



Legislation Text

File #: 030762, Version: 1

LAND DEVELOPMENT CODE AMENDMENT - CENTRAL CITY DISTRICT (B)

Ordinance No. 0-04-32; Petition 173TCH-03 PB

An ordinance of the City of Gainesville, Florida, amending section 30-66 of the Land Development Code, relating to the Central City District (CCD); deleting standalone surface parking as a use by right in the CCD; deleting emergency shelters and automobile parking as a use by right in the CCD; deleting gasoline pumps as an accessory use to grocery stores, gasoline service stations, fuel dealers, and automotive repair and services as a use by special use permit in the CCD; adding structured parking as an allowed use in the CCD district; allowing emergency shelters by special use permit in the CCD; deleting minimum lot widths; adding a new height limit of 12 stories by right and additional stories by special use permit in the CCD if specific findings are made; removing redundancies and inconsistencies; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

The proposed amendments to the Central City zoning district are a compilation of staff changes. The most significant changes include: removing redundancies and inconsistencies with the Traditional City ordinance; deleting stand-alone surface parking, gas stations, fuel dealers, and major auto repair as allowed uses in the district; adding structured parking and limited auto services as allowed uses; adding a new height limit of 12 stories by right and more by special use permit; and removing unnecessary provisions.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on February 3, 2004. The Plan Board held a public hearing February 19, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 173TCH-03 PB. Plan Board vote 5-0.

CITY ATTORNEY MEMORANDUM

The Downtown Redevelopment Advisory Board (DRAB) considered this petition on March 24, 2004 and recommended to the Community Redevelopment Agency the following changes:

1. Move Emergency Shelter from uses by right to special use permit and
2. Modify language regarding structures greater than 12 stories (by special use permit) to allow first floor uses other than retail, services and/or restaurants on non-primary "A" streets.

The Community Redevelopment Agency (CRA) approved the DRAB recommendations on April 19, 2004 and the City Commission considered the CRA recommendations and heard this petition on June 1, 2004 (continuation from the May 24, 2004 regular City Commission meeting). The CRA recommendations were approved; additionally, limited automotive services were deleted as a use in the CCD.

This ordinance requires two public hearings. Should the Commission adopt the ordinance on first reading; the second and final reading will be held on Monday, July 12, 2004.

None