



Legislation Text

File #: 160138, Version: 2

LAND USE CHANGE - 1217, 1227, 1237 and 1247 SW 11th AVENUE (B)

Ordinance No. 160138; Petition No. PB-16-57 LUC

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 1.03 acres of property generally located at 1217, 1227, 1237 and 1247 SW 11th Avenue, as more specifically described in this ordinance, from Single-Family (SF) to Urban Mixed-Use 1 (UMU-1); 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-16-57 LUC; and (2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This ordinance will amend the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of the subject property from Single-Family (SF) to Urban Mixed-Use 1 (UMU-1). The subject property is 1.03 acres located at 1217, 1227, 1237 and 1247 SW 11th Avenue, on the southeast corner of the intersection of SW 13th Street/US 441 and SW 11th Avenue. The subject property is within the UF Context Area and the College Park/University Heights Community Redevelopment Area. The proposed land use change is consistent with the City's Comprehensive Plan, and will allow a mix of residential and non-residential uses and will substantially increase the redevelopment potential for this property that is along a major corridor and is within walking distance of UF.

At a public hearing on June 23, 2016, the City Plan Board voted to recommend that the City Commission adopt this proposed land use category amendment.

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.