



Legislation Text

File #: 110786., **Version:** 3

TEXT AMENDMENT - LAND DEVELOPMENT CODE (B)

Ordinance No. 110786; Petition No. PB-11-150 TCH

An ordinance of the City of Gainesville, Florida, amending Section 30-66 Central city district (CCD) of the Land Development Code; by adding research and development in the physical, engineering and life sciences to the list of permitted uses by right; 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 Section 30-66 Central city district (CCD) of the Land Development Code by adding "research and development in the physical, engineering and life sciences" to the list of uses by right permitted in the Central city district (CCD) zoning district. This use is defined in Section 30-23 of the Land Development Code as "...establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary, and other allied subjects (NAICS 1997-541710)". This use is consistent with the stated purpose of the CCD zoning district to "provide a means to improve the physical, economic, social and cultural character of downtown Gainesville."

The proposed addition of research and development in the physical, engineering and life sciences to the list of uses permitted by right in the CCD zoning district is consistent with Future Land Use Element Goal 2 regarding redevelopment and with Objective 2.2 and implementing policies regarding the Innovation Zone. This proposed use is consistent with the Mixed-Use High-Intensity (MUH) future land use category, which is the land use category that corresponds with CCD zoning. MUH allows "a mixture of residential, office, business uses and light industrial uses."

Public notice was published in the Gainesville Sun on February 7, 2012. On February 23, 2012, the City Plan Board held a public hearing and, by a vote of 7-0, approved the Petition.

CITY ATTORNEY MEMORANDUM

This Ordinance requires two hearings. Should this Ordinance pass on first reading, second and final reading will be held on May 3, 2012.