



Legislation Details (With Text)

File #: 140818 **Version:** 5 **Name:**
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Title: TEXT CHANGE - COMPREHENSIVE REVISION TO THE LAND DEVELOPMENT CODE

Ordinance No. 140818

An ordinance of the City of Gainesville, Florida, comprehensively revising the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the entirety of the existing text and adopting new text to delete certain existing zoning districts and special area plans, to create new zoning districts with associated regulations, and to reorganize, update, and clarify the text of the Land Development Code; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments:

1. 140818A_Staff report_20150330.pdf, 2. 140818B_Exh A_Application_20150330.pdf, 3. 140818C_Exh B-1 Transect Zones and Standards_20150330.pdf, 4. 140818D_Ch 30 Table of Contents_20150330.pdf, 5. 140818E_Art I_GenProvisions_20150330.pdf, 6. 140818F_Art II_Def and Rules_20150330.pdf, 7. 140818G_Art III_Vested Rights Reviewing_20150330.pdf, 8. 140818H_Art IV_ReviewAuthAndProced_20150330.pdf, 9. 140818I_Art V_District Regs_20150330.pdf, 10. 140818J_Art VI_Spec Reg Uses_20150330.pdf, 11. 140818K_Art VII_DevSubdivDesign_20150330.pdf, 12. 140818L_Art VIII_Parking and Loading Regs_20150330.pdf, 13. 140818M_Art IX_EnvMgmt_20150330.pdf, 14. 140818N_Art X_Sign Regs_20150330.pdf, 15. 140818O_CPB minutes_20150330.pdf, 16. 140818A_Staff report_20150416.pdf, 17. 140818B_Exh A_Application_20150416.pdf, 18. 140818C_Exh B-1 Transect Zones and Standards_20150416.pdf, 19. 140818D_Ch 30 Table of Contents_20150416.pdf, 20. 140818E_Art I_GenProvisions_20150416.pdf, 21. 140818F_Art II_Def and Rules_20150416.pdf, 22. 140818G_Art III_Vested Rights Reviewing_20150416.pdf, 23. 140818H_Art IV_ReviewAuthAndProced_20150416.pdf, 24. 140818I_Art V_District Regs_20150416.pdf, 25. 140818J_Art VI_Spec Reg Uses_20150416.pdf, 26. 140818K_Art VII_DevSubdivDesign_20150416.pdf, 27. 140818L_Art VIII_Parking and Loading Regs_20150416.pdf, 28. 140818M_Art IX_EnvMgmt_20150416.pdf, 29. 140818N_Art X_Sign Regs_20150416.pdf, 30. 140818O_CPB minutes_20150416.pdf, 31. 140818A_Staff report_20150512.pdf, 32. 140818B_Exh A_Application_20150512.pdf, 33. 140818C_Exh B-1 Transect Zones and Standards_20150512.pdf, 34. 140818D_Ch 30 Table of Contents_20150512.pdf, 35. 140818E_Art I_GenProvisions_20150512.pdf, 36. 140818F_Art II_Def and Rules_20150512.pdf, 37. 140818G_Art III_Vested Rights Reviewing_20150512.pdf, 38. 140818H_Art IV_ReviewAuthAndProced_20150512.pdf, 39. 140818I_Art V_District Regs_20150512.pdf, 40. 140818J_Art VI_Spec Reg Uses_20150512.pdf, 41. 140818K_Art VII_DevSubdivDesign_20150512.pdf, 42. 140818L_Art VIII_Parking and Loading Regs_20150512.pdf, 43. 140818M_Art IX_EnvMgmt_20150512.pdf, 44. 140818N_Art X_Sign Regs_20150512.pdf, 45. 140818O_CPB minutes_20150512.pdf, 46. 140818A_Staff report_20150618.pdf, 47. 140818B_Exh A_Application_20150618.pdf, 48. 140818C_Exh B-1 Transect Zones and Standards_20150618.pdf, 49. 140818D_Ch 30 Table of Contents_20150618.pdf, 50. 140818E_Art I_GenProvisions_20150618.pdf, 51. 140818F_Art II_Def and Rules_20150618.pdf, 52. 140818G_Art III_Vested Rights Reviewing_20150618.pdf, 53. 140818H_Art IV_ReviewAuthAndProced_20150618.pdf, 54. 140818I_Art V_District Regs_20150618.pdf, 55. 140818J_Art VI_Spec Reg Uses_20150618.pdf, 56. 140818K_Art VII_Development and Subdivision

