



## Legislation Text

---

**File #: 090299., Version: 2**

---

REZONE THE ALACHUA COUNTY FAIRGROUNDS AND COUNTY EXTENSION SERVICE SITE FROM PS (PUBLIC SERVICES AND OPERATIONS DISTRICT) AND CON (CONSERVATION DISTRICT) TO BI (BUSINESS INDUSTRIAL DISTRICT) (B)

Ordinance No. 090299; Petition PB-09-81 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property, as more specifically described in this Ordinance, from the City of Gainesville zoning categories of "Public Services and Operations (PS) District" and "Conservation (CON) District" to the City of Gainesville zoning category of "Business Industrial (BI) District," located in the vicinity of 2900 Northeast 39th Avenue, commonly known as the Alachua County Fairgrounds and Cooperative Extension Office and consisting of approximately 74.48 acres; 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

The property consists of approximately 74.48 acres of the property that is the site of the Alachua County Fairgrounds and the Cooperative Extension Office. Approximately 5.14 acres located at the westernmost corner of the property has Public Facilities (PF) land use and Public services and operations district (PS) zoning; the other 69.34 acres has Conservation (CON) land use and zoning. This petition does not include the eastern 27.6 acres owned by the County, much of which is wetland and all of which has CON land use and zoning. The property is adjacent to and south of the Gainesville Regional Airport. The property fronts NE 39th Avenue and Waldo Road and the majority of it is within the Enterprise Zone.

In 2003, Plan East Gainesville (PEG) was accepted by the City of Gainesville and Alachua County. The summary report for PEG recommends that the existing fairgrounds site be used as an "office and industrial mixed-use employment center." The proposed rezoning to Business industrial district (BI) addresses this identified need of the City (and County). The related, proposed land use change to Business Industrial (Petition PB-09-80LUC) is consistent with redevelopment policies established in the City's Future Land Use Element (FLUE). FLUE Policy 2.1.5 states that "The City shall strive to implement certain land use-related elements of Plan East Gainesville, including, but not limited to: ... (b) Coordinating with Alachua County in its development of a strategy for the Alachua County fairgrounds for creation of a mixed-use employment center;..." The BI zoning district implements the Business Industrial land use category, which was developed specifically to be applied to properties near the Airport and to other areas of the City where office, business, commercial or industrial uses are desired and residential use is not appropriate. The BI future land use category was added to the Future Land Use Element following approval by the City Commission on October 16, 2008. The BI zoning district was approved by the City Commission on March 19, 2009.

This petition and ordinance propose to implement a portion of PEG and the Future Land Use Element as stated above by amending the zoning of the property from PS and CON to BI. The proposed BI zoning is particularly compatible at this location near the Gainesville Regional Airport that fronts two arterial roadways (NE 39th Avenue and Waldo Road), both of which are also state roads (SR 222 and SR 24, respectively).

After public notice in the Gainesville Sun, the Plan Board held a public hearing on July 23, 2009, heard presentations by staff and the applicant, discussed the proposed rezoning, and by a vote of 7-0, recommended that the City Commission approve the petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on November 4, 2010.