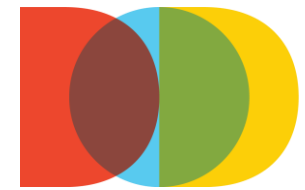


The Grove II Land Use Change

PB-19-68 LUC | 190289

November 7, 2019

Juan Castillo



DEPT
OF
DOING

Subject Property



Developed Parcel. (The "Grove II" AKA Treebecka. (144 dwelling units per acre).

10.53 Acres

Vacant

10.21 Acres

SW 20th Ave.

I-75



- 20.74 Acres
- Annexed: April, 4th 2019

Request

Annexed: April, 4th 2019

- Section 171.062 of the Florida Statue, Effects of annexations or contractions states that “if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Additionally, The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element reiterates the Florida Statue, “Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.’ Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation (s) of staff.

Request

Update the Land Use from **Alachua County Multi-Family Residential (R-2A): 8-14 dwelling units per acre** to **City of Gainesville Multi-Family Residential (RMF-8): 8-20 dwelling units per acre.**

County

High Density Residential: 14-24 dwelling units per acre

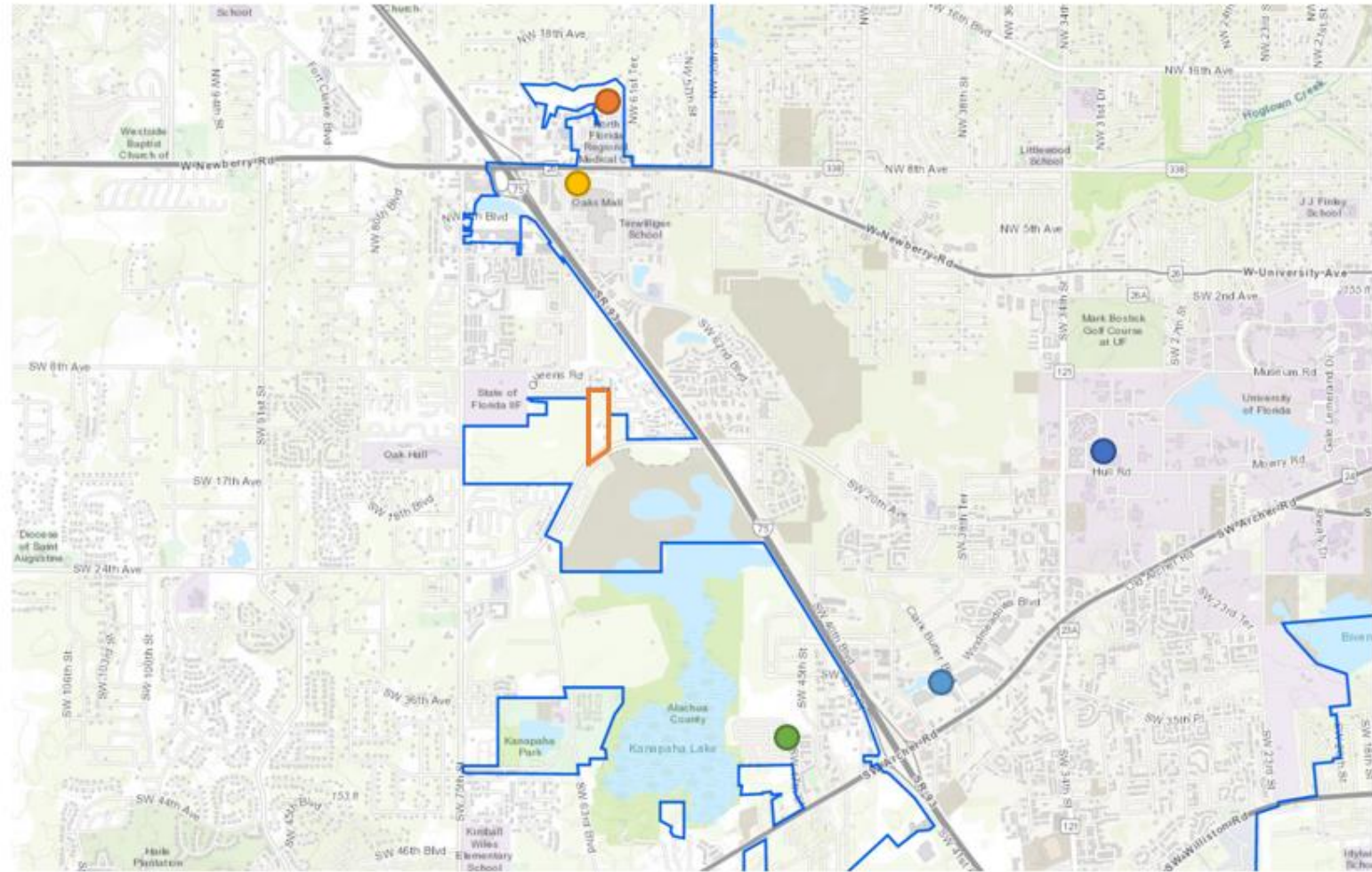


City

RM: Residential Medium Density : 8-30 dwelling units per acre



Property Location



Property Boundary

North Florida Regional



Oaks Mall



Celebration Pointe



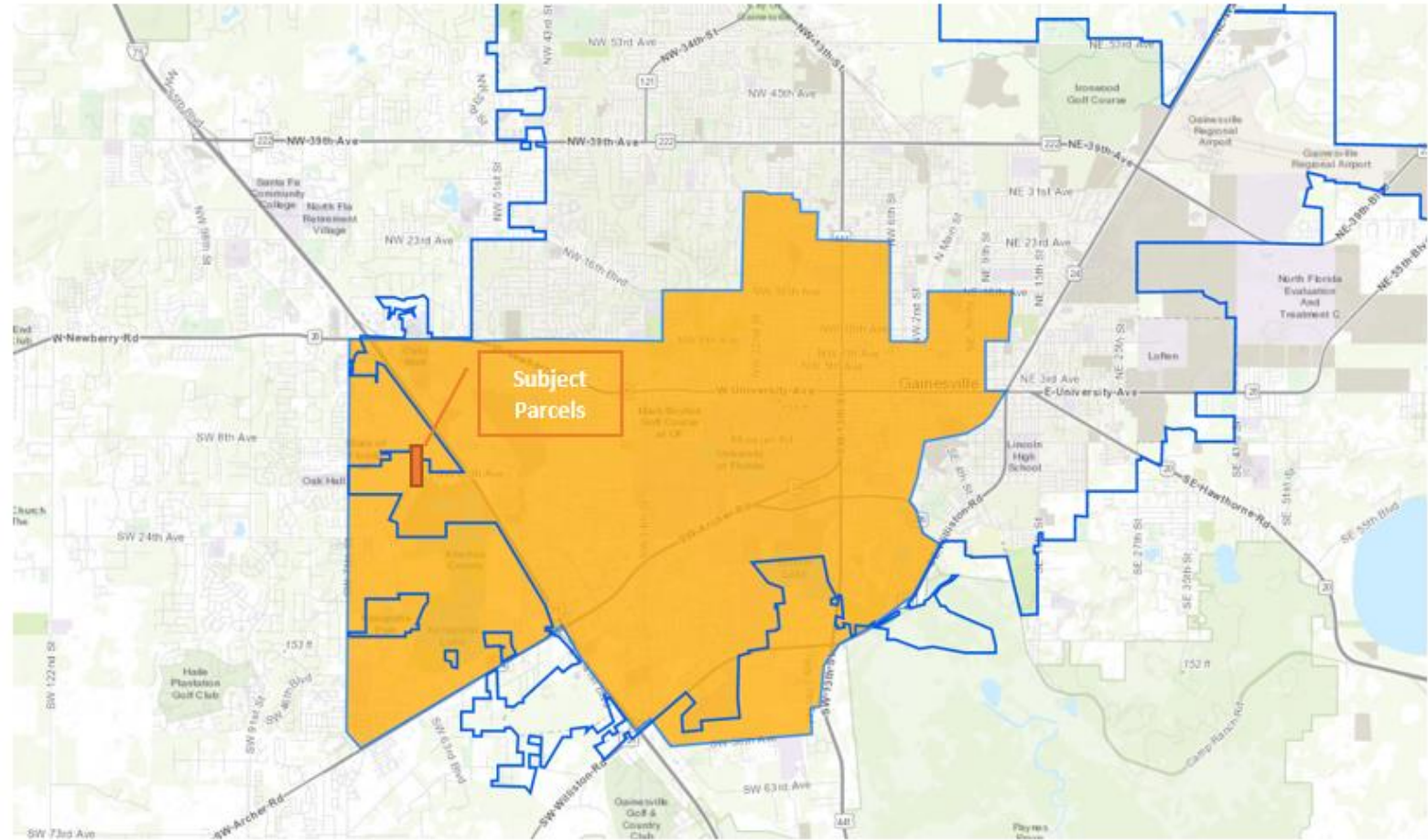
Butler Plaza



University of Florida



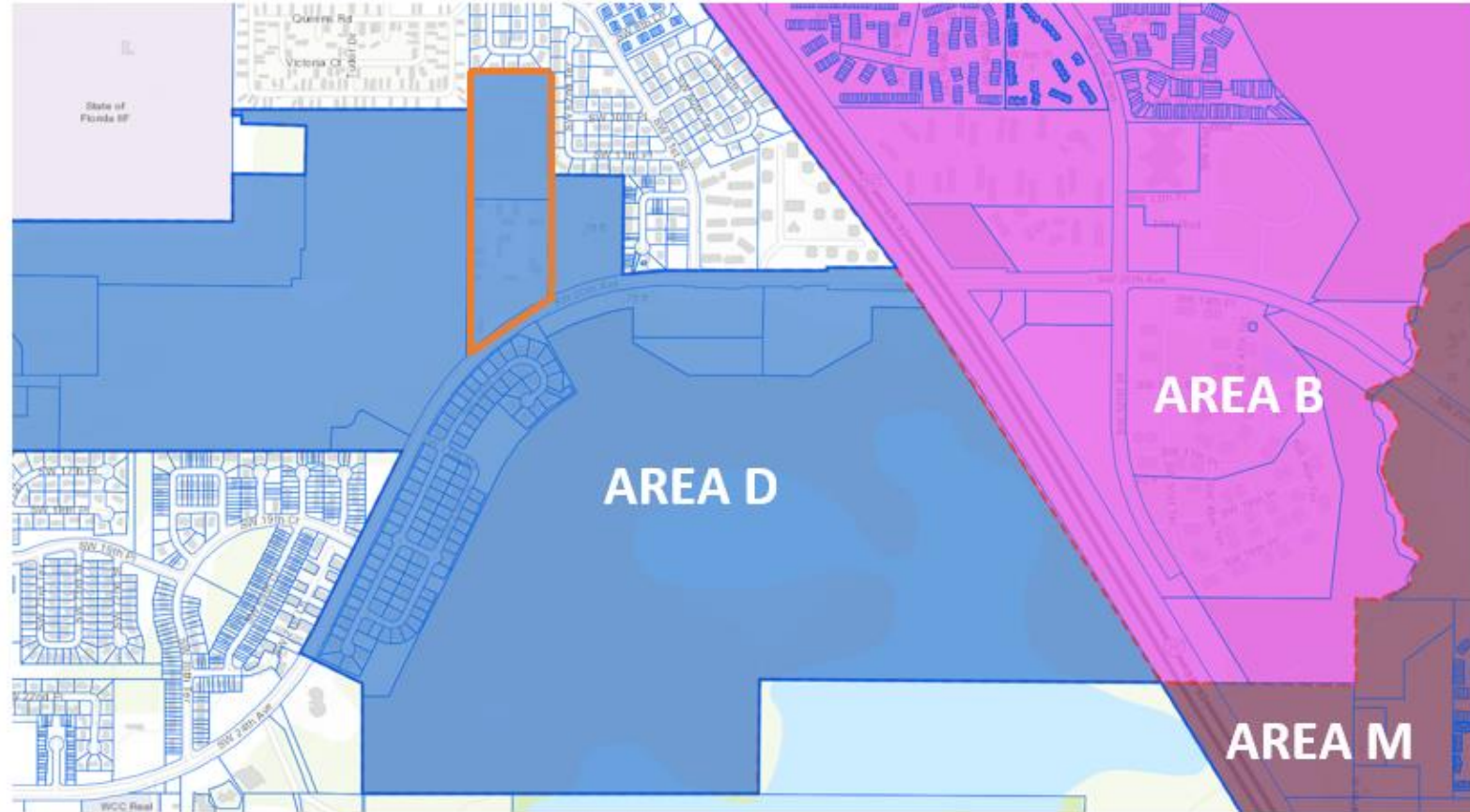
Property Location



Bedroom limit based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.



