



Legislation Text

File #: 000769, **Version:** 1

COMP PLAN AMENDMENT - HISTORIC PRESERVATION ELEMENT (B)

ORDINANCE NO. 0-01-15; PETITION NO. 173CPA-00 PB

An ordinance of the City of Gainesville, Florida, amending the Historic Preservation Element of the City of Gainesville 1991-2001 Comprehensive Plan; adding provisions relating to archaeologically sensitive areas, cemeteries, "native stone" buildings, encouragement of reuse rather than relocation or demolition, establishment of a conservation overlay district ordinance to identify distinctive neighborhoods, inventory of threatened structures in historic districts, targeting CDBG funds for historic districts, identification of areas for "Florida Main Street Community" designation, encouragement of Santa Fe Community College to have a master plan for its downtown campus, and protection of historic districts from incompatible uses; making minor amendments throughout; providing directions to the City Manager; stating intent to adopt the amended element as part of the City of Gainesville 2000-2010 Comprehensive Plan; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission (1) approve Petition 173CPA-00 PB, with modifications; and (2) adopt the proposed ordinance.

STAFF REPORT

The Historic Preservation Element emphasizes the preservation, protection and enhancement of historic, archaeological and cultural resources in the City of Gainesville.

The Historic Preservation Board provided comments to staff at the November 7, 2000 regular meeting regarding the Historic Preservation Element. The Plan Board reviewed the draft Historic Preservation Element and provided comments at a public workshop on November 30, 2000. Input from the two Boards and recommendations from the Evaluation and Appraisal Report are reflected in the proposed updated Element.

The proposed changes to the Goals, Objectives, and Policies include:

- Identify archaeologically sensitive areas within the City of Gainesville.
- Coordinate with groups that are surveying and identifying cemeteries.
- Survey and nominate Gainesville's "native stone" buildings to the National Register of Historic Places.
- Prepare a conservation district overlay ordinance and identify distinctive neighborhoods in Gainesville for inclusion.
- Inventory threatened historic structures in the Pleasant Street, Northeast, and Southeast Historic Districts.
- Identify commercial areas in Gainesville appropriate for designation as a "Florida Main Street Community."
- Encourage Santa Fe Community College to develop a master plan for its downtown campus to ensure that future development is sensitive to the historic character of the Pleasant Street Historic District.
- Protect historic districts from encroachment of incompatible uses.
- Develop and maintain a list of historic properties that are threatened by demolition due to neglect.

The Plan Board modified Policy 1.3.3 to clarify that there is a hierarchy ranging from use and rehabilitation of historic structures to demolition as a last resort. Within the hierarchy are relocation to another site for reuse, and selective dismantling for reuse, both of which are preferable to demolition.

Strike-throughs and underlines indicate changes from the 1991 adopted Goals, Objectives and Policies.

Public notice was published in the Gainesville Sun on December 1, 2000. The Plan Board held a public hearing December 19, 2000. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 173CPA-00 PB, with modifications. Plan Board vote 5-0.

CITY ATTORNEY MEMORANDUM

The above-referenced ordinance was approved by the Plan Board on December 19, 2000, and the Community Development Department has requested the City Attorney's Office to prepare the appropriate ordinance amending the City of Gainesville 1991-2001 Comprehensive Plan.

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 seven (7) 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.

None