



## Legislation Text

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**File #:** 060415., **Version:** 3

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### PLANNED DEVELOPMENT AMENDMENT - METRO CORP- NW 39TH AVENUE AND 43RD STREET (B)

Ordinance No. 0-06-109, Petition No. 102PDA-06PB

An Ordinance of the City of Gainesville, Florida; amending Ordinance No. 030130, that amended Ordinance No. 3805 that amended the Planned Development commonly known as "Metro Corp" located in the vicinity of the southeast corner of N.W. 39th Avenue and N.W. 43rd Street; by allowing an additional financial institution on Lot 4; by extending the time for the development of Lots 3 and 4; by adopting revised development plan maps and a revised planned development report; amending and adopting additional conditions and restrictions as to Lot 4; providing for penalties; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT STAFF REPORT

The MetroCorp development is located at the southeast corner of Northwest 43rd Street and Northwest 39th Avenue. The development was initially approved on October 17, 1983 to establish an office development on 5.035 acres (219,357 square feet). Lots 1, 2, 3 and 4 were platted and subsequently developed in phases. The Planned Development ordinance regulating the development was revised in 1992, and again in 2003 to revalidate the Planned Development. A sizeable portion of MetroCorp development Lot 4 fronting Northwest 39th Avenue has not been developed. The current petition as approved by the city plan board and city commission, is an amendment to the Planned Development to add Financial Institution as an allowed use, and to extend the deadline for development of Lots 3 and 4 and to extend Ordinance 030130 for a period of two years from the current expiration date of December 31, 2006.

The applicant is expected to request a new change to extend the date of the Metrocorp Center Planned Development to December 31st 2010, instead of December 31st 2008. The request is necessary in order to respond professionally to recent changes in the overall economy, the construction industry, design considerations and finalizing the existing development under construction on the remainder of the Metrocorp Lot 4. On September 25, 2006, the City Commission approved a Planned Development amendment to the Metrocorp Center Planned Development to allow an additional financial institution on the remainder of Lot 4, Metrocorp Development and to extend the valid date of the planned development.

The Plan Board heard the petition and recommended that it be approved, with staff conditions as modified by the petitioner and staff.

Public notice was published in the Gainesville Sun on August 1, 2006. Letters were mailed to surrounding property owners on August 2, 2006. The Plan Board held a public hearing August 17, 2006. At the first reading of the ordinance on June 11, 1007, the City Commission revised Section 3 of the Ordinance to extend the period of the development order until December 31, 2010.

### CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of September 25, 2006, authorized the city attorney's office to prepare and advertise the necessary ordinance amending the planned development known as "Metro Corp".