



Legislation Text

File #: 160121., **Version:** 4

QUASI JUDICIAL - AMEND THE LIST OF USES PERMITTED BY RIGHT IN THE PS ZONING DISTRICT FOR DEPOT PARK (B)

Ordinance No. 160121; Petition No. PB-16-80 ZON

An ordinance of the City of Gainesville, Florida, amending the list of permitted uses specified in Ordinance No. 081040 for the existing Public Services and Operations District (PS) zoning for certain property generally located south of Depot Avenue, east of South Main Street, north of SE Veitch Street and west of SE 4th Street, commonly known as "Depot Park," as more specifically described in this ordinance; 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 REPORT

This ordinance will amend the list of permitted uses for Depot Park that was established in 2009 per the adoption of Ordinance No. 081040. The approximately 39.5-acre property is on the south side of Depot Avenue, east of S Main Street, north of SE Veitch Street and west of SE 4th Street. Depot Park is the culmination of major, long-term efforts of the City of Gainesville to remediate environmental contamination caused by a coal gasification plant that was located along Depot Avenue, and to redevelop this City-owned property into a unique city park with components that include but are not limited to public greenspace, the renovated and historic train depot building, and the Cade Museum.

In consideration of the uses that are planned for the Depot Building (historic train depot building), the need to amend the list of permitted uses established in 2009 for this PS zoning district has become evident. Among the proposed uses envisioned for the Depot Building are indoor events such as concerts and cultural events (currently permitted in this PS district only as outdoor events), eating places, outdoor cafes, barber shop, and retail sales. This will expand the allowance for eating places, outdoor cafes, and retail sales, which are currently allowed only as accessory uses to museum, art galleries and botanical and zoological gardens (MG-84).

This ordinance will allow for uses that are complimentary to and supportive of the City's Depot Park, supportive of increased economic activity in East Gainesville, and consistent with City of Gainesville Comprehensive Plan.

At a public hearing on June 30, 2016, the City Plan Board recommended approval to the City Commission.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption.