



City of Gainesville Agenda Item Report

File Number: 2023-275

Agenda Date: August 17, 2023

Department: City Attorney

Title: 2023-275 Quasi-Judicial: LD23-000003 Blues Creek Rezoning and Planned Development Amendment (B)

Department: City Attorney

Description: Ordinance No. 2023-275: An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas pertaining to approximately 36.7 acres of property referred to as Blues Creek Unit 5, Phase 2 located at the 7000-8000 block of NW 57th Drive, as more specifically described in this ordinance, by rezoning a certain portion of the property from Planned Development (PD) to Conservation (CON) and by amending development conditions for the existing Planned Development (PD) portion of the property; 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 an approximately 32.52-acre portion of the existing Blues Creek Unit 5, Phase 2 Planned Development (PD) to Conservation (CON), and will amend the development regulations for the remaining 4.19-acre portion of the PD. The existing PD was adopted by Ordinance No. 150694 on March 2, 2017. Accordingly, this ordinance will: 1) reduce the size of the PD to 4.2 +/- acres by removing 32.5 +/- acres of land in the southern portion of the PD and changing that portion of the parcel to Conservation zoning; 2) adopt a new PD Layout Plan that reflects the new land area and layout for the PD; 3) delete and/or amend several conditions in the existing PD that are no longer applicable, including adding new conditions that allow single-family attached units on individual platted lots and accessory garages for the single-family attached dwellings, and adopting new dimensional standards for the revised PD.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 2023-273 becomes effective as provided therein.

Strategic Connection:

Goal 3: A Great Place to Live & Experience

Recommendation: The City Commission adopt the proposed ordinance.