



Legislation Text

File #: 140381., **Version:** 2

LAND USE CHANGE - SMALL SCALE - PROPERTY GENERALLY LOCATED WITHIN THE 1900 BLOCK OF THE NORTH SIDE OF NW 53RD AVENUE AND WITHIN THE 1700 BLOCK OF THE SOUTH SIDE OF NW 53RD AVENUE. (B)

Ordinance No. 140381; Petition No. PB-14-96 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 0.89 acres of property generally located within the 1900 block of the north side of NW 53rd Avenue and within the 1700 block of the south side of NW 53rd Avenue, as more specifically described in this ordinance, from Office (O) and Commercial (C) to Public and Institutional Facilities (PF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission: (1) approve Petition No. PB-14-96 LUC and (2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This petition/ordinance will change the land use category for approximately 0.89 acres of land, consisting of two parcels owned by the City, from Office (O) and Commercial (C) to Public and Institutional Facilities (PF). An associated zoning ordinance will change the zoning district to Public Services and Operations District (PS).

One parcel (tax parcel 07882-014-001) is approximately 0.83 acres, located within the 1900 block of the north side of NW 53rd Avenue, currently vacant, and has an Office (O) land use designation and a General Office District (OF) zoning designation. No development is proposed for this parcel in the near future. Gainesville Regional Utilities (GRU) does plan to construct a Power Delivery System (PDS) on the property in 2019. The other parcel (tax parcel 07883-003-000) is approximately 0.06 acres, located within the 1700 block of the south side of NW 53rd Avenue, contains a lift station, and has a Commercial (C) land use designation and a General Business District (BUS) zoning designation. This parcel was originally a part of the larger Home Depot parcel. No development is proposed for this parcel.

This ordinance is consistent with the Comprehensive Plan and will assign the most appropriate land use designations on the subject property, which will more accurately reflect the total acreage of various types of land in the city.

After public notice was published in the Gainesville Sun on September 9, 2014, the City Plan Board held a public hearing on September 25, 2014, and recommended approval of this petition by a vote of 5-0.

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, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of this amendment with Chapter 163, Florida Statutes. If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes. If unchallenged, this amendment shall become effective 31 days after adoption.