



Legislation Text

File #: 120220., **Version:** 3

REZONING - VICINITY OF 3500-3700 BLOCKS OF SW WILLISTON ROAD (B)

Ordinance No. 120220; Petition No. PB-11-50 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 24 acres of property located in the vicinity of the 3500-3700 blocks of SW Williston Road, north side, west of SW 41st Boulevard, as more specifically described in this ordinance, from the Alachua County Highway oriented business services (BH) zoning district to the City of Gainesville General office (OF) zoning district; 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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This petition/ordinance rezones certain property, as more specifically described in the ordinance, from the Alachua County Highway oriented business services (BH) zoning district to the City of Gainesville General office (OF) zoning district. The approximately 24 acre property is located in the vicinity of the 3500-3700 blocks of SW Williston Road, on the north side of the road, west of SW 41st Blvd. This petition/ordinance is related to Ordinance No. 120221, a large-scale land use amendment to change the future land use map from Alachua County Heavy Industrial to City of Gainesville Office land use. The zoning and related land use changes apply City of Gainesville land use and zoning designations on property that was annexed in 2008. The OF zoning district was selected to provide for the opportunity of office development with residential use, reflecting existing conditions and compatibility with adjacent properties. Typically for annexed properties, the City considers the current Alachua County zoning category and proposes a similar City designation. However, in this situation it was determined that an office zoning and land use designation would be more compatible and appropriate for the area due to the residential use south of the property. In addition, the OF zoning district is compatible with the sensitive environmental features on the property.

After public notice was published in the Gainesville Sun on August 9, 2011, the City Plan Board held a public hearing on August 25, 2011, and by a vote of 4-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. 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. 120221 becomes effective as provided therein.