



City of Gainesville Agenda Report

File #: 2022-570

Agenda Date: October 6, 2022

Department: City Attorney

Title: Text Change – Amending Transect Rezoning Criteria 2022-570 (B)

Description: Ordinance No. 211331A: An ordinance of the City of Gainesville, Florida, amending Section 30-3.14 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) regarding rezoning criteria; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: The need for this text change was identified at a joint meeting of the City Commission and City Plan Board in 2019. Currently, only parcels greater than ten acres and adjacent to an existing Transect Zone can petition for a rezoning to a Transect zoning district. Staff has identified several instances of Transect land use parcels of less than ten acres that function successfully and co-exist harmoniously with surrounding developments. Other features that contribute to a successful development in a transect zone are moderate to intense activity areas, a variety of mixed uses, multi-modal transportation options with efficient access routes, clearly defined pedestrian and bicycle routes, parks, activity areas and well-defined functional open spaces, functional street improvements and pedestrian scale lighting, buildings that face the street with space for street activities and the adjacent business, and unique civic and social activity areas. Parcel size is not included in that list of successful criteria. This ordinance accordingly amends the rezoning criteria to delete the 10-acre minimum parcel size requirement for a parcel not adjacent to a Transect Zone and to add other criteria consistent with successful transect features.

Strategic Connection: N/A

Fiscal Note: N/A

Recommendation:

The City Commission adopt the proposed ordinance.