



Legislation Details (With Text)

**File #:** 160139.      **Version:** 3      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 6/16/2016      **In control:** City Attorney  
**On agenda:** 9/1/2016      **Final action:** 9/15/2016  
**Title:** QUASI-JUDICIAL - REZONING - 1217, 1227, 1237 and 1247 SW 11th AVENUE (B)

Ordinance No. 160139; Petition No. PB-16-58 ZON  
 An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.03 acres of property generally located at 1217, 1227, 1237 and 1247 SW 11th Avenue, as more specifically described in this ordinance, from Single-Family Residential District (RSF -1) to Urban Mixed-Use District 1 (UMU-1); 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. 160139\_Staff report and Appendix A-C\_20160623, 2. 160139A\_draft ordinance\_20160901.pdf, 3. 160139B\_Staff report and Appendix A-C\_20160901, 4. 160139C\_CPB minutes draft\_20160901, 5. 160139D\_Staff ptt\_20160901, 6. 160139\_Bhosale\_20160901.pdf, 7. 160139\_ordinance\_20160915

Date	Ver.	Action By	Action	Result
9/15/2016	3	City Commission	Adopted on Final Reading (Ordinance)	Pass
9/1/2016	2	City Commission	Adopted on First Reading (Ordinance)	Pass
6/23/2016	1	City Plan Board		

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The City Commission adopt the proposed ordinance.

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT**

This ordinance will amend the Zoning Map Atlas of the City of Gainesville by rezoning the subject property from Single-Family Residential District (RSF-1) to Urban Mixed-Use District 1 (UMU-1). The subject property is 1.03 acres located at 1217, 1227, 1237 and 1247 SW 11th Avenue, on the southeast corner of the intersection of SW 13th Street/US 441 and SW 11th Avenue. The subject property is within the UF Context Area and the College Park/University Heights Community Redevelopment Area. The proposed rezoning is consistent with the City's Comprehensive Plan, and will allow a mix of residential and non-residential uses and will substantially increase the redevelopment potential for this property that is along a major corridor and is

within walking distance of UF.

At a public hearing on June 23, 2016, the City Plan Board voted to recommend that the City Commission adopt this proposed rezoning.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. 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. 160138 becomes effective as provided therein.