



Legislation Text

File #: 130862., **Version:** 2

REZONING - UNIVERSITY TOWNE CENTER PLANNED DEVELOPMENT (B)

Ordinance No. 130862; Petition PB-14-21 PDA

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 18.5 acres of certain property known as University Towne Center Planned Development that is located in the vicinity of the 3100 block of SW 34th Street, as more specifically described in this ordinance, from Alachua County Planned Unit Development (PUD) to City of Gainesville Planned Development District (PD); adopting PD maps, a PD report, and development conditions; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance rezones approximately 18.5 acres of property known as the University Towne Center Planned Development, located in the vicinity of the 3100 block of SW 34th Street, from an Alachua County zoning district to City of Gainesville Planned Development District (PD). The subject property was rezoned by Alachua County in 1999 and was then annexed into the City by referendum in 2002.

This rezoning was initiated by the property owner/developer for the primary purpose of allowing signage that is consistent with the City of Gainesville sign code, with one exception. In other words, this ordinance will allow the University Towne Center PD to have signage consistent with the sign code and similarly situated developments, but will also allow the PD to have certain signage that developments of this size do not qualify for under the sign code. Specifically, this ordinance will allow the University Towne Center PD, which is a maximum size of 155,000 square feet of floor area, to have "directional signs" to an extent that the sign code only allows for developments larger than 300,000 square feet of floor area. The Plan Board expressed concern about equity issues that may arise from establishing sign conditions for a PD that exceed the allowances of the City's sign code, but ultimately was amenable given that the Land Development Code does permit PDs to propose a unified signage plan if the PD does not intend to use the City's sign code.

After public notice was published in the Gainesville Sun on March 11, 2014, the City Plan Board held a public hearing on March 27, 2014, and by a vote of 5-0 recommended approval of the petition with certain revisions. The City Commission held a public hearing on May 1, 2014, and by a vote of 7-0 approved the petition with the recommended revisions.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective upon adoption.