



City of Gainesville Agenda Report

File #: 2022-425

Agenda Date: September 15, 2022

Department: City Attorney

Title: Quasi-Judicial – Rezoning 1.63 Acres of Property Located at 1905 South Main Street 2022-425 (B)

Description: Ordinance No. 211225: An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.63 acres of property generally located at 1905 South Main Street, as more specifically described in this ordinance, from Planned Development (PD) to Urban 6 (U6); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation:

NOTE FOR SECOND READING: The City Commission on September 15, 2022, at ordinance first reading held a formal quasi-judicial hearing on this item in accordance with the Commission's Rules. The City Commission's Rules require the formal quasi-judicial decision to be reduced to writing. Therefore, the members of the City Commission that were present and voted at the hearing on September 15, 2022, should vote to ratify the written order as an accurate reflection of the City Commission's decision.

This will change the zoning designation of the subject properties from Planned Development to Urban Transect 6 (U6) to remove an antiquated PD ordinance and replace it with standard zoning. The total land area of the project is 1.63 acres located at 1905 South Main Street.

The subject properties are surrounded by Urban Transect Zone U6, Residential Multi-family 7, and Conservation zoning designations. The Kirkwood single-family neighborhood is to the south west. This ordinance was applied for by the private property land owners. The City Plan Board held a public hearing on May 26, 2022, 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. 211224 becomes effective as provided therein.

Strategic Connection: N/A

Fiscal Note: N/A

Recommendation:

The City Commission: 1) ratify the written order; and 2) adopt the proposed ordinance.