



Legislation Details (With Text)

**File #:** 100678. **Version:** 1 **Name:** REZONINGS - VICINITY OF WEST OF SW 34TH STREET AND NORTH OF SW ARCHER RD (B)  
**Type:** Ordinance **Status:** Adopted  
**File created:** 7/21/2011 **In control:** City Attorney  
**On agenda:** **Final action:** 8/4/2011  
**Title:** REZONINGS - VICINITY OF WEST OF SW 34TH STREET AND NORTH OF SW ARCHER RD (B)

Ordinance No. 100678, Petition No. PB-10-136ZON-A  
 An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain properties annexed into the City, as more specifically described as follows: Area 1: from the Alachua County zoning categories of "Agricultural (A) district", "Multiple family, medium density (R-2) district", and "Planned development (PD) district", to the City of Gainesville zoning categories of "CON: Conservation district" and "PS: Public services and operations district" to allow cemeteries as a use permitted by right; without approval of a preliminary development plan; Area 2: from the Alachua County zoning category of "Agricultural (A) district" and "Multiple family, high density (R-3) district", to the City of Gainesville zoning category of "CON: Conservation district"; Area 3: from the Alachua County zoning categories of "Multiple family, medium-high density (R-2a) district" and "Industrial services and manufacturing (MS and MP) districts", to the City of Gainesville zoning categories of "RMF-5: 12 units/acre single-family/multiple-family residential district", "RMF-7: 8-21 units/acre multiple-family residential district", "BI: Business industrial district", and "PS: Public services and operations district" to allow electric, gas, and sanitary services (MG-49); utility lines; water conservation areas, water reservoirs and control structures, drainage wells and water wells; stormwater facilities; any use customarily incidental to any permitted principal use as uses permitted by right; without approval of a preliminary development plan; Area 4: from the Alachua County zoning categories of "Industrial services and manufacturing (MS and MP) districts", "Highway oriented business services (BH) district", "Residential Professional (RP) district", and "Single family, low density (R-1c) district", to the City of Gainesville zoning categories of "BI: Business industrial district" and "BUS: General business district"; located in the vicinity of Southwest 20th Avenue and Southwest Archer Road, east of Interstate 75 and west of Southwest 34th Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 100678\_staff report\_20110303.pdf, 2. 100678A\_110127\_cpb minutes\_20110303.pdf, 3. 100678\_staff ppt\_20110303.pdf, 4. 100678\_MOD\_QJ\_FORMS\_20110303.pdf, 5. 100678\_draft ordinance\_20110721.pdf, 6. 100678\_ordinance\_20110804.pdf

Date	Ver.	Action By	Action	Result
8/4/2011	1	City Commission	Adopted on Final Reading (Ordinance)	Pass
7/21/2011	1	City Commission	Adopted on First Reading (Ordinance)	Pass
3/3/2011	0	City Commission	Approved (Petition) as amended by the Plan Board	Pass

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categories of "Agricultural (A) district", "Multiple family, medium density (R-2) district", and "Planned development (PD) district", to the City of Gainesville zoning categories of "CON: Conservation district" and "PS: Public services and operations district" to allow cemeteries as a use permitted by right; without approval of a preliminary development plan; Area 2: from the Alachua County zoning category of "Agricultural (A) district" and "Multiple family, high density (R-3) district", to the City of Gainesville zoning category of "CON: Conservation district"; Area 3: from the Alachua County zoning categories of "Multiple family, medium-high density (R-2a) district" and "Industrial services and manufacturing (MS and MP) districts", to the City of Gainesville zoning categories of "RMF-5: 12 units/acre single-family/multiple-family residential district", "RMF-7: 8-21 units/acre multiple-family residential district", "BI: Business industrial district", and "PS: Public services and operations district" to allow electric, gas, and sanitary services (MG-49); utility lines; water conservation areas, water reservoirs and control structures, drainage wells and water wells; stormwater facilities; any use customarily incidental to any permitted principal use as uses permitted by right; without approval of a preliminary development plan; Area 4: from the Alachua County zoning categories of "Industrial services and manufacturing (MS and MP) districts", "Highway oriented business services (BH) district", "Residential Professional (RP) district", and "Single family, low density (R-1c) district", to the City of Gainesville zoning categories of "BI: Business industrial district" and "BUS: General business district"; located in the vicinity of Southwest 20th Avenue and Southwest Archer Road, east of Interstate 75 and west of Southwest 34th Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

#### COMMUNITY DEVELOPMENT STAFF MEMORANDUM

This petition is a rezoning from Alachua County to City of Gainesville designations. It covers approximately 285 acres of southwest Gainesville in the vicinity of SW 20th Avenue, SW Archer Road, and SW 34th Street.

Proposed zoning categories were selected to reflect existing conditions and to be compatible with surrounding uses: CON (Conservation) zoning for the northern portion of the subject area, which includes Hogtown Creek, wetlands, and the ten-year flood channel; BI (Business Industrial) zoning for the lands adjacent to the interstate along the southern portion of SW 43rd Street; BUS (General Business) for the parcels along SW 34th Street and SW Archer Road; and RMF-5, RMF-7, ED (Education) and PS (Public services and operations) zoning, as appropriate, for several small parcels in the annexation area.

The original "Southwest Annexation" petitions (PZ-09-145LUC and PZ-09-146ZON) were presented to the Plan Board on December 7, 2009 and to the City Commission on January 21, 2010. The City Commission voted to continue the petitions to allow further exploration of implementation options for the Urban Village portion of the petition. Per the requirements of sec. 30-347.8 of the Land Development Code, "If a petition or recommendation for a change or amendment is not acted upon finally by the city commission within six months of the date upon which the report of the city plan board is filed with the city commission, the petition shall be deemed denied without prejudice. However, no petition shall be deemed denied if the city commission has continued its consideration to a date certain, or has stayed action on the petition by enactment of a moratorium ordinance." Since no action was taken during the 6-month time limit, the original land use petition (PZ-09-145LUC) and associated rezoning petition (PZ-09-146ZON) have been deemed denied without prejudice.

Staff has split the petitions so that Petition PB-10-136ZON represents only parcels located outside the Urban Village. The attached staff report reflects all of the Plan Board's recommended changes.

Public notice was published in the Gainesville Sun on January 11, 2011. The Plan Board held a public hearing on January 27, 2011.

None.

City Plan Board to City Commission- The City Commission approve Petition PB-10-136ZON with an amendment to remove parcel 06724-000-000 from the petition and update the staff report to reflect the change; and to waive the requirement for a preliminary development plan for PS (Public services and operations) rezonings. The Plan Board voted 7-0.

Staff to City Commission - The City Commission approve Petition PB-10-136ZON as recommended by the City Plan Board.

Staff to City Plan Board - The City Plan Board approve Petition PB-10-136ZON with an amendment to remove parcel 06724-000-000 from the petition and update the staff report to reflect the change.

#### CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of March 3, 2011, authorized the city attorney's office to prepare and advertise the necessary ordinance rezoning certain lands within the City of Gainesville.