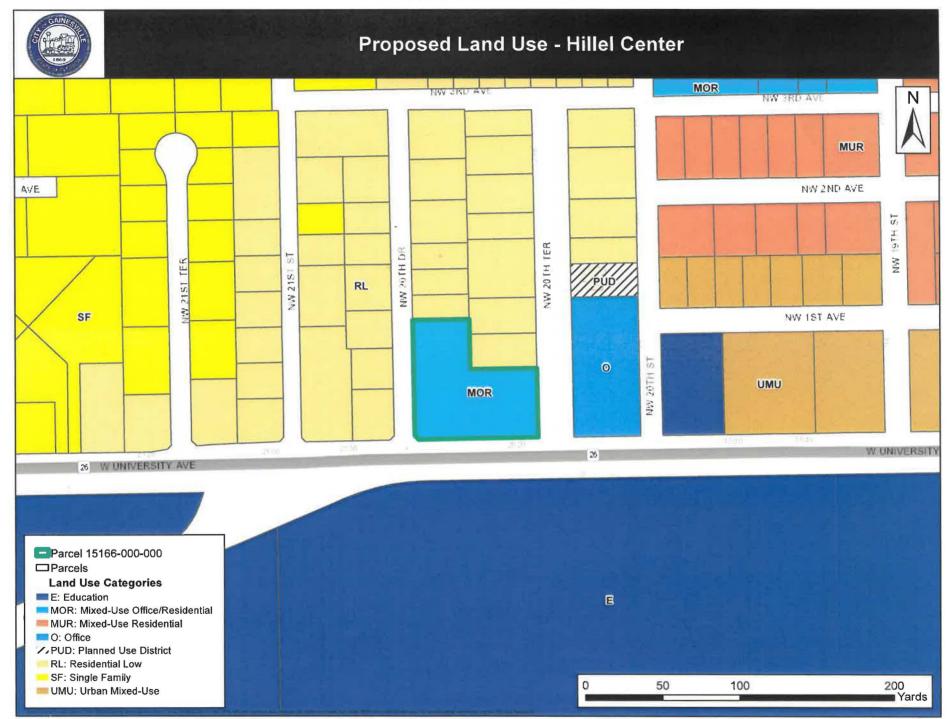
LOTS ONE (1) AND TWO (2), LESS THE NORTH 5.00 FEET THEREOF, LYING AND BEING IN BLOCK 2 OF COLLEGE COURT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A". PAGE 134 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID COLLEGE COURT BEING A RESURVEY AND SUBDIVISION OF LOT 7 OF VOYLE'S SURVEY OF THE NORTH 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.



Page 1 of 2



Page 2 of 2