



## Legislation Text

---

**File #:** 050767., **Version:** 2

---

### REZONING - 900 BLOCK OF SW 34TH ST. (WEST SIDE) (B)

Ordinance No. 0-06-57, Petition No. 173ZON-05PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property annexed into the City from the Alachua County zoning category of "A, agricultural district" to the City of Gainesville zoning category of "CON: Conservation district"; located in the vicinity of the 900 block of Southwest 34th Street, west side, as more specifically described in this Ordinance; 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

The subject property is located west of Southwest 34th Street in the 900 block. The property proposed for the zoning change is approximately 13 acres in size and is composed of three tax parcels. This property was annexed into city limits on November 14, 2005. This petition is being proposed in order to bring the parcel under the City's land use and zoning regulations (as is required for all annexed properties).

The property is vacant, and all three parcels are located in the 10-year Flood Channel. The Land Development Code (Sec. 30-286) prohibits permanent structures or fills in the flood channel district except structures and fills designed for flood prevention and control, streets, bridges, and sanitary sewer lift stations and utility lines. There is currently no vehicular access to these parcels.

The current zoning designation on this parcel is Alachua County Agriculture. The current land use designation is Alachua County Residential Low Density; see related Petition 172LUC-05PB. The petition proposal is to change the zoning category to City of Gainesville Conservation.

The parcels to the north of the subject parcels are zoned PS (Public services and operations district) and CON (a portion of the Hogtown Greenway). To the south and east, properties have an ED (Educational services district) zoning consistent with the University of Florida ownership of the land. To the west, the land is zoned Alachua County Agriculture.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on April 4, 2006. Letters were mailed to surrounding property owners on April 5, 2006. The Plan Board held a public hearing April 20, 2006. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 173ZON-06 PB. Plan Board vote 7-0.