



Legislation Details (With Text)

**File #:** 180559. **Version:** 2 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 11/16/2018 **In control:** City Commission  
**On agenda:** 2/21/2019 **Final action:** 3/7/2019  
**Title:** Quasi-Judicial - Rezoning 20 Acres Located at 4500 NW 27th Avenue (B)

Ordinance No. 180559  
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 20 acres of property generally located at 4500 NW 27th Avenue, as more specifically described in this ordinance, from Planned Development District (PD) to General Office District (OF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 180559B\_Staff Report w Appendices A - D\_20190221.pdf, 2. 180559C\_Staff PPT\_20190221.pdf, 3. 180559A\_draft ordinance\_20190221.pdf, 4. 180559\_Ordinance\_20190307.pdf

Date	Ver.	Action By	Action	Result
3/7/2019	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
2/21/2019	2	City Commission	Adopted on First Reading (Ordinance)	Pass
11/29/2018	1	City Plan Board		

**Quasi-Judicial - Rezoning 20 Acres Located at 4500 NW 27th Avenue (B)**

Ordinance No. 180559  
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 20 acres of property generally located at 4500 NW 27th Avenue, as more specifically described in this ordinance, from Planned Development District (PD) to General Office District (OF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

**STAFF REPORT**

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning from Planned Development District (PD) to General Office District (OF) approximately 20 acres of property located in the vicinity of 4500 NW 27th Avenue. The subject property does not front any streets and is accessible by NW 27th Avenue, which terminates at the parcel. The proposed OF zoning for the property is consistent with the parcel's Office future land use category. The proposed Office zoning would allow the redevelopment of the property with a density that allows up to 20 units per acre as compared to the existing PD's square footage restriction of 160,000 square feet of development.

The PD (Z-95-1) was adopted by Alachua County in 1995. The subject property was then annexed into the City

of Gainesville in 2002 and the City adopted the County's PD ordinance as the appropriate zoning for the property at that time. This PD was never updated to City of Gainesville terminology or regulations and still references Alachua County's Land Development Code and the Board of County Commissioners. The PD was created with the development of a master plan for the parcel. The master plan was designed for the original occupant of the site, Barr Systems. The master plan allowed up to 160,000 sq. ft of development and intended to build the campus in two phases; the first phase of the campus was constructed between 1997 and 1999.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on November 29, 2018, where it voted to recommend approval of this rezoning.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption.