



Legislation Text

File #: 070763., **Version:** 4

PLANNED DEVELOPMENT AMENDMENT - MAGNOLIA PARKE PD (B)

Ordinance No. 0-08-02, Petition No. 128PDV-07PB

An Ordinance of the City of Gainesville, Florida; amending the Planned Development commonly known as "Magnolia Parke PD", located in the vicinity of 4700 block of Northwest 39th Avenue; by amending City of Gainesville Ordinance Nos. 960941 and 991285 and extending the term of the final development order associated with this Magnolia Parke Planned Development; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF REPORT

The Magnolia Parke Planned Development expired on October 13, 2007. The developer is asking that the PD (Planned Development) remain valid for a period of 20 years from the adoption date of an ordinance allowing the PD to be re-established. The City adopted the PD by ordinance (Ordinance No. 960941) on October 13, 1997. Then, on September 11, 2000, the City adopted an ordinance (Ordinance No. 991285) that limited the validity of the PD to a period of 10 years from the adoption date of Ordinance No. 960941.

Magnolia Parke is a 33-acre mixed-use Planned Development located on the north side of Northwest 39th Avenue, between Northwest 43rd Street and Northwest 51st Street. The developer's request to re-establish the PD includes proposed modifications to the text of the above-referenced ordinances, but no modifications to the related PD Layout Plan Map.

Public notice was published in the Gainesville Sun on October 31, 2007. Letters were mailed to surrounding property owners on October 31, 2007.

The City Plan Board considered the above-referenced petition, at a public hearing held November 15, 2007. By a vote of 7-0, the City Plan Board approved Petition 128PDV-07PB with staff conditions and a five year extension approvable by the City Commission.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of January 14, 2008, authorized the city attorney's office to prepare and advertise the necessary ordinance amending the planned development known as "Magnolia Parke PD".