

**LEGISLATIVE #**

**110556G**



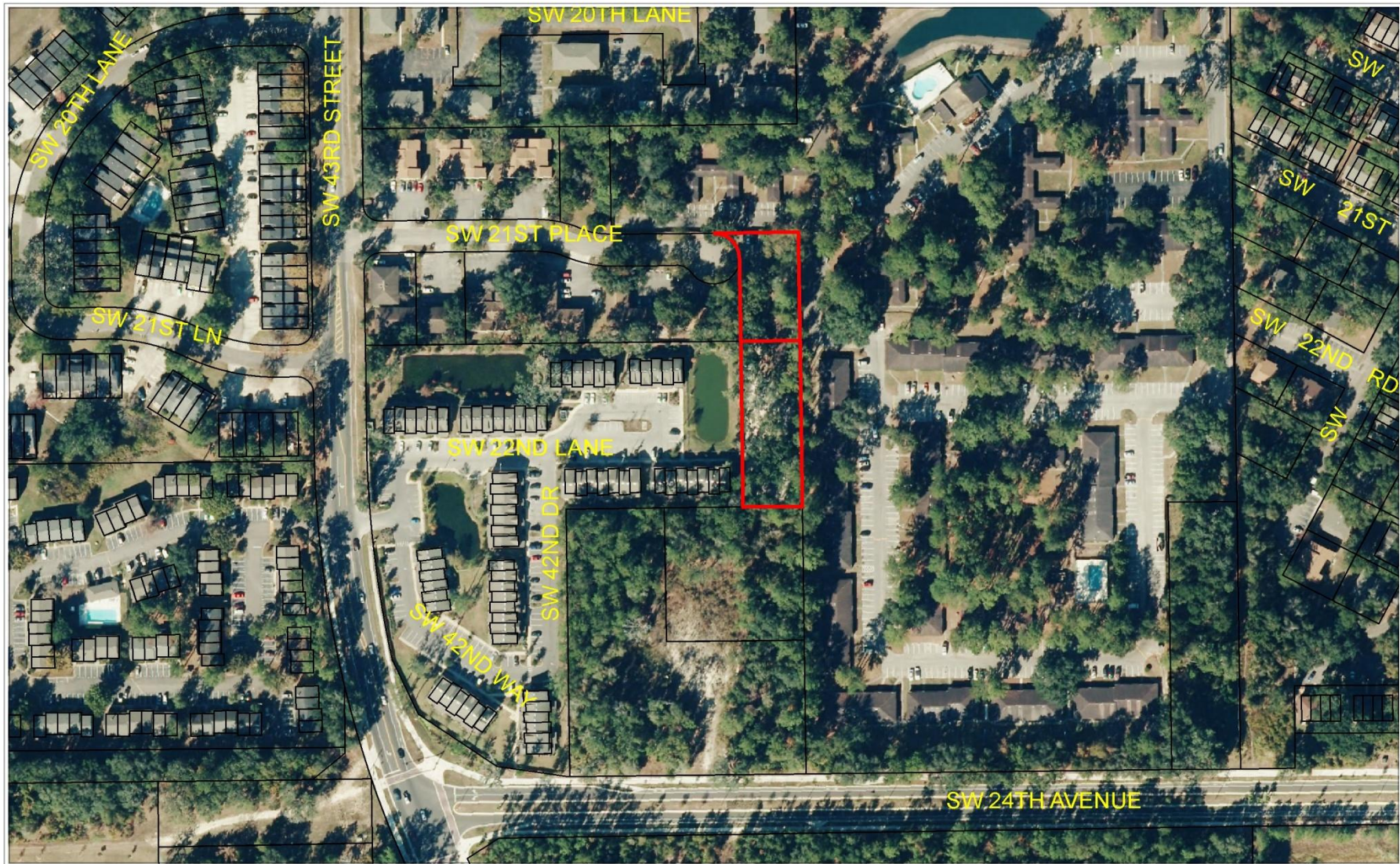
## Planning and Development Services

# **PB-11-125 ZON** **Rezoning to PS for County Property**


**Presentation to City Commission**  
**March 15, 2012**  
**Dean Mimms, AICP**  
**(Legislative No. 110556)**

# Request for 0.9-ac County property

	Existing	Proposed
Zoning	Alachua County R-3 (Multiple family, high density)	PS (Public services & operations district)



