



## City of Gainesville Agenda Report

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**File #: 2022-384**

**Agenda Date:** October 6, 2022

**Department:** City Attorney

**Title: Land Use Change – 21.69 Acres of Property Located at 2100 Block of SE Hawthorne Road, South Side 2022-384 (B)**

**Description:** Ordinance No. 2022-384: 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 21.69 acres of property generally located at the 2100 block of SE Hawthorne Road, south side, as more specifically described in this ordinance, from Mixed-Use Office/Residential (MOR) to Urban Mixed-Use (UMU) and Public and Institutional Facilities (PF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**Explanation:**

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 21.69 acres of property located at the 2100 block of SE Hawthorne Road, south side, from Mixed-Use Office/Residential (MOR) to Urban Mixed-Use (UMU) and Public and Institutional Facilities (PF). This ordinance was generated by an application of the private property owner to change the land use category of the property as proposed. The City Plan Board held a public hearing on August 25, 2022, 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 50 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.

**Strategic Connection: N/A**

**Fiscal Note: N/A**

**Recommendation:**

The City Commission adopt the proposed ordinance.