



# MEMORANDUM

Office of the City Attorney

LEGISLATIVE ITEM NO. 000770

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**TO:** Mayor and City Commission

**DATE:** February 26, 2001

**FROM:** City Attorney

**CITY ATTORNEY  
SECOND READING**

**SUBJECT:** Ordinance No. 0-01-03, Petition No. 176ZON-00PB  
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands within the City from "RSF-1: 3.5 units/acre single-family residential district" to "MD: Medical services district"; located in the vicinity of 6400 block of Northwest 9<sup>th</sup> Boulevard; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

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Recommendation: The City Commission adopt the proposed ordinance.

## STAFF REPORT

This is a request to bring the zoning into compliance with the Office land use recently adopted by the City Commission (Petition 105LUC-00PB) for the subject property. The subject property is approximately 29 acres in size and is located in the 6400 block of Northwest 9th Boulevard. The property is currently undeveloped, and can best be described as an open field with a wooded buffer and walking path along the north, east and west border. Of the 29 acres, 17 acres are now encumbered by a recorded private conservation easement along the west, north and east edges of the property. The easement is part of a private agreement between the neighborhood and the hospital. The easement provides additional buffering and a transition area between the existing single-family to the north and east and the hospital and medical office uses to the south. The width of the conservation easement varies from approximately 120 feet to 400 feet at its widest. The easement is not enforceable by the City.

The request of this petition is to change the zoning from RSF-1 to MD (Medical Services district) to facilitate the development medical office use on the site. The MD district is established to provide adequate space in appropriate locations suitable for accommodating the health and related medical needs of the community. The objectives of the district include encouraging development to locate in close proximity to the community's major transportation arteries so as to provide maximum accessibility for emergency vehicles and the general public. The subject property is located within ¼ mile of State Road 26, a major transportation artery, and is part of the North Florida Regional Medical Center complex. Staff and the Plan Board find that the purpose and objectives of the MD zoning district, as stated above, are suitable for the subject property and compatible with surrounding uses.

The Plan Board after reviewing the petition and hearing the concerns on the neighbors recommended approval of the zoning change.

Public notice was published in the Gainesville Sun on December 1, 2000. Letters were mailed to surrounding property owners on December 4, 2000. The Plan Board held a public hearing December 19, 2000. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 176ZON-00 PB. Plan Board vote 4-1.

Prepared and Submitted by:



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Marion J. Radson, City Attorney

MJR/afm

Attachment

Passed on first reading by a vote of 3-0 on 2/12/01.