



Legislation Text

File #: 120003., **Version:** 2

REZONING - VICINITY OF 500 BLOCK OF SE 7TH AVENUE AND 500 BLOCK OF SE 5TH AVENUE (B)

Ordinance No. 120003; Petition No. PB-12-35 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning property located in the vicinity of the 500 block of SE 7th Avenue and the 500 block of SE 5th Avenue, as more specifically described in this ordinance, from Public services and operations district (PS) to Central city district (CCD); 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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning property located in the vicinity of the 500 block of SE 7th Avenue and the 500 block of SE 5th Avenue, as more specifically described in the ordinance, from Public services and operations district (PS) to Central city district (CCD).

This approximately 2.9-acre City of Gainesville-owned property includes a vacant one-story office building and a two-story warehouse. The property was vacated last year when Gainesville Regional Utilities (GRU) operations and employees relocated. This property, located in the Traditional City overlay district, is well-positioned for the redevelopment sought by the City of Gainesville, the Gainesville Community Redevelopment Agency (CRA), and GRU. The property is also in the "Power District" and a portion of the property is the site of the proposed redevelopment initiative referred to as the "Power District Catalyst Project."

This rezoning will facilitate future redevelopment of the property by substantially expanding the allowable uses of the property from those of the Public services and operations district (PS) to those of the Central city district (CCD), which allows for various non-residential uses in addition to residential uses. This rezoning will implement the related comprehensive plan amendment land use change (Ordinance No. 120002) and implements the Memorandum of Understanding (Legislative No. 110516A) between the City, GRU and the CRA that was approved by the City Commission on December 15, 2011.

After public notice was published in the Gainesville Sun on April 10, 2012, the City Plan Board held a public hearing on April 26, 2012, and by a vote of 5-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on Thursday, August 2, 2012. This ordinance shall become effective immediately upon final adoption; however, the rezoning shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 120002 becomes effective as provided therein.