



## Legislation Text

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**File #:** 210571., **Version:** 2

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### **Land Use Change - 0.60 Acres of Property Located at the 1200 Block of SW 25th Place (B)**

Ordinance No. 210571

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 0.60 acres of property generally located at the 1200 block of SW 25th Place and 350 feet east of SW 13th Street, as more specifically described in this ordinance, from Single-Family (SF) to Urban Mixed-Use (UMU); 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 0.60 acres of property located at 1200 block of SW 25th Place and 350 feet east of SW 13th Street from Single-Family (SF) to Urban Mixed-Use (UMU). This ordinance was generated by an application of the private property owner to change the land use category of the property as proposed. The City Plan Board reviewed the petition on January 27, 2022 and voted 4 to 1 to approve the petition contingent upon a text amendment to the Comprehensive Plan that limits the use of the property to stormwater, recreation and utilities. This proposed amendment to the Comprehensive Plan involves a use of 50 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 to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after adoption. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.