



## Legislation Text

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**File #:** 110798., **Version:** 2

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### LAND USE CHANGE - VICINITY OF 515 NW 13TH TERRACE (B)

Ordinance No. 110798; Petition No. PB-12-10 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 515 NW 13th Terrace, as more specifically described in this ordinance, from Residential Medium-Density (RM) to Mixed-Use Low-Intensity (MUL); 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-12-10 LUC and (2) adopt the proposed ordinance.

### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This petition and ordinance amends 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 515 NW 13th Terrace, as more specifically described in the ordinance, from Residential Medium-Density (8-30 units per acre) (RM) to Mixed-Use Low-Intensity (8-30 units per acre)(MUL).

The property is located within the College Park/University Heights Redevelopment District and within the College Park Special Area Plan overlay zoning district. The property currently contains two approximately 1,800 square-foot residential duplexes that were built in 1948 and 1964 and abuts three parcels with MUL land use, which comprise the remainder of the block bounded by NW 13th Street on the east, NW 13th Terrace on the west, NW 6th Avenue on the north, and NW 5th Avenue on the south.

The proposed land use category change will facilitate future redevelopment of the property by expanding the allowable uses of the property and because the entire block will now have the MUL land use category. This is consistent with the infill and redevelopment goals of the Future Land Use Element (Goal 2, Objective 2.1, and Policy 2.1.1). These policies include, but are not limited to, improving the condition of blighted areas, promoting a healthy economy, and discouraging urban sprawl.

After public notice was published in the Gainesville Sun on February 7, 2012, the City Plan Board held a public hearing on February 23, 2012, and by a vote of 7-0, recommended approval of this petition.

### CITY ATTORNEY MEMORANDUM

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