



City of Gainesville Agenda Item Report

File Number: 2024-320

Agenda Date: February 6, 2025

Department: Office of the City Attorney

Title: 2024-320 Text Change - Amending Transect Zone Side Setback Dimension (B)

Department: City Attorney

Description: Ordinance No. 2024-320

An ordinance of the City of Gainesville, Florida, amending Section 30-4.13 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to reduce side setbacks in transect zones U4-U7; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Explanation:

STAFF REPORT

This ordinance amends the Land Development Code to reduce the required side interior setbacks for transect zones U4-U7, from 5 feet to 0 feet. The intent of this request is to allow a larger buildable area on each parcel in these transect zones, enable the efficient use of land, encourage compact development, preserve green space via a reduced incentive to build sprawling development, and improve the value proposition for public transit by adding population density to the urban core.

The City Plan Board held a public hearing on April 25, 2024, where it voted to recommend approval of this amendment to the Land Development Code. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.

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.