



## Legislation Details (With Text)

**File #:** 190288. **Version:** 2 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 8/16/2019 **In control:** City Attorney  
**On agenda:** 2/6/2020 **Final action:** 2/6/2020  
**Title:** Quasi-Judicial - Rezoning 5.07 Acres of Property Located at 4551 NW 39th Avenue (B)

Ordinance No. 190288

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 5.07 acres of property generally located at 4551 NW 39th Avenue, as more specifically described in this ordinance, from Alachua County Residential Single Family (R-1A) district to City of Gainesville Mixed-Use Low-Intensity (MU-1) district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 190288A\_PB-19-78 ZON Staff Report\_20191205, 2. 190288B\_PB-19-78 ZON Staff Presentation\_20191205, 3. 190288C\_PB-19-78 Property Owner Developable Area Map, 4. 190288\_PRES\_191205\_NIMBA\_CC 1\_20191205.pdf, 5. 190288A\_draft ordinance\_20200206.pdf, 6. 190288B\_PB-19-78 ZON Staff Report\_20191205, 7. 190288C\_PB-19-78 Property Owner Developable Area Map\_20200206, 8. 190288D\_CPB 190109 Minutes\_20200206, 9. 190288E\_PB-19-78 ZON Staff Presentation\_20200206, 10. 190288\_Ordinance\_20200206.pdf

Date	Ver.	Action By	Action	Result
2/6/2020	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
12/5/2019	2	City Commission	Approved (Petition)	Pass
10/9/2019	1	City Plan Board		
8/22/2019	1	City Plan Board		

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The City Commission adopt the proposed ordinance.

### STAFF REPORT

This ordinance rezones approximately 5.07 acres of property located at 4551 NW 39th Avenue. The subject property was voluntarily annexed into the City on February 21, 2019. As a result of annexation, the City must

now assign appropriate land use and zoning designations. The property's current zoning is Alachua County Residential Single Family (R-1A), and this ordinance will change the zoning to City of Gainesville Mixed-Use Low-Intensity (MU-1). The City Plan Board held a public hearing on October 9, 2019, where it voted to recommend approval of this rezoning. On December 5, 2019, the City Commission held a public hearing on this application, gave direction to City staff, and authorized the drafting of this ordinance.

This ordinance requires one hearing and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190287 becomes effective as provided therein.