City of Gainesville
Agenda Report

File #: 2022-537

Agenda Date: November 17, 2022

Department: City Attorney

Title: Rezone from Urban Transect Zone U9 to Planned Development (PD) 2022-537 (B)

Description: Ordinance No. 2022-537: An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.11 acres of property generally located at the NW corner of the intersection of SW 2nd Avenue and SW 10th Street, as more specifically described in this ordinance, from Urban 9 (U9) to Planned Development (PD); providing land development regulations; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Affiliated with M1: Amend Future Land Use Map from Urban Mixed Use High (UMUH) to Planned Use District (PUD) 2022-536

Explanation: This ordinance will rezone approximately 1.11 acres of property located at the NW corner of the intersection of SW 2nd Avenue and SW 10th Street from Urban 9 (U9) to Planned Development (PD). This ordinance was generated by an application from the private property land owners. The City Plan Board held a public hearing on May 26, 2022, where it voted to deny the approval of this rezoning.

The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 2022-536 becomes effective as provided therein.

Strategic Connection: N/A

Fiscal Note: N/A
Recommendation:
The City Commission adopt the proposed ordinance.