



Legislation Text

File #: 180466., **Version:** 2

Land Use Change - 0.875 Acres of Property Located at 209 NW 75th Street (B)

Ordinance No. 180466

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 0.875 acres of property generally located at 209 NW 75th Street, as more specifically described in this ordinance, from Alachua County Commercial (COM) to City of Gainesville Commercial (C); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 0.875 acres of property located at 209 NW 75th Street, which is north of SW 20th Avenue. This property, which is developed with an existing vacant one-story commercial building, was voluntarily annexed into the city on September 6, 2018. As a result of annexation, the city must now assign appropriate land use and zoning designations. The property's current land use category is Alachua County Commercial and this ordinance will change the land use category to City of Gainesville Commercial.

The City Plan Board held a public hearing on October 25, 2018, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

CITY ATTORNEY MEMORANDUM

This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after adoption. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.