



MEMORANDUM

Office of the City Attorney

LEGISLATIVE ITEM NO. 000152

Phone: 334-5011/Fax 334-2229
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TO: Mayor and City Commission

DATE: November 27, 2000

FROM: City Attorney

CITY ATTORNEY
SECOND READING

SUBJECT: Ordinance No. 0-00-119, Petition No. 104ZON-00PB
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands within the City from "AGR: Agriculture district" to "I-1: Limited industrial district"; located east of Lots 8, 10 and 11 in the vicinity of the 6800 block of NW 18th Drive of the Northwest Industrial Park; providing a severability clause; providing a repealing clause; and providing an effective date.

Recommendation: The City Commission adopt the proposed ordinance.

STAFF REPORT

The request of this petition is to rezone the property from AGR to I-1 (limited industrial). The subject property is adjacent to the recently proposed Northwest Business Park that is located east of the Northwest Industrial Park and Northwest 18th Drive. The approximately 5.41-acre property is located in the northwestern section of tax parcel 07879-006-000. The property is zoned AGR (Agriculture) with AGR (Agriculture) land use. To the north and east of the site is vacant land with agricultural land use and zoning. To the south of the property is vacant land with IND (Industrial) land use and I-1 (limited industrial) zoning. West of the subject property are lots within the Northwest Industrial Park, which has industrial land use and I-1 zoning. A printing business, a wholesale coffee business and a warehouse occupy the lots to the west of the subject property, including a 50' drainage easement.

The I-1 zoning is a light industrial district suitable for the development of certain types or retail-commercial sales and services, as well as research operations, wholesale or storage distribution concerns and light manufacturing. The Plan Board reviewed the petition and recommends approval.

Public notice was published in the Gainesville Sun on September 5, 2000. Letters were mailed to surrounding property owners on September 6, 2000. The Plan Board held a public hearing September 21, 2000. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 104ZON-00 PB. Plan Board vote 5-0.

Prepared and Submitted by:


Marion J. Radson, City Attorney

Attachment

Passed on first reading by a vote of 5-0.