



Legislation Text

File #: 100851., **Version:** 1

REZONING - UF EASTSIDE CAMPUS (B)

Ordinance No. 100851, Petition No. PB-11-19ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property from "PS: Public services and operations district" and "MH: 12 units/acre mobile home residential district" to "ED: Educational services district"; consisting of approximately 14.3 acres, and located in the vicinity of 2004 Northeast Waldo Road; 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

This proposed rezoning from PS (Public services and operations district) and MH (12 units/acre mobile home residential district) to ED (Educational services district) is for the University of Florida Eastside Campus. This approximately 14.3-acre, developed property is on the west side of Waldo Road and is south of Northeast 23rd Avenue. To the south of the UF Eastside Campus are a residential neighborhood, and an electrical contracting business. To the north is a vacant, 2.6-acre property (now owned by the university and proposed for an expansion of the Eastside Campus) that was previously part of the mobile home park to its north, and Northeast 23rd Avenue. To the east and across Waldo Road is the State of Florida's Tacachale residential facility for the developmentally disabled. To the west are a self-storage facility and business center, a small non-residential building of unknown use, and a very small, vacant parcel.

The UF Eastside Campus is within the Eastside Community Redevelopment Area, but it is not within either the Enterprise Zone or a special area plan. This property is part of the 2005-2015 Campus Master Plan and is subject to the provisions of the 2005-2015 Campus Development Agreement.

This petition is related to Petition PB-11-18 LUC, which is a request for a large-scale amendment of the Future Land Use Map from Public Facilities and Residential Low-Density (up to 12 units per acre) to Education. A separate petition for a small-scale amendment of the Future Land Use Map from Residential Low-Density (up to 12 units per acre) and to Education (and a related petition for rezoning from MH (12 units/acre mobile home residential district) and to ED (Educational services district)) for the approximately 2.6-acre property to the north was recommended for approval by the City Plan Board on February 24, 2011, and is scheduled to be heard by the City Commission on April 21, 2011.

The Plan Board discussed the petition and recommended approval with a 6-0 vote.

Public notice was published in the Gainesville Sun on March 8, 2011. The Plan Board held a public hearing on March 24, 2011.

Fiscal Note
None.

Recommendation

City Plan Board to City Commission - Approve Petition PB-11-19 ZON and find it consistent with the City's Comprehensive Plan and the land development regulations. The Plan Board voted 6-0.

Staff to City Commission - Approve Petition PB-11-19 ZON.

Staff to City Plan Board - Approve Petition PB-11-19 ZON.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of May 5, 2011, authorized the city attorney's office to prepare and advertise the necessary ordinance rezoning certain lands within the City of Gainesville.