



Legislation Text

File #: 140382., Version: 2

QUASI-JUDICIAL - REZONING - PROPERTY GENERALLY LOCATED WITHIN THE 1900 BLOCK OF THE NORTH SIDE OF NW 53RD AVENUE AND WITHIN THE 1700 BLOCK OF THE SOUTH SIDE OF NW 53RD AVENUE (B)

Ordinance No. 140382; Petition No. PB-14-97 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 0.89 acres of property generally located within the 1900 block of the north side of NW 53rd Avenue and within the 1700 block of the south side of NW 53rd Avenue, as more specifically described in this ordinance, from General Office District (OF) and General Business District (BUS) to Public Services and Operations District (PS); 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-14-97 ZON and (2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This petition/ordinance will rezone approximately 0.89 acres of land, consisting of two parcels owned by the City, from General Office District (OF) and General Business District (BUS) to Public Services and Operations District (PS). An associated ordinance (Ordinance No. 140381) will change the land use category to Public and Institutional Facilities (PF).

One parcel (tax parcel 07882-014-001) is approximately 0.83 acres, located within the 1900 block of the north side of NW 53rd Avenue, currently vacant, and has a General Office District (OF) zoning designation. No development is proposed for this parcel in the near future. Gainesville Regional Utilities (GRU) does plan to construct a Power Delivery System (PDS) on the property in 2019. The other parcel (tax parcel 07883-003-000) is approximately 0.06 acres, located within the 1700 block of the south side of NW 53rd Avenue, contains a lift station, and has a General Business District (BUS) zoning designation. This parcel was originally a part of the larger Home Depot parcel. No development is proposed for this parcel.

This ordinance is consistent with the Comprehensive Plan (following the adoption of Ordinance No. 140381) and will assign the most appropriate zoning district on the subject property, which will more accurately reflect the total acreage of various types of land in the city.

After public notice was published in the Gainesville Sun on September 9, 2014, the City Plan Board held a public hearing on September 25, 2014, and recommended approval of this petition by a vote of 5-0.

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. 140381 becomes effective as provided therein.

