



Legislation Text

File #: 160482., **Version:** 3

LAND USE CHANGE - 916 NW 66TH STREET (B)

ORDINANCE NO. 160482; PETITION NO. PB-16-141 LUC

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 property generally located at 916 NW 66th Street, as more specifically described in this ordinance, from Alachua County Office/Medical (O/M) to City of Gainesville Office (O); 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 No. PB-16-141 LUC; and 2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

This petition for a small-scale amendment of the Future Land Use Map pertains to a 0.91-acre property identified as Tax Parcel No. 06340-007-000, which is generally located north of W Newberry Road, south of NW 10th Place, east of NW 69th Terrace and Interstate 75, and west of NW 66th Street. This property was voluntarily annexed into the City of Gainesville by Ordinance 160156 effective on September 15th, 2016. The property is currently developed with an existing 10,016 square foot CVS pharmacy and is surrounded by the North Florida Regional Medical Center (NFRMC) complex. The site also abuts existing commercial development along Newberry Road.

The proposed small-scale land use change from Alachua County Office/Medical (O/M) to City of Gainesville Office (O) will allow a mix of residential and non-residential uses including medical offices and similar facilities that are consistent with the existing Alachua County land use designation.

This property abuts NFRMC properties with City of Gainesville Office land use to the north and the east, Alachua County Office/Medical land use to the west, and Alachua County Tourist/Entertainment to the south. The respective zoning designations for the adjacent properties are City of Gainesville Medical Services district to the north and east, Alachua County Hospital and Medical district to the west, and Alachua County Highway Oriented Business zoning to the south.

This petition is related to Petition PB-16-142 ZON, which proposes a zoning change from Alachua County Hospital and Medical district to City of Gainesville Medical Services zoning.

Public notice was published in the Gainesville Sun on October 11, 2016. The City Plan Board held a public hearing on October 27, 2016 and voted 7-0 to recommend the City Commission approve the petition.

CITY ATTORNEY MEMORANDUM

This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

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.