



Legislation Text

File #: 030451, **Version:** 1

(QUASI-JUDICIAL) PLANNED DEVELOPMENT - NEWBERRY ROAD MEDICAL PLAZA (B)

ORDINANCE NO. 0-04-09, PETITION NO. 103PDV-03PB

AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA; REZONING CERTAIN LANDS WITHIN THE CITY AND AMENDING THE ZONING MAP ATLAS FROM "RSF-1: 3.5 UNITS/ACRE SINGLE-FAMILY RESIDENTIAL DISTRICT" TO "PLANNED DEVELOPMENT DISTRICT"; LOCATED IN THE VICINITY OF THE 4300 BLOCK OF NEWBERRY ROAD (SR26), SOUTH SIDE; COMMONLY KNOWN AS "NEWBERRY ROAD MEDICAL PLAZA"; ADOPTING A DEVELOPMENT PLAN REPORT AND DEVELOPMENT PLAN MAPS; PROVIDING CONDITIONS AND RESTRICTIONS; PROVIDING FOR ENFORCEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

The City Commission adopt the proposed ordinance.

The City Commission, at its meeting of November 10, 2003, held a quasi-judicial hearing and at its conclusion, approved Petition No. 103PDV-03PB. This action authorized the City Attorney's office to prepare and advertise the necessary ordinance rezoning certain lands within the city to planned development, commonly known as "Newberry Road Medical Plaza" within the City of Gainesville.

Attention is directed to paragraph 19 and 20 on page 5 of the Ordinance. These paragraphs contain special conditions relating to the conveyance of N.W. 44th Street to the City for public right-of-way purposes, and to the use of the road during construction of the development. Additionally, prior to the 2nd reading of the Planned Development Ordinance, the owner/developer must execute a Transportation Concurrency Exception Area Agreement with the City that meets the requirements of the Concurrency Management Element, Policy 1.1.6 Standards of the Comprehensive Plan.