



Legislation Details (With Text)

**File #:** 200886.      **Version:** 4      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 2/19/2021      **In control:** City Attorney  
**On agenda:** 1/6/2022      **Final action:** 1/6/2022  
**Title:** Land Use Change - 83.79 Acres of Property Located on the 755-1100 Block on the South Side of NE 39th Avenue (B)

Ordinance No. 200886

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 83.79 acres of property generally located on the 755-1100 block on the south side of NE 39th Avenue, as more specifically described in this ordinance, from Planned Use District (PUD) to Commercial (C), Urban Mixed- Use (UMU), and Residential Low-Density (RL); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 200886\_PB-20-152\_LUC\_NE39thHenderson\_StaffReport\_20210225, 2. 200886A\_draft ordinance\_20210603, 3. 200886B\_PB-20-115LUC\_NE39\_StaffPPT\_20210603, 4. 200886A\_draft ordinance\_20210805, 5. 200886B\_PB-20-152LUC\_NE39\_StaffReportwithAppendicesA\_D\_20210225, 6. 200886C\_PB-20-115LUC\_NE39\_Powerpoint\_07202021, 7. 200886E\_Legal Descriptions\_20210715, 8. 200886F\_School\_Student\_Generation\_Form\_20210715, 9. 200886G\_Addendum\_to\_Justification\_Report\_20210715, 10. 200886D\_Application\_20210715, 11. 200886\_Land Use Change PowerPoint\_20210805, 12. 200886A-1\_draft ordinance\_20211202, 13. 200886B\_Agency Letters\_20211202, 14. 200886\_Ordinance Final\_20220106

Date	Ver.	Action By	Action	Result
1/6/2022	4	City Commission	Adopted on Final Reading (Ordinance)	Pass
12/2/2021	4	City Commission	Continued	Pass
8/5/2021	3	City Commission	Adopted on First Reading (Ordinance)	Pass
6/3/2021	2	City Commission	Continued	
2/25/2021	1	City Plan Board		

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providing an effective date.

The City Commission adopt the proposed ordinance.

## STAFF REPORT

Update since first reading: On August 5, 2021, the City Commission approved this ordinance on first reading. City staff then transmitted this ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, Florida Department of Environmental Protection, and North Central Florida Regional Planning Council. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of review of the respective state agencies, and therefore did not necessitate any changes to the ordinance.

This ordinance amends the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 83.79 acres property, located on the 755-1100 block on the south side of NE 39th Avenue, from Planned Use District (PUD) to Commercial (C), Urban Mixed-Use (UMU), and Residential Low-Density (RL).

Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward written comments to the City, which the City must then consider during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.

Within 30 days following the City's adoption of the amendment, 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 the state land planning agency notifies the City that the amendment package is complete. 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.