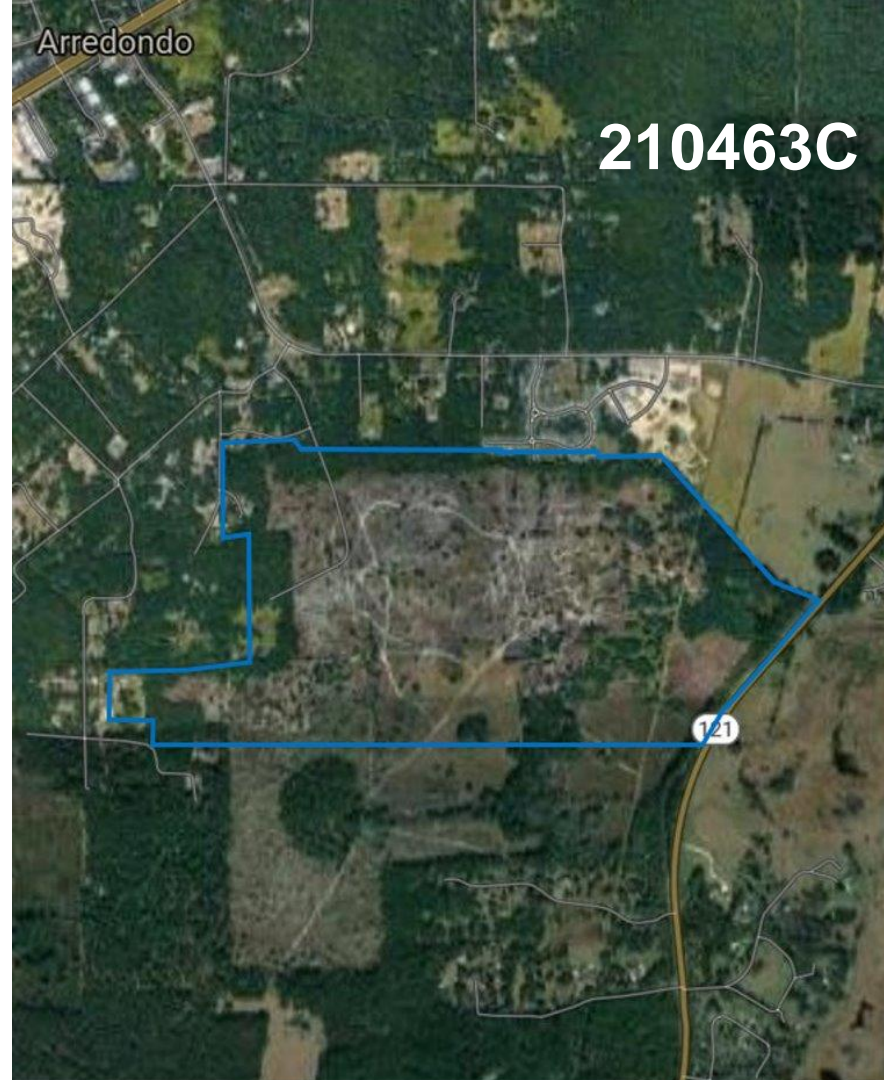


City of
Gainesville

PB-21-00117 ZON
Zoning Change

Department of Sustainable Development
Juan Castillo
1/6/2022



Zoning Change

Location: West side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard.

