



Legislation Details (With Text)

**File #:** 150944. **Version:** 3 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 4/20/2016 **In control:** City Attorney  
**On agenda:** 9/1/2016 **Final action:** 9/1/2016  
**Title:** QUASI-JUDICIAL - REZONING - 2801 SW WILLISTON ROAD (B)

Ordinance No. 150944; Petition No. PB-16-46 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 13.33 acres of property that is generally located at 2801 SW Williston Road near the southeastern corner of Williston Road and SW 29th Drive, as more specifically described in this ordinance, from Alachua County Residential and Professional District (RP) to City of Gainesville Multiple-Family Medium-Density Residential District (RMF-7); 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. 150944\_Staff report and Appendices A - C\_20160428.pdf, 2. 150944A\_draft ordinance\_20160616, 3. 150944B\_Staff report and Appendices A - C\_20160616, 4. 150944C\_CPB minutes\_20160616, 5. 150944D\_staff ppt\_20160616, 6. 150944\_draft ordinance\_20160901.pdf, 7. 150944\_ordinance\_20160906.pdf

Date	Ver.	Action By	Action	Result
9/1/2016	3	City Commission	Adopted on Final Reading (Ordinance)	Pass
6/16/2016	2	City Commission	Approved (Petition) and Adopted on First Reading (Ordinance)	Pass
4/28/2016	1	City Plan Board		

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The City Commission adopt the proposed ordinance.

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT**

This ordinance will rezone the subject 13.33-acre property from Alachua County Residential and Professional District (RP) to City of Gainesville Multiple-Family Medium-Density Residential District (RMF-7). The property, which is generally located at 2801 SW Williston Road near the southeastern corner of Williston Road and SW 29th Drive, was annexed into the City effective May 5, 2016. The easternmost portion of the property is developed with a 3,100 square foot office building.

The property consists of two parcels located directly west and north of the Oak Hammock development, a university-related continuing care retirement community. The Campus Lodge multi-family development is located to the north of the property on the opposite side of SW Williston Road. The property is bordered to the west by SW 29th Drive and the Alachua Fire Extinguisher Company.

This rezoning will implement the Residential Medium-Density (RM) land use change per Ordinance No. 150943 and will facilitate future residential development of the property. The RMF-7 zoning district will provide an increase in the maximum potential density for the property, from the 8 units/acre allowed under the current Alachua County zoning district to 14 units/acre by right with the option for 7 additional units/acre by using density bonus points and meeting certain development criteria outlined in the Density Bonus Points Manual.

Both City staff and the City Plan Board recommend approval of this rezoning.

None.

#### CITY ATTORNEY MEMORANDUM

The City Commission approved this ordinance on first reading on June 16, 2016.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 150943 becomes effective as provided therein.