



Legislation Text

File #: 071210., **Version:** 1

REZONING - 5200 SOUTHWEST 41ST BOULEVARD (B)

Ordinance No. 0-08-22, Petition No. 43ZON-08PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City, as more specifically described in this Ordinance, from the Alachua County zoning category of "Highway oriented business services (BH) district" to the City of Gainesville zoning category of "BT: Tourist-oriented business district"; located in the vicinity of 5200 Southwest 41st Boulevard; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission: 1) approve Petition 43ZON-08PB; and 2) adopt the proposed ordinance.

STAFF REPORT

This petition requests rezoning of the subject property from Alachua County Highway-oriented business services (BH) to City of Gainesville Tourist-oriented business (BT). This ±7.54-acre property was annexed by the City on February 11, 2008 and still has Alachua County land use and zoning designations.

The subject property is undeveloped. It is bounded on the west by Southwest 41st Boulevard and undeveloped land; on the east by the Interstate 75 southbound off-ramp; on the south by a small amount of Williston Road frontage and a gasoline service station; and on the north by developed industrial lands. Surrounding land uses include Heavy Industrial to the west and north and Tourist-Entertainment to the south. Given its location adjacent to an interstate highway frontage road and the surrounding land uses, the BT: Tourist-oriented business district designation is appropriate.

Public notice was published in the Gainesville Sun on April 2, 2008. The Plan Board held a public hearing on April 17, 2008.

CITY ATTORNEY MEMORANDUM

The petition and ordinance are simultaneously submitted to the City Commission for approval and adoption because city staff and the plan board both recommend approval.