



## City of Gainesville Agenda Item Report

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**File Number:** 2024-261

**Agenda Date:** July 18, 2024

**Department:** Office of the City Attorney

**Title:** 2024-261 Land Use Change – 12.50 Acres of Property Located at 4329 SW 47th Way and 4301 SW 47th Way (B)

**Department:** Office of the City Attorney

**Description:** Ordinance No. 2024-264: 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 12.50 acres of property generally located at 4329 SW 47<sup>th</sup> Way and 4301 SW 47<sup>th</sup> Way, as more specifically described in this ordinance, from Alachua County Medium Density Residential to Residential Low-Density (RL); 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 12.50 acres of property generally located at 4329 SW 47<sup>th</sup> Way and 4301 SW 47<sup>th</sup> Way, as more specifically described in this ordinance, from Alachua County Medium Density Residential to Residential Low-Density (RL). 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 March 28, 2024, 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.

**Business Impact Estimate:**

This ordinance is exempt under Florida Statute 166.041(4)(a). (See Attached)

**Strategic Connection:**

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

**Recommendation:** The City Commission adopt the proposed ordinance.