



## Legislation Text

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**File #:** 190983., **Version:** 4

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### **Quasi-Judicial - Rezoning 86.64 Acres of Property Located near SW Williston Road & SW 34th Street (B)**

Ordinance No. 190983

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 86.64 acres of property generally located south of SW Williston Road, west of SW 29th Drive, north of SW 56th Avenue, and east of SW 34th Street, as more specifically described in this ordinance, from Alachua County Business Highway (BH) district, Alachua County Residential Professional (RP) district, and Alachua County Single Family Estate Residential (RE) district to City of Gainesville General Office (OF) district and City of Gainesville Urban 7 (U7) 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.

#### STAFF REPORT

Update since first reading: On June 18, 2020, the City Commission approved this ordinance with amendments (all property to be rezoned to Urban 6 district) on first reading. After discussing concerns with the applicant, City staff revised the ordinance to rezone a portion of the property to General Office district and the remainder to Urban 7 district.

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 86.64 acres of property generally located south of SW Williston Road, west of SW 29th Drive, north of SW 56th Avenue, and east of SW 34th Street from Alachua County Business Highway (BH) district, Alachua County Residential Professional (RP) district, and Alachua County Single Family Estate Residential (RE) district to City of Gainesville General Office (OF) district and City of Gainesville Urban 7 (U7) district. This property was voluntarily annexed into the city on February 6, 2020. As a result of annexation, the city must now assign appropriate land use and zoning designations. 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 shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190982 becomes effective as provided therein.