



26 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use  
27 Element and Map of the Comprehensive Plan; and

28 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
29 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant  
30 to Section 163.3174, Florida Statutes, held a public hearing on June 6, 2022, and voted to make  
31 a recommendation to the City Commission regarding the subject of this ordinance; and

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

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

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

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

44 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written  
45 comments received concerning this Future Land Use Element and Map amendment; and

46 **WHEREAS**, the City Commission finds this Future Land Use Element and Map to be consistent  
47 with the City of Gainesville Comprehensive Plan.

48 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

49 **FLORIDA:**

50 **SECTION 1.** Policy 4.1.1 of the Future Land Use Element of the City of Gainesville

51 Comprehensive Plan is amended as follows. Except as amended herein, the remainder of Policy

52 4.1.1 remains in full force and effect.

53 **Single-Family (SF): up to 8 units per acre**

54

55 ~~This land use category shall allow single family detached dwellings at densities up to 8 dwelling~~  
56 ~~units per acre. The Single Family land use category identifies those areas within the City that,~~  
57 ~~due to topography, soil conditions, surrounding land uses and development patterns, are~~  
58 ~~appropriate for single family development. Land development regulations shall determine the~~  
59 ~~performance measures and gradations of density. Land development regulations shall specify~~  
60 ~~criteria for the siting of low intensity residential facilities to accommodate special need~~  
61 ~~populations and appropriate community level institutional facilities such as places of religious~~  
62 ~~assembly, public and private schools other than institutions of higher learning, and libraries. Land~~  
63 ~~development regulations shall allow home occupations in conjunction with single family~~  
64 ~~dwellings under certain limitations.~~

65

66 **SECTION 2.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is

67 amended by changing the land use category of all property currently designated Single-Family

68 (SF) to Residential Low-Density (RL). The amendment and location of the property that is the

69 subject of this ordinance is shown on **Exhibit A** for visual reference. A detailed Future Land Use

70 Map is available for inspection on the City's website or in the City's Department of Sustainable

71 Development.

72 **SECTION 3.** It is the intent of the City Commission that the provisions of Sections 1 and 2 of

73 this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan

74 and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order

75 to accomplish such intent.

76 **SECTION 4.** The City Manager or designee is authorized and directed to make the necessary  
77 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.  
78 The City Manager or designee is authorized to correct any typographical errors that do not affect  
79 the intent of this ordinance.

80 **SECTION 5.** Within ten working days of the transmittal (first) hearing, the City Manager or  
81 designee is authorized and directed to transmit this Future Land Use Map amendment and  
82 appropriate supporting data and analyses to the reviewing agencies and to any other local  
83 government or governmental agency that has filed a written request for same with the City.  
84 Within ten working days of the adoption (second) hearing, the City Manager or designee is  
85 authorized and directed to transmit this amendment to the state land planning agency and any  
86 other agency or local government that provided comments to the City regarding the  
87 amendment.

88 **SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or  
89 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
90 finding will not affect the other provisions or applications of this ordinance that can be given  
91 effect without the invalid or unconstitutional provision or application, and to this end the  
92 provisions of this ordinance are declared severable.

93 **SECTION 7.** As of the effective date of this amendment to the Comprehensive Plan as  
94 described in Section 8 of this ordinance, all ordinances or parts of ordinances in conflict herewith  
95 are to the extent of such conflict hereby repealed.

96 **SECTION 8.** This ordinance will become effective immediately upon adoption; however, the  
97 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the

98 amendment is not timely challenged, will be 31 days after the state land planning agency notifies  
99 the City that the plan amendment package is complete in accordance with Section 163.3184,  
100 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective  
101 on the date the state land planning agency or the Administration Commission enters a final order  
102 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No  
103 development orders, development permits, or land uses dependent on this Comprehensive Plan  
104 amendment may be issued or commenced before this amendment has become effective.

105 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

106

107

108

\_\_\_\_\_  
LAUREN POE

109

MAYOR

110

111 Attest:

Approved as to form and legality:

112

113

\_\_\_\_\_  
OMICHELE D. GAINEY

\_\_\_\_\_  
DANIEL M. NEE

114 CITY CLERK

CITY ATTORNEY

115

116

117

This ordinance passed on transmittal (first) reading this \_\_\_\_ day of \_\_\_\_\_, 2022.

118

119

This ordinance passed on adoption (second) reading this \_\_\_\_ day of \_\_\_\_\_, 2022.











# Q4 Existing Single Family (SF) Land Use

June 2022



**Legend**

- City Limits
- Streets
- SF: Single Family