Design_20150618.pdf, 57. 140818L_Art VIII_Parking and Loading Regs_20150618.pdf, 58. 140818M_Art IX_EnvMgmt_20150618.pdf, 59. 140818N_Art X_Sign Regs_20150618.pdf, 60. 140818O_CPB minutes_20150618 .pdf, 61. 140818A_Staff report_20150930.pdf, 62. 140818B_Exh A_Application_20150930.pdf, 63. 140818C_Exh B-1 Transect Zones and Standards_20150930.pdf, 64. 140818D_Ch 30 Table of Contents_20150930.pdf, 65. 140818E_Art I_GenProvisions_20150930.pdf, 66. 140818F_Art II_Def and Rules_20150930.pdf, 67. 140818G_Art III_Vested Rights Reviewing_20150930.pdf, 68. 140818H_Art IV_ReviewAuthAndProced_20150930.pdf, 69. 140818I_Art V_District Regs_20150930.pdf, 70. 140818J_Art VI_Spec Reg Uses_20150930.pdf, 71. 140818K_Art VII_Development and Subdivision Design_20150930.pdf, 72. 140818L_Art VIII_Parking and Loading Regs_20150930.pdf, 73. 140818M_Art IX_EnvMgmt_20150930.pdf, 74. 140818N_Art X_Sign Regs_20150930.pdf, 75. 140818O_CPB minutes_20150930 .pdf, 76. 140818B_Exec Summary and Revised Staff Rreport_2017051817, 77. 140818C_Staff PPT_20170518, 78. 140818A1_draft ordinance_20170518.pdf, 79. 140818A2_draft ordinance exhibit A cover & TOC_20170518.pdf, 80. 140818A3_draft ordinance exhibit A Article I_20170518.pdf, 81. 140818A4_draft ordinance exhibit A Article II_20170518.pdf, 82. 140818A5_draft ordinance exhibit A Article III_20170518.pdf, 83. 140818A6_draft ordinance exhibit A Article IV_20170518.pdf, 84. 140818A7_draft ordinance exhibit A Article V_20170518.pdf, 85. 140818A8_draft ordinance exhibit A Article VI_20170518.pdf, 86. 140818A9_draft ordinance exhibit A Article VII_20170518.pdf, 87. 140818A10_draft ordinance exhibit A Article VIII_20170518.pdf, 88. 140818A11_draft ordinance exhibit A Article IX_20170518.pdf, 89. 140818A12_draft ordinance exhibit A Article X_20170518.pdf, 90. 140818A-3_MOD_draft ordinance exhibit A Article I_20170720.pdf, 91. 140818A-4_MOD_draft ordinance exhibit A Article II_20170720.pdf, 92. 140818A-5_MOD_draft ordinance exhibit A Article III_20170720.pdf, 93. 140818A-2_MOD_draft ordinance exhibit A cover & TOC_20170720.pdf, 94. 140818A-1_MOD_draft ordinance_20170720.pdf, 95. 140818A-12_MOD_draft ordinance exhibit A Article X_20170720.pdf, 96. 140818A-11_MOD_draft ordinance exhibit A Article IX_20170720.pdf, 97. 140818A-10_MOD_draft ordinance exhibit A Article VIII_20170720.pdf, 98. 140818A-9_MOD_draft ordinance exhibit A Article VII_20170720.pdf, 99. 140818A-8_MOD_draft ordinance exhibit A Article VI_20170720.pdf, 100. 140818A-7_MOD_draft ordinance exhibit A Article V_20170720.pdf, 101. 140818A-6_MOD_draft ordinance exhibit A Article IV_20170720.pdf, 102. 140818_ordinance_20170720

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------|--------------------------------------|--------|
| 7/20/2017 | 5 | City Commission | Adopted on Final Reading (Ordinance) | Pass |
| 5/18/2017 | 4 | City Commission | Adopted on First Reading (Ordinance) | Pass |
| 9/24/2015 | 3 | City Commission | Approved as Recommended | Pass |
| 6/18/2015 | 2 | City Commission | Approved as Recommended | Pass |
| 5/12/2015 | 1 | City Commission | Continued (Petition) | Pass |
| 4/16/2015 | 1 | City Commission | Continued (Petition) | Pass |
| 3/30/2015 | 1 | City Commission | Continued (Petition) | Pass |

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The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

Update since first reading: On May 18, 2017, the City Commission approved this ordinance on first reading. Since that time, city staff has revised this ordinance to incorporate ordinances that have been adopted by the City Commission that amended the Land Development Code and to make various corrections to typos and scrivener's errors.

This ordinance comprehensively amends the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the entire existing text and adopting new text to: delete certain existing zoning districts and special area plans; create eight new zoning districts (called transect zones) with associated regulations; update and streamline many of the review and approval processes; and reorganize, update and clarify the text of the Land Development Code.

The City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a series of public hearings and on December 3, 2014, voted to recommend that the City Commission approve this amendment to the text of the Land Development Code. Subsequently, the City Commission held a series of public hearings and on September 30, 2015, approved the petition associated with this ordinance and authorized the drafting of this ordinance.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when Ordinance Nos. 140817 and 140819 become effective as provided therein.