



Legislation Text

File #: 170607., **Version:** 2

LAND USE CHANGE- 1.48 ACRES OF PROPERTY LOCATED AT 1135 SW 11TH AVENUE (B)

Ordinance No. 170607; Petition No. PB-17-114 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 approximately 1.48 acres of property generally located at 1135 SW 11th Avenue, as more specifically described in this ordinance, from Single-Family (SF) to Urban Mixed-Use (UMU); 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-17-114 LUC; and 2) adopt the proposed ordinance.

DEPARTMENT OF DOING STAFF REPORT

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 1.48 acres of property that is generally located at 1135 SW 11th Avenue from Single-Family (SF) to Urban Mixed-Use (UMU), which will allow a mix of residential and non-residential uses. The applicant's intent (stated in the notice to the September 27, 2017, neighborhood workshop) "is to construct a second phase to The Nine apartment complex."

The subject property is located at the southwest corner of SW 11th Avenue and SW 11th Terrace, and is adjacent and east of the 3.7-acre, 4-story, 188-unit, multi-family development called "The Nine" (Phase 1) that is currently under construction. This ordinance will substantially increase the redevelopment potential for this property that is proximate to a major corridor (SW 13th Street/US 441) and is within walking distance of the P.K. Yonge Developmental Research School (K-12), the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area. The property is approximately 560 feet to the east of SW 13th Street/US 441, and is in a part of the City that has been steadily changing from single-family residential to multiple-family and mixed-use land use in recent years.

The City Plan Board held a public hearing on January 25, 2018, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

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.