



Legislation Details (With Text)

**File #:** 160483. **Version:** 2 **Name:**  
**Type:** Ordinance **Status:** Passed  
**File created:** 10/21/2016 **In control:** City Attorney  
**On agenda:** 3/2/2017 **Final action:** 3/2/2017  
**Title:** REZONING - 916 NW 66TH STREET (B)

Ordinance No. 160483; Petition No. PB-16-142 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning property generally located at 916 NW 66th Street, as more specifically described in this ordinance, from Alachua County Hospital Medical (HM) district to City of Gainesville Medical Services district (MD); 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. 160483\_Staff report and Appendices A-C\_20161027, 2. 160483A\_draft ordinance\_20170302.pdf, 3. 160483B\_Staff report and Appendices A-C\_20170302, 4. 160483C\_CPB minutes\_20170302, 5. 160483D\_Staff ppt\_20170302, 6. 160483\_Ordinance\_20170302.pdf

Date	Ver.	Action By	Action	Result
3/2/2017	2	City Commission	Approved (Petition) and Adopted on First Reading (Ordinance)	Pass
10/27/2016	1	City Plan Board		

**REZONING - 916 NW 66TH STREET (B)**

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The City Commission: 1) approve Petition No. PB-16-142 ZON; and 2) adopt the proposed ordinance.

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

This rezoning petition pertains to a 0.91-acre property identified as Tax Parcel No. 06340-007-000, which is generally located north of W Newberry Road, south of NW 10th Place, east of NW 69th Terrace and Interstate 75, and west of NW 66th Street. This property was voluntarily annexed into the City of Gainesville by Ordinance 160156 effective on September 15th, 2016. The property is currently developed with an existing 10,016 square foot CVS pharmacy and is surrounded by the North Florida Regional Medical Center (NFRMC) complex. The site also abuts existing commercial development along Newberry Road.

The proposed zoning change from Alachua County Hospital and Medical (HM) district to City of Gainesville Medical Services district (MD) zoning will allow a variety of medical uses along with a small selection of additional non-residential uses which are consistent with the allowable uses permitted within the existing Alachua County zoning.

This property abuts NFRMC properties with City of Gainesville Office land use to the north and the east, Alachua County Office/Medical land use to the west, and Alachua County Tourist/Entertainment to the south. The respective zoning designations for the adjacent properties are City of Gainesville Medical Services district to the north and east, Alachua County Hospital and Medical district to the west, and Alachua County Highway Oriented Business zoning to the south.

This petition is related to Petition PB-16-141 LUC, which proposes a small-scale land use amendment from Alachua County Office/Medical land use to City of Gainesville Office. The proposed rezoning to MD will implement the associated land use change.

Public notice was published in the Gainesville Sun on October 11, 2016. The City Plan Board held a public hearing on October 27, 2016 and voted 7-0 to recommend the City Commission approve the petition.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires one hearing. This ordinance shall become effective immediately upon adoption; however, the rezoning implemented by this ordinance shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 160482 becomes effective as provided therein.