



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

31 **WHEREAS**, this amendment to the Future Land Use Map of the City of Gainesville  
32 Comprehensive Plan proposed herein involves a use of 50 acres or fewer and qualifies as a  
33 small-scale development amendment as provided in Section 163.3187, Florida Statutes; and

34 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
35 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency  
36 pursuant to Section 163.3174, Florida Statutes, held a public hearing on August 24, 2023, to  
37 consider this application and provide a recommendation to the City Commission; and

38 **WHEREAS**, at least five days' notice has been given once by publication in a newspaper of  
39 general circulation notifying the public of this proposed ordinance and a public hearing held by  
40 the City Commission; and

41 **WHEREAS**, the public hearing was held pursuant to the notice described above at which  
42 hearing the parties in interest and all others had an opportunity to be and were, in fact, heard.

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

44 **FLORIDA:**

45 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is  
46 amended by changing the land use category of the following property from Single-Family (SF)  
47 to Mixed-Use Office/Residential (MOR):

48 See legal descriptions attached as **Exhibit A** and made a part hereof as if set  
49 forth in full, with the subject property described as Parcel "C". The location of  
50 the property is shown on **Exhibit B** for visual reference. In the event of conflict  
51 or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

52

53 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary  
54 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to  
55 comply with this ordinance.

56 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or  
57 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
58 finding will not affect the other provisions or applications of this ordinance that can be given  
59 effect without the invalid or unconstitutional provision or application, and to this end the  
60 provisions of this ordinance are declared severable.

61 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
62 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

63 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the  
64 effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely  
65 challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this  
66 amendment will become effective on the date the state land planning agency or the  
67 Administration Commission issues a final order determining the amendment to be in  
68 compliance with Chapter 163, Florida Statutes. No development orders, development permits,  
69 or land uses dependent on this Comprehensive Plan amendment may be issued or commenced  
70 before this amendment has become effective.

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75 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

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77

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\_\_\_\_\_  
HARVEY L. WARD, JR.

80

MAYOR

81

82 Attest:

Approved as to form and legality:

83

84

85

\_\_\_\_\_  
KRISTEN J. BRYANT

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

87 INTERIM CITY CLERK

CITY ATTORNEY

88

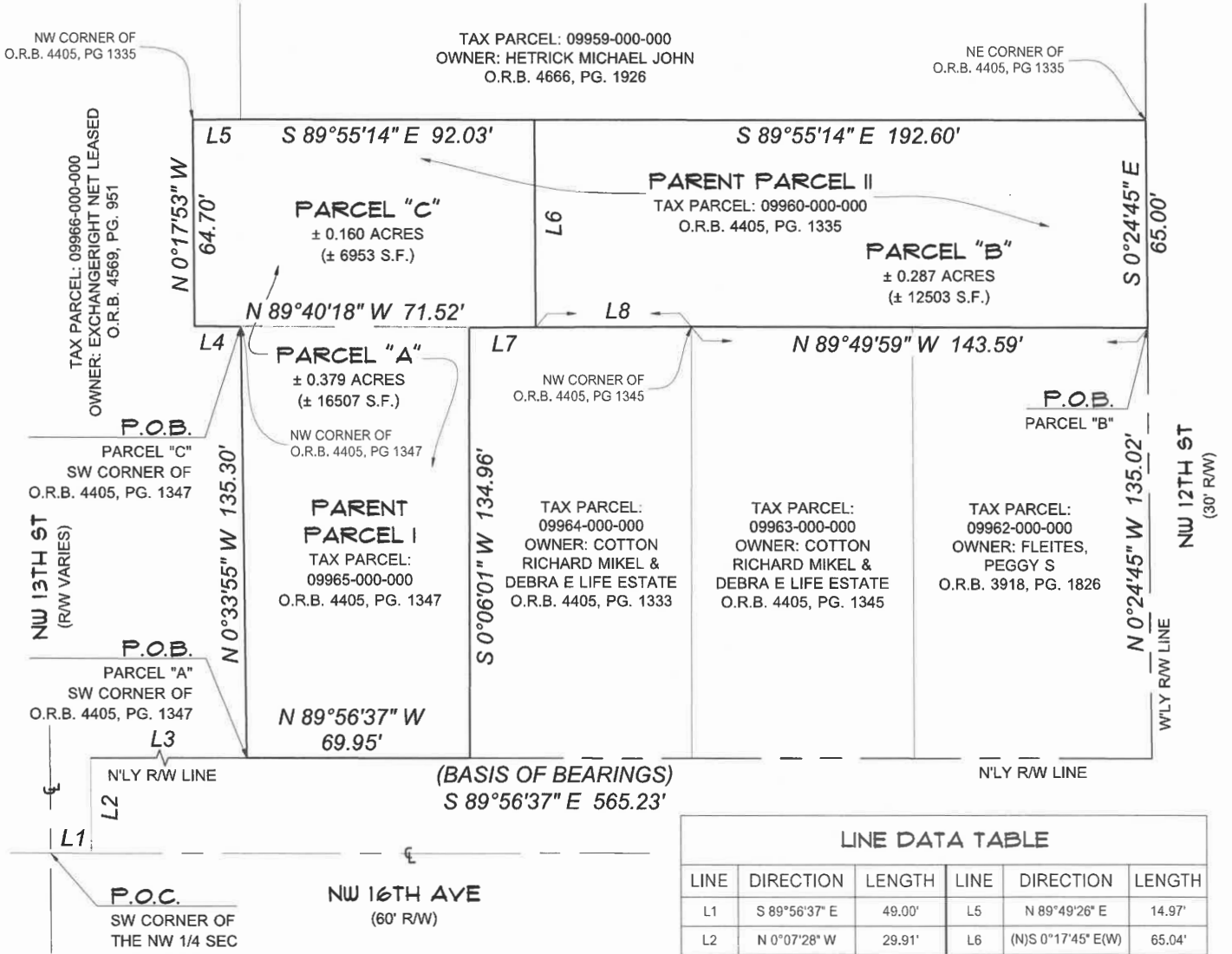
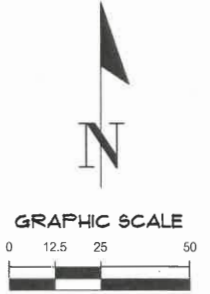
89

