



Legislation Text

File #: 030040, Version: 1

REZONING - 2306 SW 13TH STREET (B)

Ordinance No. 0-03-74, Petition No. 69ZON-03PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain properties within the City from the zoning category of "RH-1: 8-43 units/acre residential high density district" to "MU-2: 12-30 units/acre mixed use medium intensity"; located in the vicinity of 2306 Southwest 13th Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission: 1) approve Petition No. 69ZON-03PB; and 2) adopt the proposed ordinance.

PLANNING STAFF REPORT

The subject property is the Lakeshore Towers development located at 2306 Southwest 13th Street. The multi-story apartment building and office is located on approximately 5.5 acres of land that is zoned RH-1 (8-43 units/acre residential high density district). The current land use is MUM (12-30 units/acre mixed use medium intensity). The land use was changed from RH (8-100 units/acre residential high density) to MUM in 2001 during the citywide update of the Future Land Use Map. However, the subsequent zoning for the new land use was never applied. The RH-1 zoning category does not implement the MUM land use. The MU-2 (12-30 units/acre mixed-use medium intensity) zoning category does implement the MUM land use and is proposed for this property in this petition.

The request of this petition is to rezone the subject property from RH-1 to MU-2. This change is requested in order to complete the process that was started during the citywide update of the Future Land Use Map. The land use was amended in 2001 and now the subsequent zoning must be put in place to implement the land use.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on June 3, 2003. Letters were mailed to surrounding property owners on June 4, 2003. The Plan Board held a public hearing June 19, 2003. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 69ZON-03 PB by vote 5-0.

CITY ATTORNEY MEMORANDUM

Florida Statutes provides that the City Commission may adopt the ordinance at the conclusion of one public hearing.