



## City of Gainesville Agenda Item Report

---

**File Number:** 2024-464

**Agenda Date:** September 19, 2024

**Department:** Office of the City Attorney

**Title:** 2024-464 Quasi-Judicial - Oaks Mall Plaza LD24-000048 ZON (B)

**Department:** Office of the City Attorney

**Description:** Ordinance No. 2024-464: An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 7.03 acres of property known as the Oaks Mall Plaza located at the 6700 Block of Newberry Road, as more specifically described in this ordinance, from General Business (BUS) to Urban 8 (U8); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**Fiscal Note:** This agenda item has no fiscal impact.

**Explanation:** This ordinance will rezone approximately 7.03 acres of property known as the Oaks Mall Plaza located at the 6700 Block of Newberry Road, as more specifically described in this ordinance, from General Business (BUS) to Urban 8 (U8). This ordinance was generated by an application from the private property owner(s). The City Plan Board held a public hearing on June 27, 2024, where it voted to recommend approval of this rezoning.

The proposed change to U8 zoning will allow for a mix of uses including residential uses that could spark redevelopment activity in the shopping center and would be compatible with the U8 zoned Oaks Mall property that lies to the east of the subject property. The subject parcels abut UMU designated properties on the east and south and Commercial designated properties on the north and west. The properties on the east and south have existing U8 zoning, while the properties on the north have BUS zoning, and the adjacent property to the west has Planned Development (PD) zoning. The proposed future land use amendment and rezoning will allow the redevelopment of a commercial property with a mix of uses including residential development that will be compatible with the surrounding uses in the area.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 2024-465 becomes effective as provided therein.

**Business Impact Estimate:**

This ordinance is exempt under Florida Statute 166.041(4)(a). (See attached)

**Strategic Connection:**

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

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