



Legislation Details (With Text)

**File #:** 150540.      **Version:** 3      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 11/10/2015      **In control:** City Manager  
**On agenda:** 2/18/2016      **Final action:** 3/3/2016  
**Title:** PLUM CREEK TIME EXTENSION TO ADOPT PLANNED DEVELOPMENT (PD) ZONING ORDINANCE (B)

Ordinance No. 150540  
 An ordinance of the City of Gainesville, Florida, amending Ordinance No. 070447 (as was subsequently amended by Ordinance Nos. 100189 and 110700) to extend the deadline for the property owner/developer to have a Planned Development (PD) zoning ordinance adopted that implements the adopted Plum Creek Planned Use District (PUD) land use overlay; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 150540\_draft ordinance\_20160218, 2. 150540\_revised draft ordinance\_20160303, 3. 150540\_ordinance\_20160303.pdf

Date	Ver.	Action By	Action	Result
3/3/2016	3	City Commission	Adopted on Final Reading, as amended (Ordinance)	Pass
2/18/2016	2	City Commission	Adopted on First Reading, as amended (Ordinance)	Pass
12/3/2015	1	City Commission	Approved as Recommended	Pass

**PLUM CREEK TIME EXTENSION TO ADOPT PLANNED DEVELOPMENT (PD) ZONING ORDINANCE (B)**

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The City Commission adopt the proposed ordinance as amended.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

**NOTE: On first reading of the ordinance, February 18, 2016, the City Commission voted to extend the deadline for the adoption of an implementing PD zoning ordinance until July 26, 2018.**

This ordinance will extend the deadline for the property owner/developer to have a Planned Development (PD) zoning ordinance adopted that implements the adopted Plum Creek Planned Use District (PUD). This is the

applicant's third requested extension of that deadline. On January 26, 2009, the City Commission adopted Ordinance No. 070447, which, amongst other things, overlaid on certain property the PUD land use category and provided a timeframe (i.e., within 18 months of the effective date of that ordinance) for which a PD zoning ordinance must be adopted to implement the PUD land use overlay. The first extension occurred on October 21, 2010, when the City Commission adopted Ordinance No. 100189 and extended the deadline for the adoption of an implementing PD zoning ordinance until July 26, 2012. The second extension occurred on May 3, 2012, when the City Commission adopted Ordinance No. 110700 and extended the deadline for the adoption of an implementing PD zoning ordinance until July 26, 2016. Finally, this ordinance will extend that deadline for one additional year until July 26, 2017.

The applicant in their request has stated that Plum Creek is currently working on a proposed PUD amendment and an implementing PD zoning ordinance for the property, which the applicant anticipates submitting in early 2016.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption.