



## Legislation Text

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**File #:** 140576., **Version:** 2

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### **QUASI-JUDICIAL - PLANNED DEVELOPMENT AMENDMENT - OAK HAMMOCK (B)**

Ordinance No. 140576; Petition No. PB-14-132 PDA

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning to Planned Development District (PD) approximately 136 acres of property known as "Oak Hammock at the University of Florida" that is generally located south of SW Williston Road at 5100 SW 25th Boulevard, as more specifically described in this ordinance; adopting development conditions and a PD report with PD maps; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

#### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance amends and supersedes an existing Planned Development District (PD) known as "Oak Hammock at the University of Florida." The approximately 136-acre property is located south of SW Williston Road at 5100 SW 25th Boulevard. The PD provides for a continuing care retirement community, and was originally approved by Alachua County in 2000, annexed into the City in 2003, and rezoned to City Planned Development District (PD) in 2005.

Currently, the internal project infrastructure in the PD is substantially complete and approximately 75% of the allowable units have been constructed. This ordinance will extend the project build-out date, increase the allowable size of the PD's principal building by 11,400 square feet, decrease the allowable number of home sites by 6 units, and increase the number of skilled nursing units by 13 units.

After public notice was published in the Gainesville Sun on November 17, 2014, the City Plan Board held a public hearing on December 3, 2014, and voted to recommend approval of the petition. The City Commission held a public hearing on February 19, 2015, and approved the petition.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption.