



## Legislation Text

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**File #:** 180120., **Version:** 3

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### **Quasi-Judicial - Rezoning Finley Woods 118 Acres on SW 62ND Avenue (B)**

Ordinance No. 180120

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 118 acres of property known as Finley Woods generally located near the 4500 block of SW 62nd Avenue near SW 43rd Terrace, as more specifically described in this ordinance, from Alachua County Planned Development (PD) district to City of Gainesville Planned Development (PD) district; providing land development regulations; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

#### STAFF REPORT

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 118 acres of property known as Finley Woods, located in the vicinity of the 4500 block of SW 62nd Avenue near SW 43rd Terrace, from Alachua County Planned Development (PD) district to City of Gainesville Planned Development (PD) district. The proposed PD zoning and associated PD layout plan reflects the existing entitlements established while under Alachua County jurisdiction prior to annexations into the city in February 2017 and June 2018. Together, the properties comprise the entire Finley Woods subdivision and include both developed and undeveloped portions of the master planned community. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of annexed property by establishing city land use designations and implementing zoning subsequent to annexation.

The City Plan Board held a public hearing on June 28, 2018, where it voted to recommend approval of this rezoning. The City Commission approved this Ordinance on first reading on November 1, 2018.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 180111 becomes effective as provided therein.