



Legislation Details (With Text)

File #: 140513. **Version:** 1 **Name:**

Type: Ordinance **Status:** Passed

File created: 11/18/2014 **In control:** City Commission

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Title: QUASI-JUDICIAL - DEEMING STRUCTURES LOCATED AT 207 NE 7TH STREET AS CONTRIBUTING STRUCTURES TO THE NORTHEAST RESIDENTIAL HISTORIC DISTRICT (B)

Ordinance No. 140513; Petition No. PB-14-155 MSC
 An ordinance of the City of Gainesville, Florida, deeming structures generally located at 207 NE 7th Street, as more specifically described in this ordinance, as contributing structures to the Northeast Residential Historic District in accordance with the historic preservation and conservation provisions of Section 30-112 of the Land Development Code; providing directions to the City Manager; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Sponsors: City Attorney

Indexes:

Code sections:

Attachments: 1. 140513_draft ordinance_20150205.pdf, 2. 140513B_Staff report_20150205.pdf, 3. 140513C_Exh 1_Application_20150205.pdf, 4. 140513D_Exh 2_Map showing proposed designation_20150205.pdf, 5. 140513E_Exh 3_Photos of property_20150205.pdf, 6. 140513F_Exh 4_Petition HP-14-68_20150205.pdf, 7. 140513G_CPB minutes_draft_20150205.pdf, 8. 140513H_staff ppt_20150205.pdf, 9. 140513_covenant_20150205.pdf, 10. 140513_ordinance_20150205.pdf

Date	Ver.	Action By	Action	Result
2/5/2015	1	City Commission	Approved (Petition) and Adopted on Adoption Reading	Pass

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The City Commission: (1) approve Petition No. PB-14-155 MSC, and (2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This ordinance will deem two structures generally located at 207 NE 7th Street as "contributing structures" to the NE Residential Historic District, which will thereby protect these structures with the historic resources preservation and conservation provisions found in Section 30-112 of the Land Development Code. To receive

the protections afforded in Section 30-112, a structure must (by adoption of the City Commission) either be: 1) individually listed on the local register of historic places, or 2) located within and deemed a "contributing structure" to an established historic district. The substantive criteria for designating a structure as a contributing structure to a historic district is found in Section 30-112(d)(3).

The property is approximately 0.48 acres in size, has RMF-5 zoning (a low-density, multi-family zoning), and the buildings on the property are in use as a nursing home. On January 6, 2009, the Historic Preservation Board (HPB) heard Petitions 4COA-09HPB and 1AVT-09HPB, concerning the rehabilitation/renovation of the two subject residences that were moved from SW 9th Road to 207 NE 7th Street in the NE Residential Historic District. In addition, there was a request for an ad valorem tax exemption related to the work on the buildings. At that meeting, there was a mention in the staff report that the HPB make a determination that the buildings be eligible for the tax exemption as contributing structures to the NE Residential Historic District. Unfortunately, the recommendation about the structures being contributing was not explicitly stated in the motion for approval and there was no recommendation to amend the NE Residential Historic District map to show the buildings as contributing. Since changes to contributing status on historic district maps also require action by the City Plan Board and the City Commission, staff requested that the HPB formally make that recommendation. As a result, on December 2, 2014, the HPB approved Petition HP-14-68, finding that the subject structures are contributing structures to the NE Residential Historic District and recommending that the item be referred to the City Plan Board, and ultimately to the City Commission, to amend the NE Residential Historic District map to designate these buildings as contributing structures.

After public notice was published in the Gainesville Sun, the City Plan Board held a public hearing on January 22, 2015, and recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires one hearing and shall become effective immediately upon adoption.