90 This ordinance was passed on Adoption Reading on this \_\_\_\_ day of \_\_\_\_\_, 2023.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NW 1/4 OF  
SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST,  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

**\*SKETCH - NOT A BOUNDARY SURVEY\***



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S 89°56'37" E	49.00'	L5	N 89°49'26" E	14.97'
L2	N 0°07'28" W	29.91'	L6	(N)S 0°17'45" E(W)	65.04'
L3	S 89°56'37" E	280.45'	L7	S 89°46'51" W	20.90'
L4	N 89°40'18" W	14.59'	L8	S 89°46'51" W	49.14'

**LEGEND:**  
O.R.B. = OFFICIAL RECORDS BOOK  
S.F. = SQUARE FEET  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
RW = RIGHT OF WAY  
SEC = SECTION  
T9S = TOWNSHIP 9 SOUTH  
R20E = RANGE 20 EAST

**SURVEYOR'S NOTES:**  
1.) BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 89°56'37" E FOR THE NORTHERLY RIGHT-OF-WAY LINE OF NW 16TH AVE, AS SHOWN HEREON.

**DESCRIPTION:**  
(SEE SHEETS 2, 3 & 4 OF 4)

**CERTIFIED TO:**  
MIKE COTTON

This map prepared by: **AUSTIN BLAZS**

**Austin Blazs**  
Digitally signed by Austin Blazs  
DN: cn=Austin Blazs, o=CHW Inc., ou=CHW Inc., email=ab@chw-inc.com, c=United States of America

**DATE:** 06-20-2023  
**TECHNICIAN:** LWC  
**CHECKED BY:** AB  
**PROJECT NUMBER:** 23-0421

**SCALE:** 1" = 50'

**VERIFY SCALE:** 848' E, ONE HALF INCH PER GRAPHICAL DRAWING  
6" PER SHEET, ADJUST SCALES ACCORDINGLY.

**CHW**  
Professional Consultants

11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1988 **FLORIDA** CA-5075

Exhibit A to Ordinance 2023-826

PARCEL "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335 AND PAGE 1347, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 280.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE NORTH 0°33'55" WEST, A DISTANCE OF 135.30 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1347; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 14.59 FEET; THENCE NORTH 0°17'53" WEST, A DISTANCE OF 64.70 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1335; THENCE NORTH 89°49'26" EAST, A DISTANCE OF 14.97 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 92.03 FEET; THENCE SOUTH 0°17'45" EAST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 20.90 FEET; THENCE SOUTH 0°06'01" WEST, A DISTANCE OF 134.96 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 89°56'37" WEST, A DISTANCE OF 69.95 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINING 0.379 ACRES, MORE OR LESS.

