



## Legislation Text

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**File #:** 190986., **Version:** 5

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### **Land Use Change - North of SW Archer Road between SW 50th Street and SW 47th Street**

Ordinance No. 190986

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use categories of certain property from Alachua County Low-Density to City of Gainesville Residential Low-Density with an overlay of Planned Use District (PUD), which property is specifically described in this ordinance and is generally located north of SW Archer Road between SW 50th Street and SW 47th Street; amending Ordinance No. 090741 to include the subject property within that existing PUD and to increase the allowance for assisted living facility beds; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

#### STAFF REPORT

NOTE: This ordinance was revised after first reading upon receiving guidance from the Florida Department of Economic Opportunity that this ordinance may proceed as a small-scale development amendment under Section 163.3184, Florida Statutes.

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use categories of certain recently annexed property from Alachua County Low-Density to City of Gainesville Residential Low-Density with an overlay of Planned Use District (PUD). The total land area for the subject property is 27.7 acres and is located north of SW Archer Road, east of SW 50th Street and west of SW 47th Street. The proposed largescale land use amendment would allow the redevelopment of the property as part of the existing Council on Aging assisted living medical facility, and will allow an additional 105 Assisted Living Facility (ALF) beds for a new allowed total of 415 beds.

The City Plan Board held a public hearing on February 27, 2020, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after adoption. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

The City Commission adopt the proposed ordinance.