



Legislation Text

File #: 190980., **Version:** 4

Land Use Change - 20.73 Acres of Property Located Northwest of the Intersection of SW 43rd Street and SW 24th Avenue (B)

Ordinance No. 190980

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Low-Density (RL) and Residential Medium-Density (RM) to Urban Mixed-Use High Intensity (UMUH); 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 will change the land use category of approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue from Residential Low-Density (RL) and Residential Medium-Density (RM) to Urban Mixed-Use High Intensity (UMUH). The current land use allows for a combination of single-family detached and attached dwellings, and multiple-family residential dwellings in addition to mixed housing types.

The land use change would increase the allowable units to 100 dwelling units per acre by right and 125 dwelling units per acre with approval of a special use permit. Adoption of this ordinance will enable future development at a density that is consistent and compatible with the existing patterns in the area.

Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after adoption. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.