

ORDINANCE NO. 210571

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3 **An ordinance of the City of Gainesville, Florida, amending the Future Land Use**
4 **Map of the Comprehensive Plan by changing the land use category of**
5 **approximately 0.60 acres of property generally located at the 1200 block of SW**
6 **25th Place and east of SW 13th Street, as more specifically described in this**
7 **ordinance, from Single-Family (SF) to Urban Mixed-Use (UMU); providing**
8 **directions to the City Manager; providing a severability clause; providing a**
9 **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
12 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),
14 Florida Statutes, must provide the principles, guidelines, standards, and strategies for the
15 orderly and balanced future economic, social, physical, environmental, and fiscal development
16 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
18 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that
19 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
22 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
25 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 50 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 January 27, 2022, 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 Single-Family (SF)
44 to Urban Mixed-Use (UMU):

45 See legal descriptions attached as **Exhibit A** and made a part hereof as if set
46 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
54 the application hereof to any person or circumstance is held invalid or unconstitutional, such
55 finding will not affect the other provisions or applications of this ordinance that can be given
56 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
61 effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely
62 challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this
63 amendment will become effective on the date the state land planning agency or the
64 Administration Commission issues a final order determining the amendment to be in
65 compliance with Chapter 163, Florida Statutes. No development orders, development permits,
66 or land uses dependent on this Comprehensive Plan amendment may be issued or commenced
67 before this amendment has become effective.

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

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LAUREN POE
MAYOR

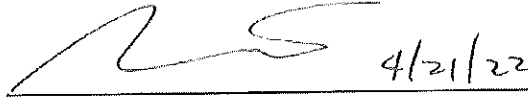
79 Attest:

Approved as to form and legality:

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OMICHELE D. GAINNEY
CITY CLERK



