

28 facilities, and other categories of the public and private uses of land, with the goals of
29 protecting natural and historic resources, providing for the compatibility of adjacent land uses,
30 and discouraging the proliferation of urban sprawl; and

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

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

37 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
38 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
39 to Section 163.3174, Florida Statutes, held a public hearing on June 27, 2024, and voted to
40 recommend that the City Commission approve this Future Land Use Map amendment; and

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

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

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

47 **FLORIDA:**

48 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
49 amended by changing the land use category of the following property from Commercial (COM)
50 to Urban Mixed-Use (UMU):

51 See legal descriptions attached as **Exhibit A** and made a part hereof as if set
52 forth in full. The location of the property is shown on **Exhibit B** for visual
53 reference. In the event of conflict or inconsistency, **Exhibit A** shall prevail over
54 **Exhibit B.**

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

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

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

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

72 dependent on this Comprehensive Plan amendment may be issued or commenced before this
73 amendment has become effective.

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75 **PASSED AND ADOPTED** this ____ day of September, 2024.

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82 Attest:

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86 KRISTEN J. BRYANT

87 CITY CLERK

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90 This ordinance was passed on Adoption Reading on this ____ day of _____, 2024.

HARVEY L. WARD, JR.
MAYOR

Approved as to form and legality:

DANIEL M. NEE
CITY ATTORNEY

LEGAL DESCRIPTIONS

PARENT PARCEL - O.R.B. 4794, PG. 0810 PARCEL 2

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN SOUTH 00°59'54" EAST ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 49.78 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 26; THENCE RUN SOUTH 00°59'56" EAST ALONG SAID NORTHWEST 1/4, A DISTANCE OF 199.70 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°59'56" EAST ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 875.34 FEET; THENCE DEPARTING SAID NORTHWEST 1/4, RUN SOUTH 89°23'12" WEST, A DISTANCE OF 351.48 FEET; THENCE RUN NORTH 00°48'20" WEST, A DISTANCE OF 874.31 FEET; THENCE RUN NORTH 89°13'08" EAST, A DISTANCE OF 348.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS SHOWN HEREON,
CONTAINING 7.03 ACRES, MORE OR LESS.

