



Legislation Details (With Text)

**File #:** 121031      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 4/10/2013      **In control:** City Attorney  
**On agenda:** 6/20/2013      **Final action:** 7/18/2013  
**Title:** REZONING - 2845 NE 39TH AVENUE (B)

Ordinance No. 121031; Petition No. PB-13-15 ZON  
 An ordinance of the City of Gainesville, Florida, amending Section 30-23 of the Land Development Code to include the definition of continuum of care facility; amending the Public services and operations zoning by establishing uses permitted by right for approximately 30.85 acres of certain real property located in the vicinity of 2845 NE 39th Avenue; establishing development requirements for the subject property; waiving the requirement of a preliminary development plan; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 121031A\_staff report\_20130502.pdf, 2. 121031B\_GCI Building Indientification\_20130502.pdf, 3. 121031C\_Maps\_Existing Land Use\_Zoning\_20130502.pdf, 4. 121031D\_Maps\_20130502.pdf, 5. 121031E\_RTS Route 25\_20130502.pdf, 6. 121031F\_Conditions\_20130502.pdf, 7. 121031G\_Neighborhood Workshop info\_zoning application\_20130502.pdf, 8. 121031H\_CPB minutes\_20130502.pdf, 9. 121031I\_staff ppt\_20130502.pdf, 10. 121031A\_draft ordinance\_20130620.pdf, 11. 121031\_Ordinance\_20130718.pdf

Date	Ver.	Action By	Action	Result
7/18/2013	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
6/20/2013	2	City Commission	Adopted on First Reading (Ordinance)	Pass
5/2/2013	1	City Commission	Approved (Petition)	Pass

**REZONING - 2845 NE 39TH AVENUE (B)**

Ordinance No. 121031; Petition No. PB-13-15 ZON  
 An ordinance of the City of Gainesville, Florida, amending Section 30-23 of the Land Development Code to include the definition of continuum of care facility; amending the Public services and operations zoning by establishing uses permitted by right for approximately 30.85 acres of certain real property located in the vicinity of 2845 NE 39th Avenue; establishing development requirements for the subject property; waiving the requirement of a preliminary development plan; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This ordinance provides the zoning designation to implement the PF (Public Facilities) land use on the properties included in this ordinance. The ordinance includes a portion of parcels: 8191-000-000 and 8197-000-000. The parcels, consisting of approximately 30.85 acres, are owned by the State of Florida. The property had been used as the Gainesville Correctional Institute (GCI) which housed over 300 minimum to medium security inmates. The site consists of several buildings with space for office use, a medical clinic, dormitories, library, food service, multi-purpose rooms and a chapel.

The GCI closed in March of 2012, and the City of Gainesville is working with the State of Florida to acquire the property to be used as a multi-faceted services center for the community. On December 6, 2012 the City Commission authorized staff to act as agent for the property and to initiate a zoning petition.

The City's land development regulations do not include a use designation such as that contemplated for the multi-faceted services center for the community and the homeless. This ordinance adds the definition of continuum of care facility to allow a multi-faceted facility that will provide medical, housing, food, job, social services and other needs faced by the homeless, those at risk of becoming homeless, and the community in general.

The Public Services and operations district (PS), Section 30-75 of the Land Development Code, requires that each specific permitted use be designated in the ordinance which zones the property PS. Ordinance No. 0-82-76, which rezoned this property as PS, designated the permitted uses as "State Administrative" and "Santa Fe Correctional Farm." This ordinance amends the zoning to allow the continuum of care facility use as well as other uses that will provide services to the homeless and the entire Gainesville community.

After public notice was published in the Gainesville Sun on March 12, 2013, the City Plan Board held a public hearing on March 28, 2013, and recommended approval of this petition by a vote of 6-0. On May 2, 2013, the City Commission approved the petition by a vote of 7-0.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two readings.