



Legislation Text

File #: 050911., **Version:** 2

PLANNED DEVELOPMENT AMENDMENT - BUCK BAY (B)

Ordinance No. 0-06-60, Petition No. 12PDA-06PB

An Ordinance of the City of Gainesville, Florida; amending the Planned Development commonly known as “Buck Bay Planned Development”; located in the vicinity of the 7700 block of Northwest 22nd Avenue; amending the terms, conditions and requirements of the planned development as originally adopted by Alachua County Resolution No. Z-82-43; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

The purpose of this petition is to amend the Planned Development zoning that governs the development of the Buck Bay subdivision. The text amendment would allow the mobile home lots to be developed with "site-built" homes.

This development was approved and developed prior to annexation in 1992. The development was completed in 1983 and has operated as a land-lease manufactured home community. The Hidden Lake subdivision has since been developed immediately south of Buck Bay. The petitioners would like to amend the Planned Development to allow the construction of conventional "site-built" housing. However, nothing in this amendment will prevent the continued use of manufactured homes in the Buck Bay development as a use by right. Staff is recommending a condition be added to the resolution that clearly states that manufactured homes are still an allowed use within the development.

There was a concern about this proposal regarding stormwater management requirements. If manufactured homes are replaced by conventional single-family housing, the additional square footage of impervious area could require additional stormwater management facilities in the development. This petition does not address whether additional stormwater management facilities are required. However, the petitioners have met with the City Public Works Department and have provided calculations indicating that limiting the amount of impervious area on a lot to 2,100 square feet would not have an adverse effect on the present drainage system. The proposed Planned Development language includes this limitation.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on February 28, 2006. Letters were mailed to surrounding property owners on March 1, 2006. The Plan Board held a public hearing March 16, 2006.