



Legislation Text

File #: 110821., **Version:** 1

LAND USE CHANGE - VICINTY OF 2320 SW 34TH STREET (B)

Ordinance No. 110821; Petition No. PB-11-136 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of property located in the vicinity of 2320 SW 34th Street, as more specifically described in this ordinance, from Alachua County Commercial to City of Gainesville Urban Mixed-Use 2; 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 PB-11-136 LUC and (2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This petition and ordinance amends of the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of property located in the vicinity of 2320 SW 34th Street, as more specifically described in the ordinance, from Alachua County Commercial to City of Gainesville Urban Mixed-Use 2 (UMU-2). The approximately .25 acre property, which is within the Urban Village area, contains a vacant 2,288 square-foot building with a 440 square-foot canopy.

Amendment of the Future Land Use Map is proposed because a City of Gainesville Future Land Use category is required to be placed on annexed land. The proposed change from Alachua County Commercial to Urban Mixed-Use 2 is consistent with the City's Comprehensive Plan and with the land use designation of surrounding properties, and will allow many of the same uses now permitted under the County category.

After public notice was published in the Gainesville Sun on November 17, 2011, the City Plan Board held a public hearing on December 5, 2011, and by a vote of 4-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This proposed amendment to the Comprehensive Plan is treated as a small-scale development amendment. 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.