



Legislation Text

File #: 160122., **Version:** 2

LAND USE CHANGE - PORTION OF 1125 NE 8TH AVENUE (B)

Ordinance No. 160122; Petition No. PB-16-74 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 property generally located at 1125 NE 8th Avenue adjacent to and south of NE 8th Avenue, west of NE 12th Street, and east of NE 11th Street, as more specifically described in this ordinance, from Public Facilities (PF) 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 No. PB-16-74 LUC; and (2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This ordinance will change the land use category for a developed, 3.2-acre property located at 1125 NE 8th Avenue adjacent to and south of NE 8th Avenue, west of NE 12th Street (approximately 1,155 feet west of Waldo Road), and east of NE 11th Street. This land use change from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (MUL) will allow a broad mix of residential and non-residential uses, including offices and retail scaled to serve the surrounding neighborhood.

The property is west of and adjacent to a place of religious assembly and two-family residences (duplexes) that front NE 12th Street. Duplexes and single-family houses are west across NE 11th Street, and the City's vacant 3.6-acre parcel is adjacent to the south. To the north across NE 8th Avenue are a convenience store and single-family houses. This property is within the Gainesville Innovation Zone.

This developed property contains a vacant 29,935 sq. ft. building that was owned by the federal government since 1950, and was used for many years by the U.S. Army Reserve. The property was the subject of a City of Gainesville visioning workshop in 2012. Ownership of the property (including the adjacent 3.6-acre parcel to the south) reverted to the City of Gainesville within the past year. The City issued a Request for Proposals for the reuse and redevelopment of the property in early March. The proposal that was selected by the City is from a small, innovative and successful Gainesville company that has outgrown its space in the former FAA building at Gainesville Regional Airport. The company, Phalanx Defense Systems, designs and manufactures body armor and related safety equipment for public safety workers (e.g., fire, police, as well as the U.S. military) using previously processed recycled materials.

City staff determined that the MUL land use category would be the most appropriate land use category for the use proposed by Phalanx, and filed the application for this small-scale land use change. This land use change ordinance has a corresponding rezoning ordinance as well as an ordinance that will amend the Land Development Code to allow armor systems manufacturing and assembly in the proposed zoning district (i.e., MU-1).

This land use change ordinance is consistent with the City's Comprehensive Plan and supports infill redevelopment and economic development.

At a public hearing on June 30, 2016, the City Plan Board voted to recommended approval of this land use change to the City Commission.

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.