



Legislation Text

File #: 130792., **Version:** 3

REZONING - GENERALLY LOCATED ON THE NORTH SIDE OF THE 2800 BLOCK OF SE HAWTHORNE ROAD (B)

Ordinance No. 130792; Petition No. PB-14-12 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 31.7 acres of property generally located on the north side of the 2800 block of SE Hawthorne Road, as more specifically described in this ordinance, from Alachua County Retail Sales and Services (BR) district to City of Gainesville Conservation (CON) 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 rezoning from Alachua County Retail Sales and Services (BR) district to the City of Gainesville Conservation (CON) district pertains to an approximately 31.7-acre property that was voluntarily annexed into the City in December 2013. It is located south of Cone Park and is on the north side of Hawthorne Road (State Road 20) and is to the northeast of the intersection of Hawthorne Road and SE 27th Avenue. The City acquired this property (and other adjacent parcels) in October 2012 as part of the Wild Spaces Public Places land acquisitions. The property is undeveloped, within the Plan East Gainesville area, and contains the convergence of Lake Forest Creek tributaries and degraded but remnant flatwoods and forested wetlands. Benefits of this property include increased green-space and passive recreation on the east side of Gainesville. Maintaining a forested ecosystem in this area sustains improved water quality in Lake Forest Creek (which runs through Fred Cone Park, the subject property, and ultimately to Newnan's Lake) by allowing the natural system to filter upland runoff.

This petition/ordinance is related to Petition PB-14-11 LUC/Ordinance No. 130791, which amends the City of Gainesville Future Land Use Map from Alachua County Commercial to City of Gainesville Conservation. The proposed rezoning to Conservation district is consistent with the City's Comprehensive Plan and will implement the related Conservation land use.

After public notice was published in the Gainesville Sun on February 11, 2014, the City Plan Board held a public hearing on February 27, 2014, and recommended approval of this petition by a vote of 4-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. 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. 130791 becomes effective as provided therein.