CERTIFIED TO:  
  
SEE SHEET ONE OF FOUR

SHEET NO.  
2 OF 4

This map prepared by: AUSTIN BLAZS  
  
SEE SHEET ONE OF FOUR  
  
Professional Surveyor & Mapper Fla. License No. 7401

DATE: 06-20-2023  
TECHNICIAN: LWC  
CHECKED BY: AB  
PROJECT NUMBER: 23-0421

**CHW** Professional Consultants  
11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1988 **FLORIDA** CA-5075

Exhibit A to Ordinance 2023-826

PARCEL "B"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 565.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 12TH STREET (30' RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY LINE NORTH 0°24'45" WEST, A DISTANCE OF 135.02 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE NORTH 89°49'59" WEST, A DISTANCE OF 143.59 FEET TO THE NORTHWEST CORNER OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1345; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 49.14 FEET; THENCE NORTH 0°17'45" WEST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 192.60 FEET TO SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE SOUTH 0°24'45" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINING 0.287 ACRES, MORE OR LESS.

CERTIFIED TO:  
  
SEE SHEET ONE OF FOUR

SHEET NO. 3 OF 4	This map prepared by:	AUSTIN BLAZS	DATE: 06-20-2023	 11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 <b>FLORIDA</b> CA-5075
	CERTIFICATE OF AUTHORIZATION NO. I.B. 5075	SEE SHEET ONE OF FOUR	TECHNICIAN: LWC	
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Professional Surveyor & Mapper Fla. License No. 7401	CHECKED BY: AB	PROJECT NUMBER: 23-0421	

Exhibit A to Ordinance 2023-826

PARCEL "C"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335 AND PAGE 1347, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 280.45 FEET; THENCE DEPARTING SAID NORTHERLY LINE NORTH 0°33'55" WEST, A DISTANCE OF 135.30 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1347; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 14.59 FEET; THENCE NORTH 0°17'53" WEST, A DISTANCE OF 64.70 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1335; THENCE NORTH 89°49'26" EAST, A DISTANCE OF 14.97 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 92.03 FEET; THENCE SOUTH 0°17'45" EAST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 20.90 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 71.52' TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINING 0.160 ACRES, MORE OR LESS.

CERTIFIED TO:  
  
SEE SHEET ONE OF FOUR

SHEET NO. 4 OF 4	This map prepared by:	AUSTIN BLAZS	DATE: 06-20-2023	 11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 <b>FLORIDA</b> CA-5075
	CERTIFICATE OF AUTHORIZATION NO. L.B. 5075	SEE SHEET ONE OF FOUR	TECHNICIAN: LWC	
	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Professional Surveyor & Mapper Fla. License No. 7401	CHECKED BY: AB	
			PROJECT NUMBER: 23-0421	










# Exhibit B to Ordinance 2023-826

## Existing Land Use 1222 NW 16th Ave

Subject Parcels:

-09965-000-000

### Map Legend

-  Parcels
-  City Limits
- City of Gainesville Land Use**
-  E: Education
-  MOR: Mixed-Use Office/Residential
-  O: Office
-  RM: Residential Medium
-  SF: Single Family
-  UMU: Urban Mixed-Use
-  Subject Parcel

