



Legislation Text

File #: 170608., **Version:** 4

QUASI-JUDICIAL - REZONING 1.48 ACRES OF PROPERTY LOCATED AT 1135 SW 11TH AVENUE (B)

Ordinance No. 170608; Petition No. PB-17-115 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.48 acres of property generally located at 1135 SW 11th Avenue, as more specifically described in this ordinance, from Single-Family (RSF-1) district to Urban 8 (U8) 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.

DEPARTMENT OF DOING STAFF REPORT

This ordinance will rezone approximately 1.48 acres of property that is generally located at 1135 SW 11th Avenue from Single-Family (RSF-1) district to Urban 8 (U8) district, which will allow a mix of residential and non-residential uses. The applicant's intent (stated in the notice to the September 27, 2017, neighborhood workshop) "is to construct a second phase to The Nine apartment complex."

The subject property is located at the southwest corner of SW 11th Avenue and SW 11th Terrace, and is adjacent and east of the 3.7-acre, 4-story, 188-unit, multi-family development called "The Nine" (Phase 1) that is currently under construction. This ordinance will substantially increase the redevelopment potential for this property that is proximate to a major corridor (SW 13th Street/US 441) and is within walking distance of the P.K. Yonge Developmental Research School (K-12), the University of Florida, UF Health hospitals, and the Veterans Administration hospital. The property is in the UF Context Area and is in the College Park/University Heights Community Redevelopment Area. The property is approximately 560 feet to the east of SW 13th Street/US 441, and is in a part of the City that has been steadily changing from single-family residential to multiple-family and mixed-use land use in recent years.

The City Plan Board held a public hearing on January 25, 2018, where it voted to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 170607 becomes effective as provided therein.