



City of Gainesville Agenda Item Report

File Number: 2024-618

Agenda Date: February 6, 2025

Department: Office of the City Attorney

Title: 2024-618 Quasi-Judicial – Rezoning 6 Acres of Property Located North of NE Waldo Road and NE 39th Avenue Intersection (B)

Department: Office of the City Attorney

Description: Ordinance No. 2024-618

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 6 acres of property generally located north of the NE Waldo Road and NE 39th Avenue intersection, as more specifically described in this ordinance, from Airport Facility (AF) to Limited Industrial (I-1); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Explanation: This ordinance will rezone approximately 6 acres of property located north of the NE Waldo Road and NE 39th Avenue intersection from Airport Facility (AF) to Limited Industrial (I-1). This ordinance was generated by an application from the private property landowner. This parcel was a former surplus land owned by the City of Gainesville, purchased by applicant Mike Hill. The applicant owns the adjacent parcel to the south, presently in use as a storage facility. The intent of this ordinance is to enable the applicant to establish a storage and office space use on this undeveloped parcel. No development plan has been proposed at this time.

The City Plan Board held a public hearing on August 22, 2024, 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. 2024-617 becomes effective as provided therein.

Business Impact Estimate:

This ordinance is exempt under Florida Statute 166.041(4)(a). (See Attached)

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: “Best in Class” Neighbor Services

Recommendation: The City Commission adopt the proposed ordinance.