



Legislation Text

File #: 170625., **Version:** 3

LAND USE CHANGE - 8.33 ACRES OF PROPERTY LOCATED AT 6224 SW 20TH AVENUE (B)

Ordinance No. 170625; Petition No. PB-17-112 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 8.33 acres of property generally located at 6224 SW 20th Avenue, as more specifically described in this ordinance, from Alachua County High-Density Residential to City of Gainesville Residential Low-Density (RL); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 8.33 acres of undeveloped property located at 6224 SW 20th Avenue, which is north of SW 20th Avenue, south of Sugarfoot Oaks subdivision, and east of Sugarlane Subdivision. This property, which is undeveloped and has no paved roads or structures, was voluntarily annexed into the city on November 2, 2017. As a result of annexation, the city must now assign appropriate land use and zoning designations.

The property's current land use category is Alachua County High-Density Residential, and this ordinance will change the land use category to City of Gainesville Residential Low-Density (RL). Adoption of the requested RL land use category will encourage development of this property in a diverse urbanized area, will allow low-density development of up to 15 dwelling units per acre, and will allow uses such as single-family developments, single-family attached houses, and small-scale multi-family development.

The City Plan Board held a public hearing on January 25, 2018, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

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.

