



## Legislation Text

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**File #:** 190537., **Version:** 2

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### **Land Use Change - 4.4 Acres of Property Located West of I-75 in the Finley Woods Annexation Area (B)**

Ordinance No. 190537

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 4.4 acres of property generally located south of Tax Parcel No. 07240-049-000, west of SW 41st Boulevard and Interstate 75, north of SW Williston Road, and east of SW 75th Street, as more specifically described in this ordinance, from Alachua County Light Industrial to City of Gainesville Industrial (IND); 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 amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.4 acres of property located south of Tax Parcel No. 07240-049-000, west of SW 41st Boulevard and Interstate 75, north of SW Williston Road, and east of SW 75th Street. This property was voluntarily annexed into the city on February 16, 2017. As a result of annexation, the city must now assign appropriate land use and zoning designations. The property's current land use category is Alachua County Light Industrial and this ordinance will change the land use category to City of Gainesville Industrial (IND).

The City Plan Board held a public hearing on October 24, 2019, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan. 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 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.