For

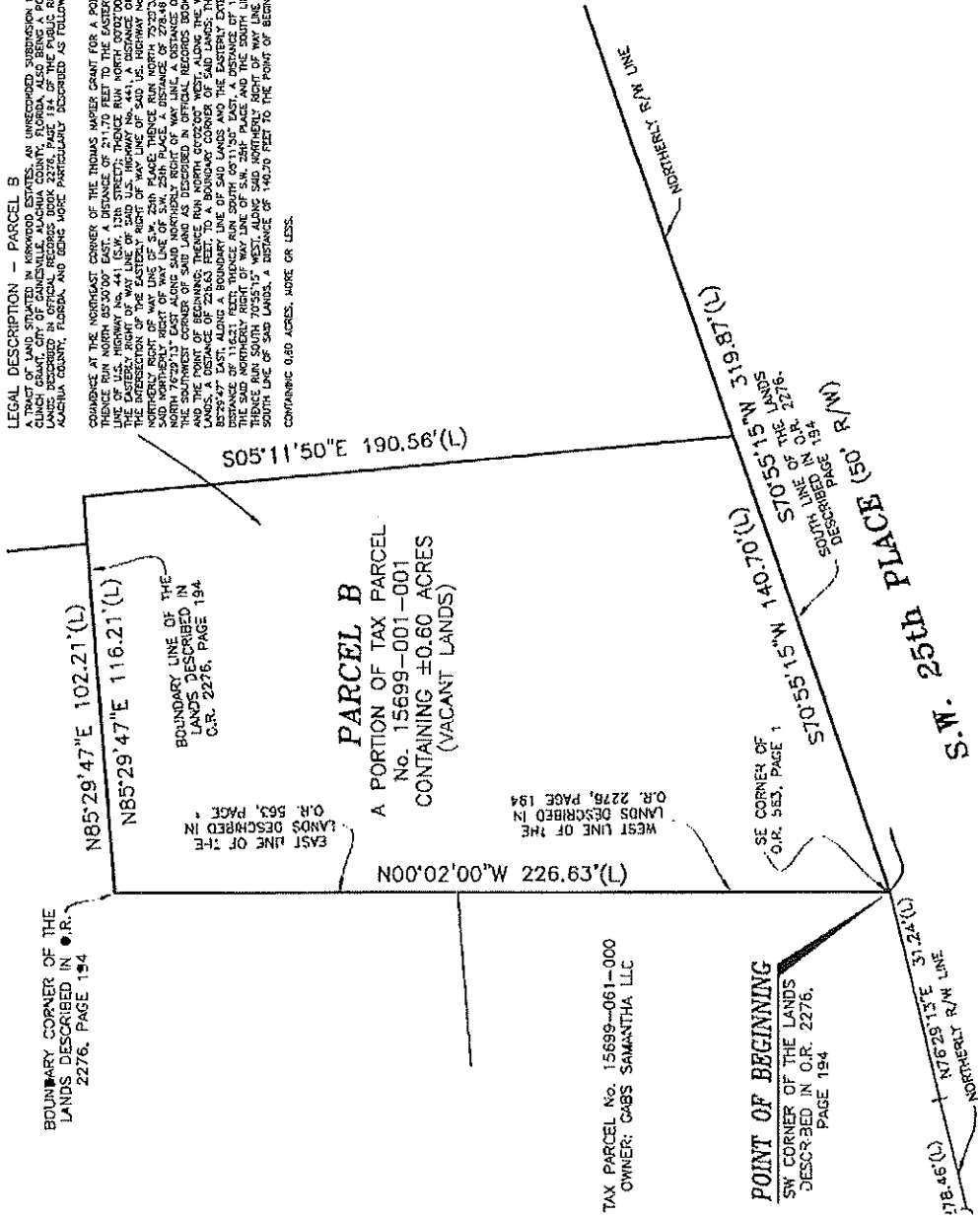
DANIEL M. NEE
INTERIM CITY ATTORNEY

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87 This ordinance was passed on Adoption Reading on this 21st day of April, 2022.

