



City of Gainesville Agenda Item Report

File Number: 2023-826

Agenda Date: November 16, 2023

Department: City Attorney

Title: 2023-826 - Land Use Change - 0.16 Acres of Property Located at 1222 NW 16th Avenue (B)

Department: City Attorney

Description: Ordinance No. 2023-826: 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 0.16 acres of property generally located at 1222 NW 16th Avenue, as more specifically described in this ordinance, from Single-Family (SF) to Mixed-Use Office/Residential (MOR); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Explanation: This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 0.16 acres of property located at 1222 NW 16th Avenue, from Single-Family (SF) to Mixed-Use Office/Residential (MOR). This ordinance was generated by an application of the private owner(s) to change the land use category of the property as proposed. The City Plan Board held a public hearing on August 24, 2023, 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:

Goal 3: A Great Place to Live and Experience

Recommendation: The City Commission adopt the proposed ordinance.