**AERIAL PHOTOGRAPH**

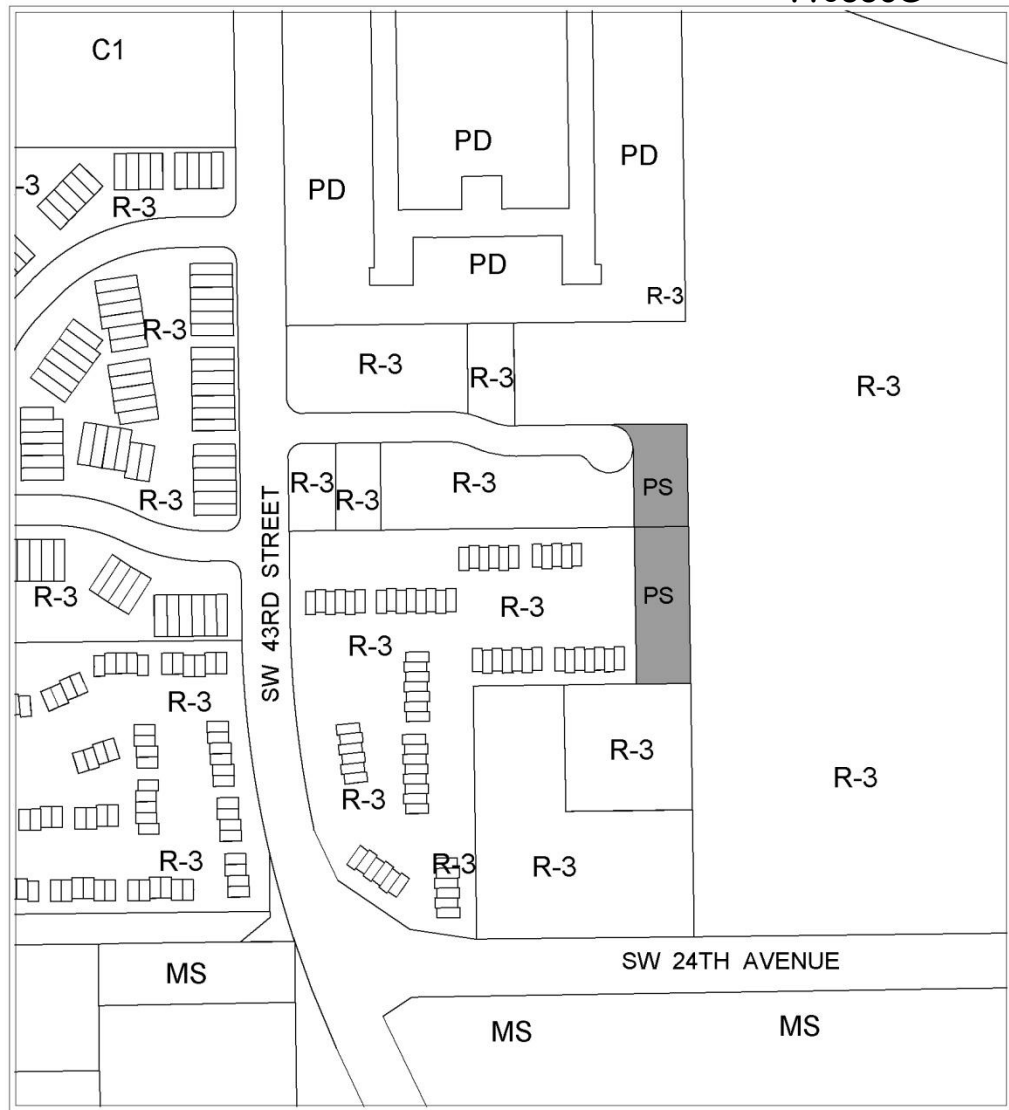
 No Scale	Name	Petition Request	Map(s)	Petition Number
	City Plan Board, applicant	Rezone parcels from Alachua County R-3 district to City of Gainesville PS district.	4244	PB-11-125 ZON

**Alachua County  
Zoning Districts**


- C1 Conservation
- PD Planned Development
- MS Industrial Services and Manufacturing
- R-3 Multi-Family, High Density Residential (14 to 24 units/acre)

**City of Gainesville  
Zoning Districts**


- PS Public Services and Operations



Area  
under petition  
consideration



**PROPOSED ZONING**

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City Plan Board, applicant	Rezone parcels from Alachua County R-3 district to City of Gainesville PS district.	4244	PB-11-125 ZON

# Petition / Background

- 0.9-ac, developed Alachua County property
- 2009 Urban Village annexation
- PS zoning to implement pending PF land use
- 1997 Al. Co. Special Use Permit
- **Metamorphosis: Al. Co. Court Services'** long-term, community-based, residential treatment program for adult, chronic, substance-dependent clients

# Recommended PS uses

- **Social service home or halfway house (City LDC) in accordance w/Article VI & w/add'l conditions approved by County Res. Z-97-14 re: State licensing, statutes & reg's; safety precautions; signage/lighting changes; no outside activities & no delivery vehicles from sunset to 8 AM; max. 21 beds**
- **Rehab ctrs, Housing for elderly, Day care ctrs per Article VI; Museums & art galleries, Exec. offices, Legislative bodies, Gen'l gov't, Police protection, Legal counsel & prosecution, Public order/safety, Various Admin. use categories, Regulation of agric. mkt'g & commodities, Regulation, licensing, inspection of misc. commercial sectors, and accessory (customarily incidental) uses**

# Recommended Conditions

- 1. Changes to the site shall require development plan approval in accordance w/the requirements of the LDC and the adopted PS zoning ordinance**
- 2. The property shall be regulated in accordance w/req'ts of the LDC and all other applicable regulations**



# Consistency & Compatibility

- **Consistent w/Comp Plan (ICE Goal 1, FLUE 4.1.1 Public Facilities future land use category)**
- **Proposed PS zoning for this County-owned/operated facility is compatible w/surrounding properties**
- **Proposed PS appropriate for existing use as social service home or halfway house as operated by County (and other uses that could be appropriate should current use change)**

# Recommendation

## **City Plan Board to City Commission:**

**Approve Petition PB-11-125 ZON, waiving the requirement for a preliminary development plan, and approve the uses & conditions recommended in the staff report**

**Plan Board voted 4:0**

**Staff to City Commission: same rec'n**

**Staff to City Plan Board: same rec'n**