



Legislation Text

File #: 000234, **Version:** 2

COMPREHENSIVE PLAN - GAINESVILLE NORTH COMMUNITY ACTIVITY CENTER (B)

Ordinance No. 0-00-116; Petition No. 120CPA-00PB

An ordinance of the City of Gainesville, Florida, amending the City of Gainesville 1991-2001 Comprehensive Plan; amending policy 2.3.10(m) of the Future Land Use Element relating to the Gainesville North Community Activity Center, extending the period of time by which the zoning ordinance must be adopted to August 22, 2001; providing directions to the City Manager; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission (1) approve Petition 120CPA-00PB and (2) adopt either the proposed ordinance as submitted on October 9, 2000, or the proposed ordinance as revised.

STAFF REPORT

This is a request to extend the time frame by which the Planned Development zoning must be adopted for the Gainesville North Community Activity Center. This proposed text amendment of the Future Land Use Element of the 1991-2001 Comprehensive Plan is limited to the 716-acre, Gainesville North Community Activity Center. The Activity Center is generally located between NW 68th Avenue on the south and the Turkey Creek Forest single-family subdivision on the north, and between US 441 on the east and NW 43rd Street on the west. The subject property, along with an adjacent, 215-acre parcel west of NW 43rd Street and north of the Blues Creek subdivision, is the subject of the proposed Greenways of Gainesville Development of Regional Impact (DRI). The proposed DRI will be the subject of a future public hearing and is not part of this application.

The Gainesville North Community Activity Center is designated by FLUE Policy 2.3.8. One of the requirements for development of the Activity Center is that Planned Development (PD) zoning must be in place by August 22, 2000, as specified in Policy 2.3.10 m., the proposed amendment would be to August 22, 2001.

The Plan Board reviewed the petition and after considerable public discussion, the Board recommended approval of the petition. Some of the Board members made it clear that they would be less inclined to grant future extension.

Public notice was published in the Gainesville Sun on August 1, 2000. The Plan Board held a public hearing August 17, 2000. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 120CPA-00 PB. Plan Board vote 4-1

CITY ATTORNEY MEMORANDUM

The proposed amendment to the Comprehensive Plan will be transmitted to the State Department of Community of Affairs for written comment. Any comments, recommendations or objections of the State Department of Community Affairs must be considered at the second public hearing. The City Commission may then adopt or adopt with changes the proposed amendment to the Comprehensive Plan, or determine not to adopt a plan amendment.

Florida Statutes set forth the procedure for adoption of an amendment to the Comprehensive Plan. The second

hearing will be held at the adoption stage of the ordinance and must be advertised approximately five (5) days after the day that the second advertisement is published.

The Plan amendment will not become effective until the State Department of Community Affairs issues a final order determining the adopted amendment to be in compliance in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act, or until the Administration Commission (Governor and Cabinet) issues a final order determining the adopted amendment to be in compliance.

The City Commission, on October 9, 2000, continued the First Reading of this ordinance to October 23, 2000. As a result of the discussion at the meeting on October 9, the City Attorney has included the revised ordinance that was distributed during the meeting for further consideration by the Commission.