



## Legislation Text

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**File #:** 120002., **Version:** 1

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### LAND USE CHANGE - VICINITY OF 500 BLOCK OF SE 7TH AVENUE AND 500 BLOCK OF SE 5TH AVENUE (B)

Ordinance No. 120002; Petition No. PB-12-34 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of property located in the vicinity of the 500 block of SE 7th Avenue and the 500 block of SE 5th Avenue, as more specifically described in this ordinance, from Public Facilities (PF) to Mixed-Use High-Intensity (MUH); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission: (1) approve Petition PB-12-34 LUC and (2) adopt the proposed ordinance.

### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This petition and ordinance amend the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of property located in the vicinity of the 500 block of SE 7th Avenue and the 500 block of SE 5th Avenue, as more specifically described in the ordinance, from Public Facilities (PF) to Mixed-Use High-Intensity (MUH).

The approximately 2.9 acre property is owned by the City of Gainesville and contains a vacant one-story office building and a two-story warehouse. This property, which was vacated last year when various Gainesville Regional Utilities (GRU) operations and employees relocated, is well-positioned for redevelopment sought by the City, the Gainesville Community Redevelopment Agency (CRA), and GRU. This property is within the Gainesville Innovation Zone and in the "Power District." A portion of the property is the site of the proposed redevelopment initiative referred to as the "Power District Catalyst Project."

The proposed land use category change will facilitate future redevelopment of the property by expanding the allowable uses of the property from those of the Public Facilities category to those of the Mixed-Use High-Intensity category, which allows for various non-residential uses in addition to residential uses. This proposed small-scale land use amendment is consistent with the City's infill and redevelopment goals (Future Land Use Element Goal 2, Objective 2.1) and implements the Memorandum of Understanding (Legislative No. 110516A) between the City, GRU and the CRA that was approved by the City Commission on December 15, 2011, regarding redevelopment of the Power District.

After public notice was published in the Gainesville Sun on April 10, 2012, the City Plan Board held a public hearing on April 26, 2012, and by a vote of 5-0, recommended approval of this petition.

### CITY ATTORNEY MEMORANDUM

This proposed amendment to the Comprehensive Plan is treated as a small-scale development amendment. Within 30 days following the City's adoption of this amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of this amendment with Chapter 163, Florida Statutes.

If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining that the adopted amendment is in compliance

with Chapter 163, Florida Statutes. If unchallenged, this amendment shall become effective 31 days after adoption.