



## Legislation Text

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**File #:** 140578., **Version:** 3

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### **TEXT CHANGE - ELIMINATING FIVE-ACRE MINIMUM SIZE REQUIREMENT FOR CLUSTER SUBDIVISIONS (B)**

Ordinance No. 140578; Petition No. PB-14-144 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code Section 30-190 Cluster Subdivisions to eliminate the five-acre minimum size requirement; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

#### **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT**

This ordinance amends the Land Development Code Section 30-190 to eliminate the minimum size requirement and allow Cluster Subdivisions to be less than the current acreage requirement of five acres. This will allow for greater flexibility on urban parcels that may not meet the five acre requirement and may provide opportunities for more infill development or redevelopment of areas. Cluster subdivisions are subject to development standards that are classified as either environmental or infill based on a criteria that includes the provision of open space, tree preservation, and the protection of environmentally sensitive areas.

After public notice was published in the Gainesville Sun on November 17, 2014, the City Plan Board held a public hearing on December 3, 2014, and recommended approval of the petition by a vote of 5-0.

#### **CITY ATTORNEY MEMORANDUM**

This ordinance requires two readings and shall become effective immediately upon adoption at second reading.