



## Legislation Text

---

**File #:** 200254., **Version:** 2

---

### **Land Use Change - 8.33 Acres of Property Located at 6224 SW 20th Avenue (B)**

Ordinance No. 200254

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 Residential Low-Density (RL) to Residential Medium-Density (RM); 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 is requested by the property owner to change the land use designation for approximately 8.33 acres of property, generally located at 6224 SW 20th Avenue, from Residential Low-Density (RL) to Residential Medium-Density (RM). The City Plan Board held a public hearing on August 27, 2020, where it voted to recommend approval of this land use change. This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment, and therefore under state law the City Commission may adopt this ordinance 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.