



Legislation Text

File #: 120525., **Version:** 2

REZONING - APPROXIMATELY .04 ACRES OF PROPERTY GENERALLY LOCATED AT 1126 NW 7TH AVENUE (B)

Ordinance No.120525; Petition PB-12-111 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately .04 acres of property generally located at 1126 NW 7th Avenue, as more specifically described in this ordinance, from Public services and operations district (PS) to Single-family residential district (RSF-4); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission (1) approve Petition No. PB-12-111 ZON and (2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This petition/ordinance rezones approximately .04 acres of property from Public Services and Operations district (PS) to Single-family residential district (RSF-4). The property is generally located at 1126 NW 7th Avenue and is a portion of Tax Parcel No. 13861-000-000, which is currently developed with an existing single-family residence.

In 1979, the City of Gainesville acquired the adjacent parcel (Tax Parcel No. 13862-000-000), which originally included the sliver of property under consideration by this petition/ordinance. That parcel was designated with the Public Facilities land use category in 1991 and was zoned PS in 1992. The .04-acre portion was then split and sold in 2009 to the adjacent property owner (Legistar No. 090488) and is now a portion of the tax parcel that is developed with a single-family residence. Although this tax parcel otherwise is zoned RSF-4, the .04-acre portion has retained the PS zoning. Rezoning the .04-acre portion of the property to RSF-4 will create a single unified zoning district classification that is consistent with the current residential use of the property.

This petition/ordinance is related to Petition PB-12-110 LUC (Legistar No. 120524), which proposes a small-scale future land use map amendment to change the land use designation for the .04-acre portion of Tax Parcel No. 13861-000-000 from Public Facilities to Residential Low-Density. The rezoning of the property described in this petition/ordinance will be consistent with the City of Gainesville Comprehensive Plan when Ordinance No. 120524 becomes effective as provided therein.

After public notice was published in the Gainesville Sun on October 9, 2012, the City Plan Board held a public hearing on October 25, 2012, and by a vote of 6-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

Because this ordinance was initiated by the City of Gainesville and changes the zoning designation for a parcel or parcels of land involving less than 10 contiguous acres, the City Commission shall hold a public hearing and may, upon the conclusion of the hearing, immediately adopt the ordinance. This ordinance shall become effective immediately upon final adoption; however, the rezoning implemented by this ordinance shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance

No. 120524 becomes effective as provided therein.