Exhibit A to Ordinance 210571

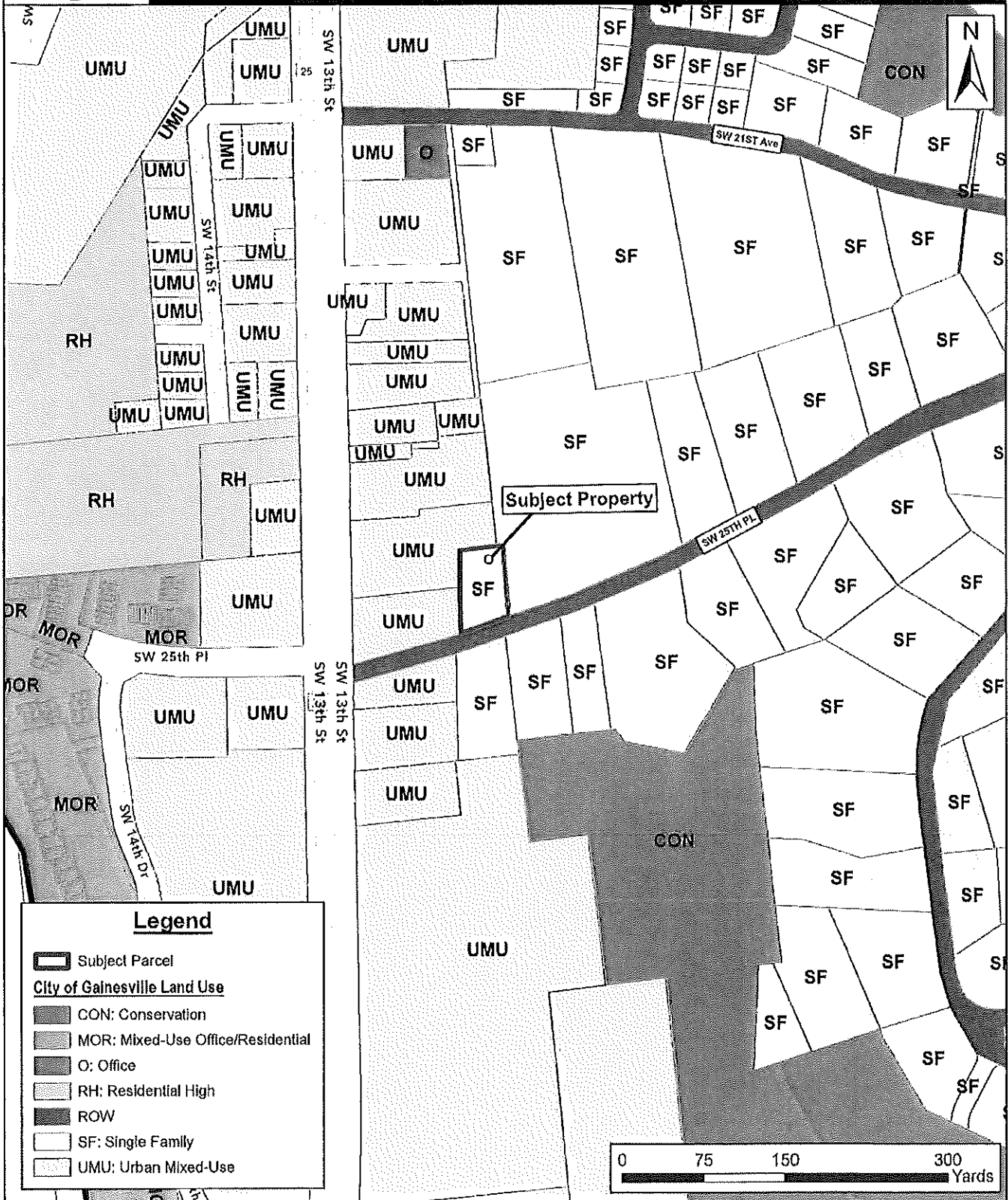
LEGAL DESCRIPTION - PARCEL B
 A TRACT OF LAND SITUATE IN MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF THE EASTERN RIGHT OF WAY OF THE D.L. ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2276, PAGE 194 OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE THOMAS MARKER GRANT FOR A POINT OF REFERENCE; THENCE RUN NORTH 85°29'47" EAST, A DISTANCE OF 102.21 FEET TO THE EASTERN RIGHT OF WAY OF SAID ROAD; THENCE RUN NORTH 85°29'47" EAST, A DISTANCE OF 116.21 FEET TO THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441, A DISTANCE OF 206.77 FEET TO SAID INTERSECTION; THENCE RUN NORTH 02°00' WEST, A DISTANCE OF 226.63 FEET TO THE EAST LINE OF SAID ROAD; THENCE RUN NORTH 02°00' WEST, A DISTANCE OF 226.63 FEET TO THE SOUTHWEST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2276, PAGE 194 OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA; THENCE RUN NORTH 55°15' WEST, A DISTANCE OF 140.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN NORTH 55°15' WEST, A DISTANCE OF 190.56 FEET TO THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441, A DISTANCE OF 206.77 FEET TO SAID INTERSECTION; THENCE RUN NORTH 85°29'47" EAST, A DISTANCE OF 116.21 FEET TO THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF SAID U.S. HIGHWAY No. 441, AND THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF SAID ROAD; THENCE RUN NORTH 85°29'47" EAST, A DISTANCE OF 102.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.60 ACRES, MORE OR LESS.





Existing Land Use

Parcel: 15699-001-005 | PB-21-159 LUC



Legend

- Subject Parcel
- City of Gainesville Land Use**
- CON: Conservation
- MOR: Mixed-Use Office/Residential
- O: Office
- RH: Residential High
- ROW
- SF: Single Family
- UMU: Urban Mixed-Use

