



Legislation Text

File #: 080351., **Version:** 1

LAND USE CHANGE - EXPANSION OF GPD (B)

Ordinance No. 0-08-90, Petition 94LUC-08PB

An ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan, Future Land Use Map; by changing the land use categories of certain properties within the City, as more specifically described in this ordinance, from the land use categories of "Mixed-Use Low-Intensity (8-30 units per acre)," "Residential Low-Density (up to 12 units per acre)," and "Office" to the City of Gainesville land use category of "Public Facilities"; located in the vicinity of the 400 Block of NW 8th Avenue; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This is a request by the Gainesville Police Department to change the Future Land Use Map designation to Public Facilities for 2.56 acres that are owned by the City of Gainesville adjacent to the existing GPD Downtown Headquarters Campus. Policy 4.1.1 of the Future Land Use Element states that the Public Facilities land use category is intended for "administrative and operational functions such as government offices, utility facilities and storage facilities." The property that is the subject of this land use change currently includes a vacant warehouse building, vacant office building, a parking area, and a vacant lot. These properties were purchased by the City with the intent to allow for the expansion of the existing police department facility and redevelopment of the subject parcels. There are actually three separate areas that are the subject of the land use change: the site of the former Walker Building, which was recently renovated to offices for the Gainesville Police Department; the future site of a training center located to the east of the former Walker Building, at the corner of NW 8th Avenue and NW 4th Street; and the future site of an analysis center that is located to the south of the existing GPD campus, between NW 7th Avenue and NW 6th Place.

The City Plan Board considered Petition 94LUC-08PB at a public hearing held August 28, 2008. By a vote of 6 - 0, the City Plan Board approved the petition.

At the subsequent City Commission hearing on October 2, 2008, the petitioner was directed to hold a public workshop with citizens and the Commission. The petition was deferred to the December 4, 2008 hearing.

Public notice for this petition was published in the Gainesville Sun on August 6, 2008. Letters were mailed to surrounding property owners on August 6, 2008.

CITY ATTORNEY MEMORANDUM

The proposed amendment to the Comprehensive Plan is treated as a small scale development activity. After the City Commission adopts the ordinance, it will be filed with the State Land Planning Agency. The state land planning agency does not review or issue a notice of intent for small scale development amendments. Any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of a small scale development amendment within 30 days following the City's adoption of the

amendment.

Small scale development amendments do not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments shall not become effective until the state land planning agency or the Administration Commission issues a final order that the adopted small scale development amendment is in compliance.