



## Legislation Details (With Text)

**File #:** 190987. **Version:** 4 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 2/7/2020 **In control:** City Attorney  
**On agenda:** 12/3/2020 **Final action:** 12/3/2020  
**Title:** Quasi-Judicial - Rezoning North of SW Archer Road between SW 50th Street and SW 47th Street (B)

Ordinance No. 190987

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning certain property from Alachua County R-1A Single-Family Residential district, Alachua County R-1C Single-Family Residential district, and Alachua County Agricultural district to City of Gainesville Planned Development (PD) district, which property is specifically described in this ordinance and is generally located north of SW Archer Road between SW 50th Street and SW 47th Street; amending Ordinance No. 100604 to include the subject property within that existing PD and to increase the allowance for assisted living facility beds and to amend existing PD conditions; 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. 190987A\_draft ordinance\_20200903.pdf, 2. 190987B\_BP-19-151\_ZON\_ArcherHealth\_20200227, 3. 190987C\_CPB200227MinutesDraft\_20200903, 4. 190987D\_StaffPPT\_20200903, 5. 190987\_revised draft ordinance\_20201203.pdf, 6. 190987\_Ordinance Final\_20201203.pdf

Date	Ver.	Action By	Action	Result
12/3/2020	4	City Commission	Adopted on Final Reading (Ordinance)	Pass
9/17/2020	3	City Commission	Adopted on First Reading, as amended (Ordinance)	Pass
2/27/2020	1	City Plan Board		

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### STAFF REPORT

NOTE: This ordinance was revised after first reading upon receiving guidance from the Florida Department of

Economic Opportunity that its associated land use change ordinance (No. 190986) may proceed as a small-scale development amendment under Section 163.3184, Florida Statutes.

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 27.7 acres. On February 21, 2019 (Ordinance No. 180538) and September 5, 2019 (Ordinance No. 181065), the city voluntarily annexed the subject land. This PD amendment will allow redevelopment of the property as part of the existing Council on Aging assisted living medical facility, and will allow an additional 105 Assisted Living Facility (AL) beds for a new allowed total of 415 beds.

The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on February 27, 2020, where it voted to recommend approval of this rezoning.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190986 becomes effective as provided therein.