



## City of Gainesville Agenda Item Report

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**File Number:** 2023-408

**Agenda Date:** August 17, 2023

**Department:** City Attorney

**Title:** 2023-408 Quasi-Judicial - LD23-000015 Dance Alive Rezoning (B)

**Department:** City Attorney

**Description:** Ordinance No. 2023-408: An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 5.78 acres of property generally located at 3302 NW 39th Avenue, as more specifically described in this ordinance, from Residential Single-Family (RSF-4) 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.

**Fiscal Note:** N/A

**Explanation:** This ordinance will rezone approximately 5.78 acres of property located at the intersection of NW 32<sup>nd</sup> Street and NW 39<sup>th</sup> Avenue from Residential Single-Family (RS-4) 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 April 27, 2023, where it voted to recommend 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 that 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. 2023-409 becomes effective as provided therein.

**Strategic Connection:**

Goal 3: A Great Place to Live & Experience

**Recommendation:** The City Commission adopt the proposed ordinance.