



## Legislation Text

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**File #:** 180018., **Version:** 2

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### **Quasi-Judicial - Amendment to Fletcher Oaks Planned Development Zoning Ordinance (B)**

Ordinance No. 180018

An ordinance of the City of Gainesville, Florida, amending a design requirement for garages in the Planned Development District (PD) Ordinance No. 991267 (as amended by Ordinance Nos. 020948, 071066, and 100762) for certain property known as "Fletcher Oaks A Planned Development" located in the vicinity of NW 31st Avenue and NW 26th Street and to the south of the 2500 block of NW 39th Avenue, as more specifically described in Ordinance No. 991267; providing certain conditions; 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 amends the Fletcher Oaks Planned Development (PD) zoning ordinance (Ordinance No. 991267, as amended by Ordinance Nos. 020948, 071066, and 100762) by removing for certain lots a design condition that requires garages to be accessed either from an alley or, if accessed from the front of a house, to be setback a minimum of 20 feet to the rear of the front porch or the front facade of the house. The intent of this design condition was that lot layout would include alleyways or rear access to lots. However, lots 88 through 113 and lot 128 in Fletcher Oaks (as per Plat recorded in Plat Book 30, Pages 73-74, in the Public Records of Alachua County, Florida) do not have rear access alleyways and the proposed amendment will therefore allow feasible and appropriate development within these subdivision lots.

Staff from the Department of Doing recommends approval. On May 24, 2018, the City Plan Board held a public hearing and voted to recommend that the City Commission approve this amendment.

#### CITY ATTORNEY MEMORANDUM

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