Produced By:  
GIS Analyst  
Dept. of Sustainable Development  
August 2023

0 20 40  
Yards  
\*Scale for main map

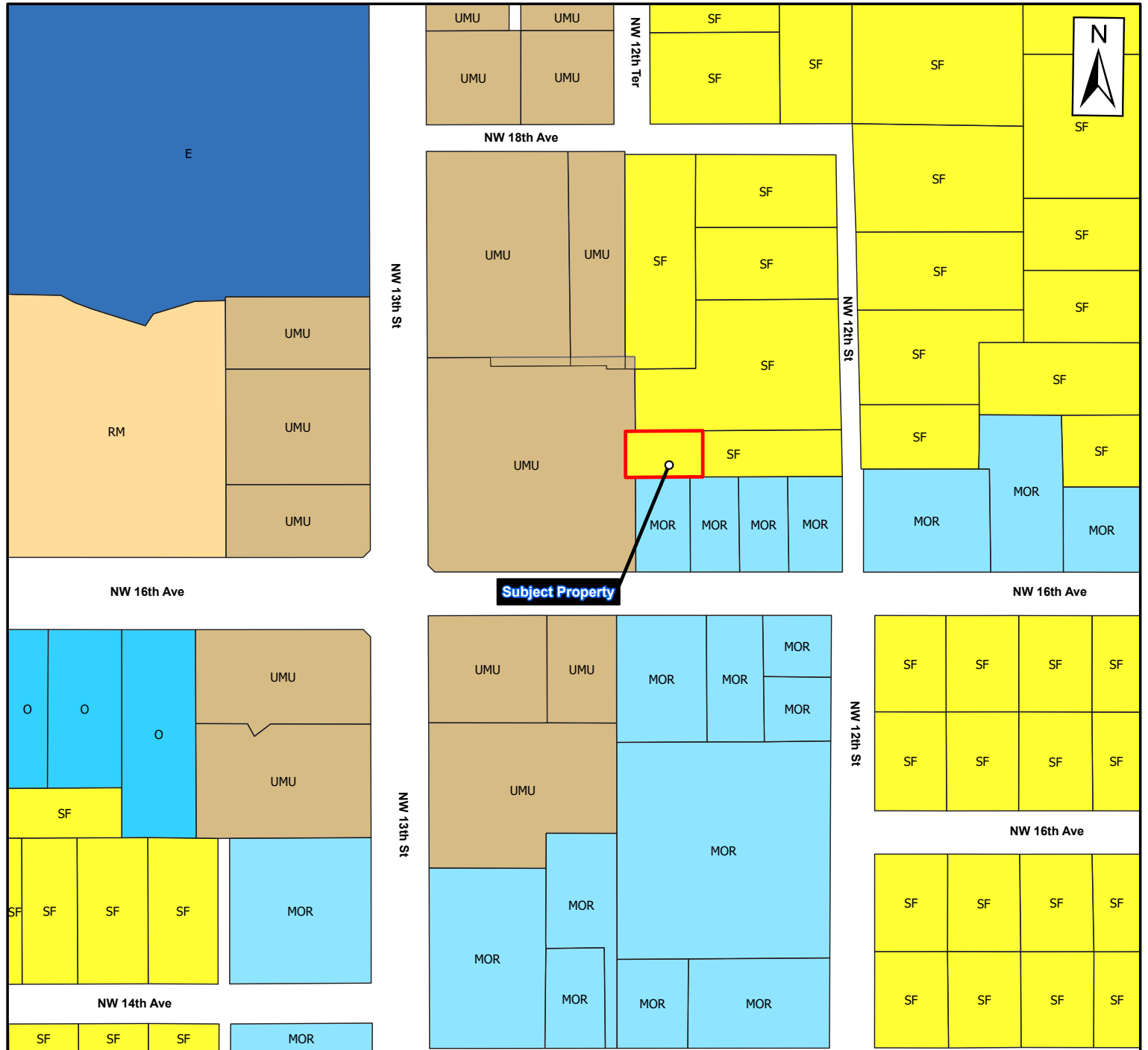
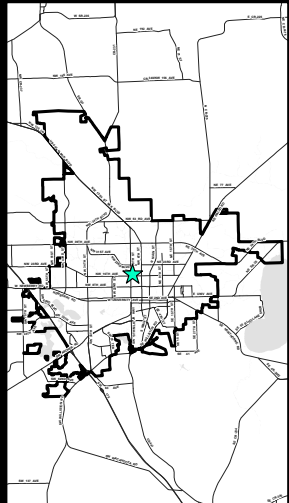











Exhibit B to Ordinance 2023-826

**Proposed Land Use**  
**1222 NW 16th Ave**

Subject Parcels:

-09965-000-000

**Map Legend**

-  Subject Parcel
-  Parcels
-  City Limits
- City of Gainesville Land Use**
-  E: Education
-  MOR: Mixed-Use Office/Residential
-  O: Office
-  RM: Residential Medium
-  SF: Single Family
-  UMU: Urban Mixed-Use

Produced By:  
 GIS Analyst  
 Dept. of Sustainable Development  
 August 2023

0 20 40  
 Yards  
 \*Scale for main map