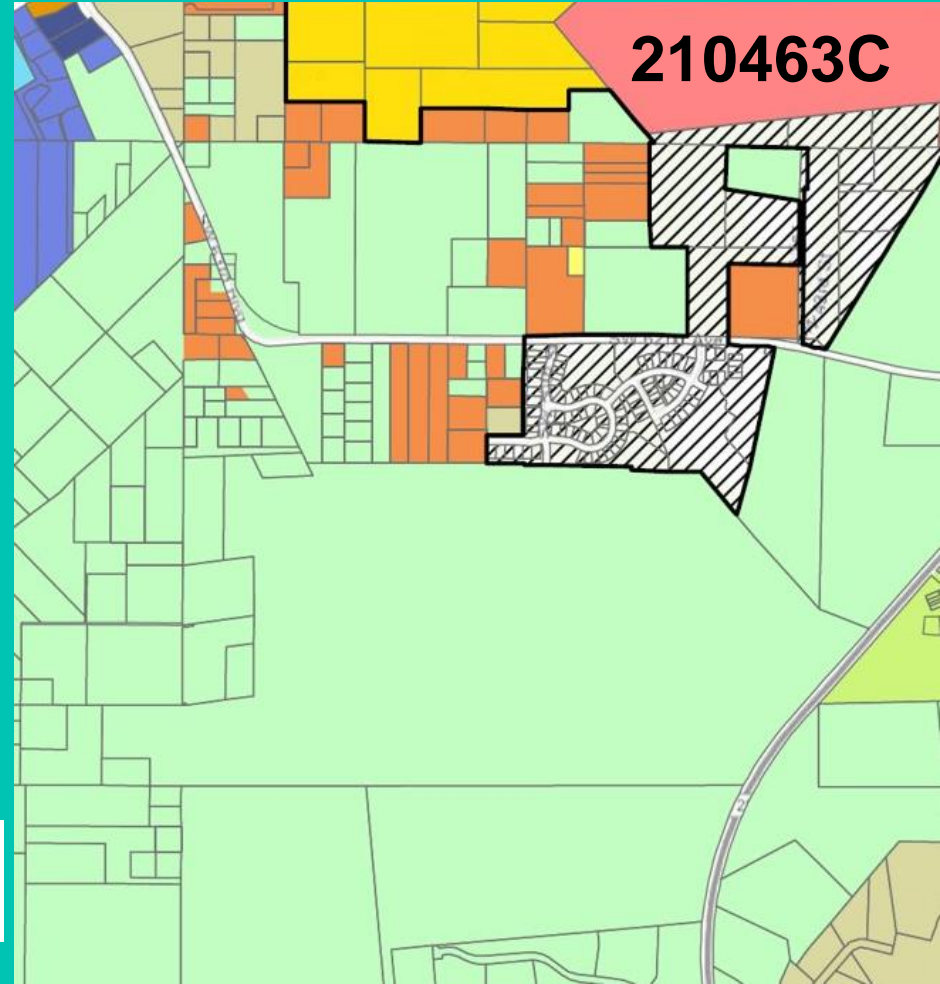
Current Use: Vacant

Property Size: Approximately 283 +/- acres

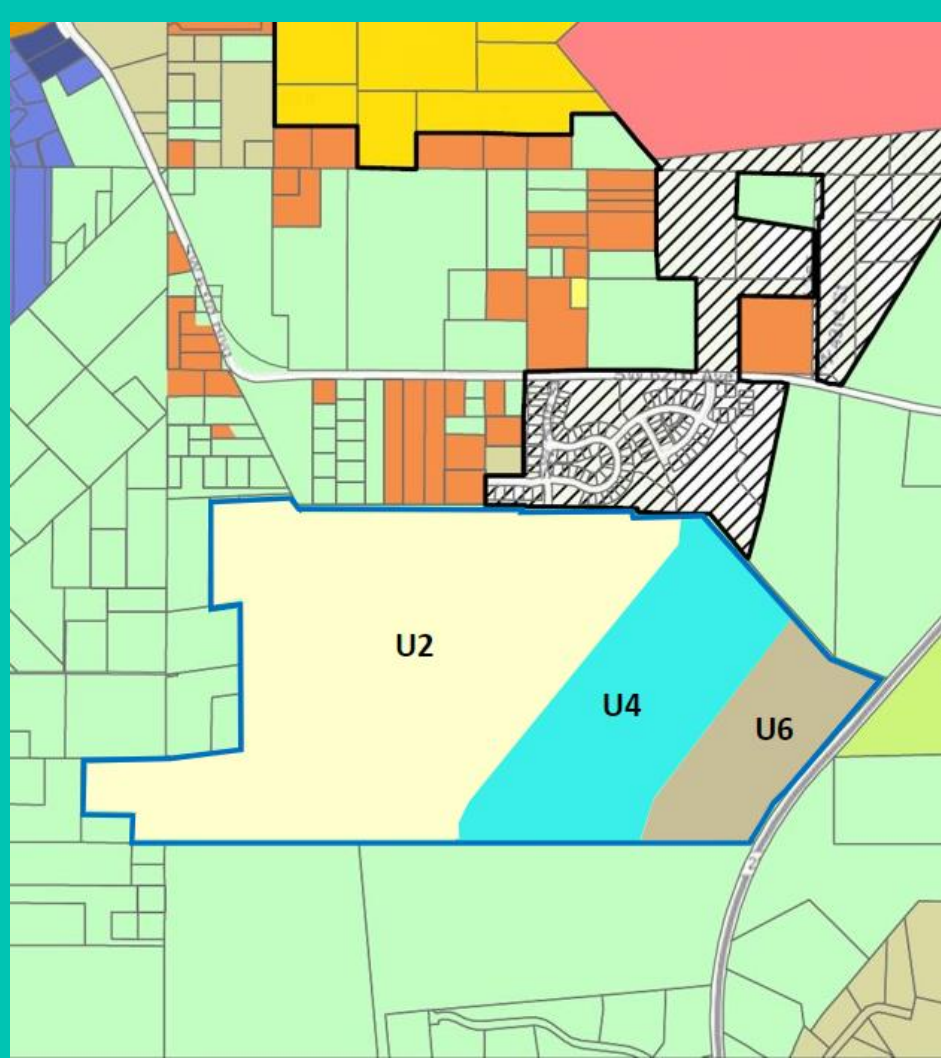
Current Zoning: Agricultural

Proposed Zoning: City of Gainesville Transect zones Urban 2, Urban 4, and Urban 6.

Size of Annexed Portion: 283 +/- acres



Gainesville City Limits	BT: Tourist-Oriented Business	OF: General Office	Alachua County Zoning
Parcels	BUS: General Business District	PD: Planned Development	(A) Agricultural
City of Gainesville Zoning	CP: Corporate Park	RSF-4: Single-Family Residential	(BH) Highway Oriented Business
BI: Business Industrial	I-2: General Industrial	(BP) Business/Professional	



Staff Recommendation: Approval

Meets Rezoning Criteria Sec. 30-3.14 including the additional transect criteria

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- Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- The character of the district and its suitability for particular uses.
- The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- The needs of the city for land areas for specific purposes to serve population and economic activities.
- See report for full list of criteria.

Date	Action
9/30/21	Petition heard by City Plan Board
1/6/22	Petition heard by City Commission
1/20/22	Second reading of petition/ordinance

Thank You

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