Existing Future Land Use Map

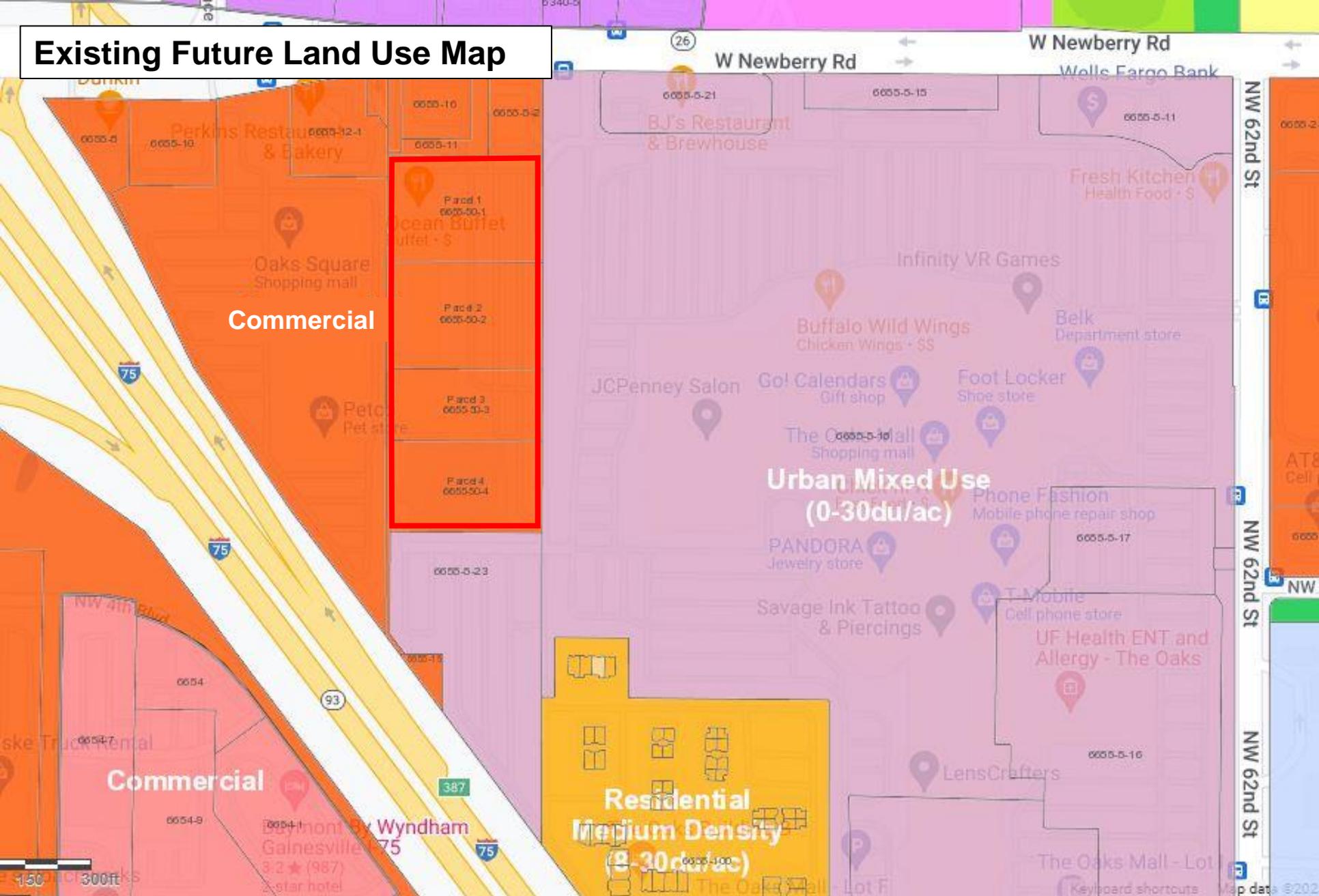


EXHIBIT B TO ORDINANCE NO. 2024-465

Proposed Future Land Use Map

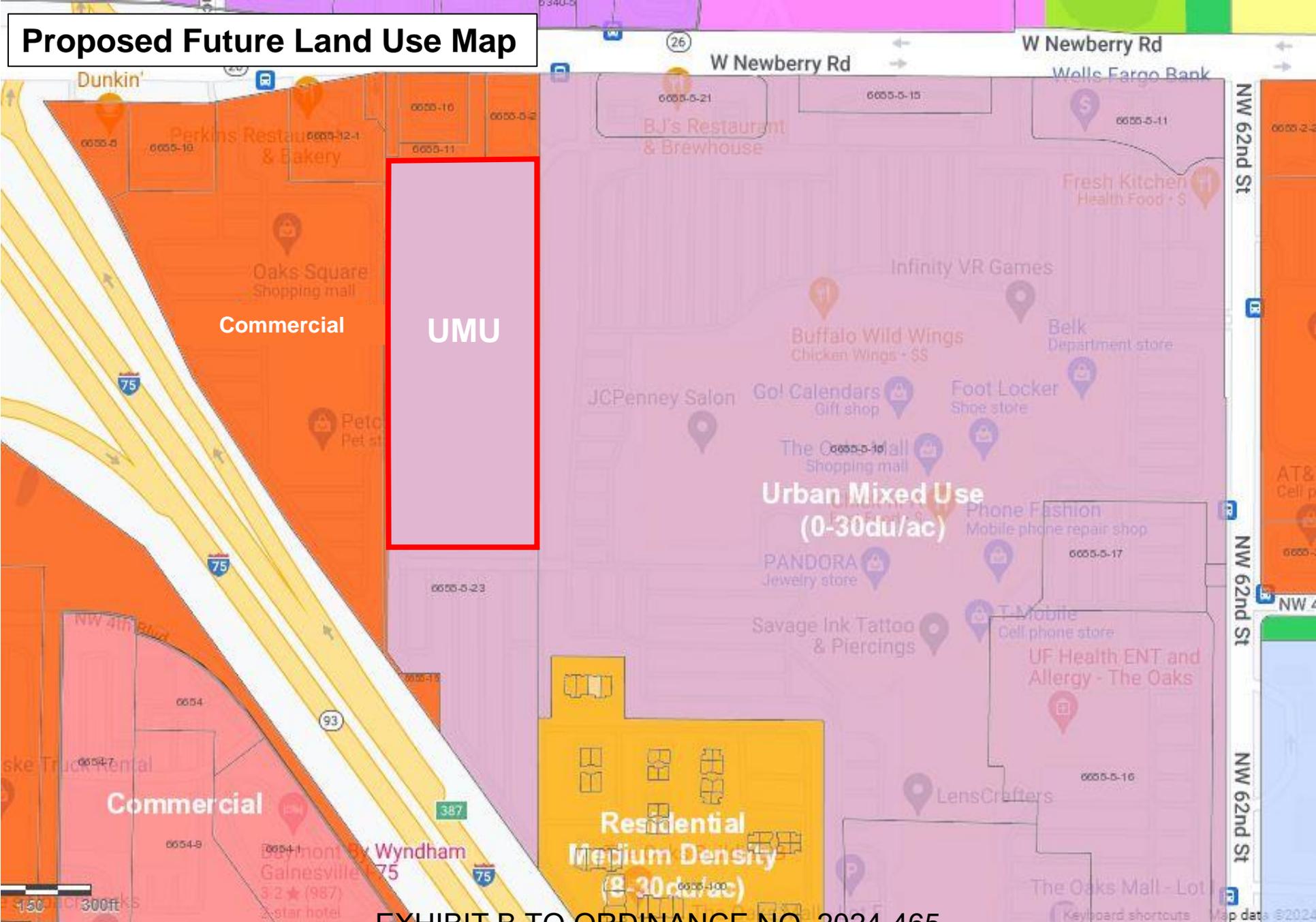


EXHIBIT B TO ORDINANCE NO. 2024-465