Property Location



Adjacent Properties

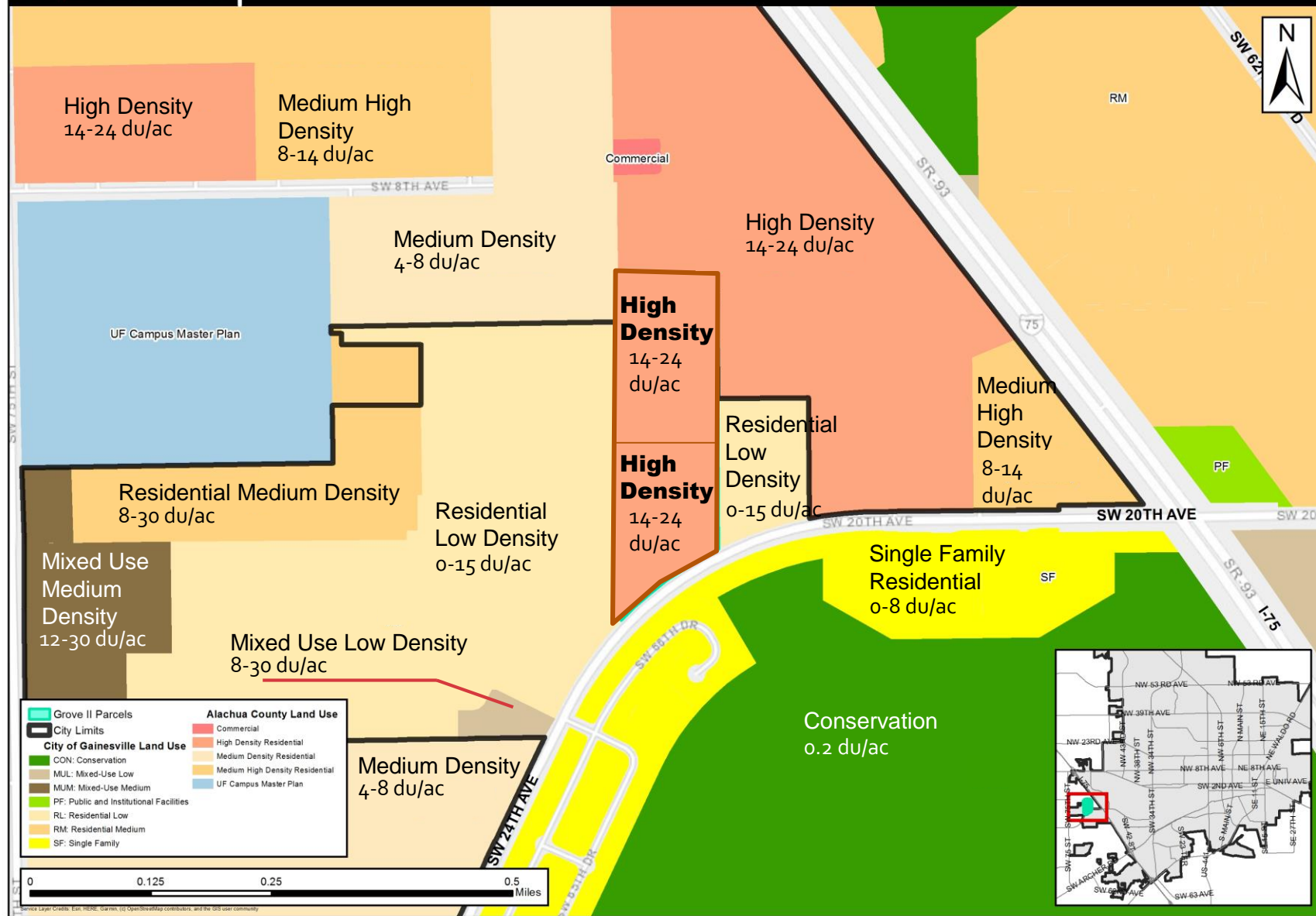


Existing Land Use

Gainesville.
Citizen centered
People empowered

Grove II - Surrounding Area Land Use Categories

Parcels 06675-004-000 & 06675-008-000

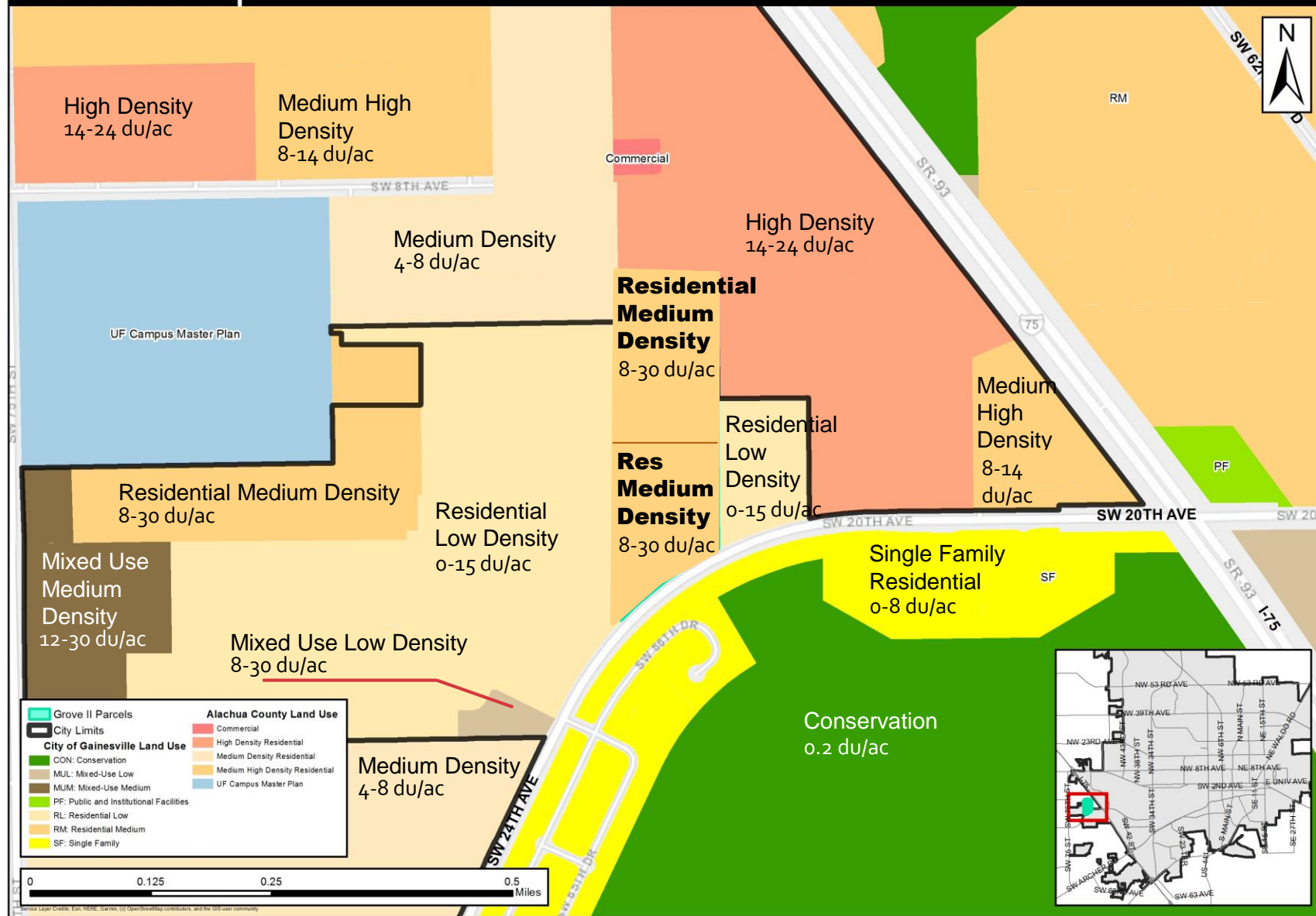


Proposed Land Use

Gainesville.
Citizen centered
People empowered

Grove II - Surrounding Area Land Use Categories

Parcels 06675-004-000 & 06675-008-000



Consistency with the Comprehensive Plan

Future Land Use Element

Goal 1 – Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Policy 1.1.3 – Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and are groups to live within its boundaries.

Housing Element

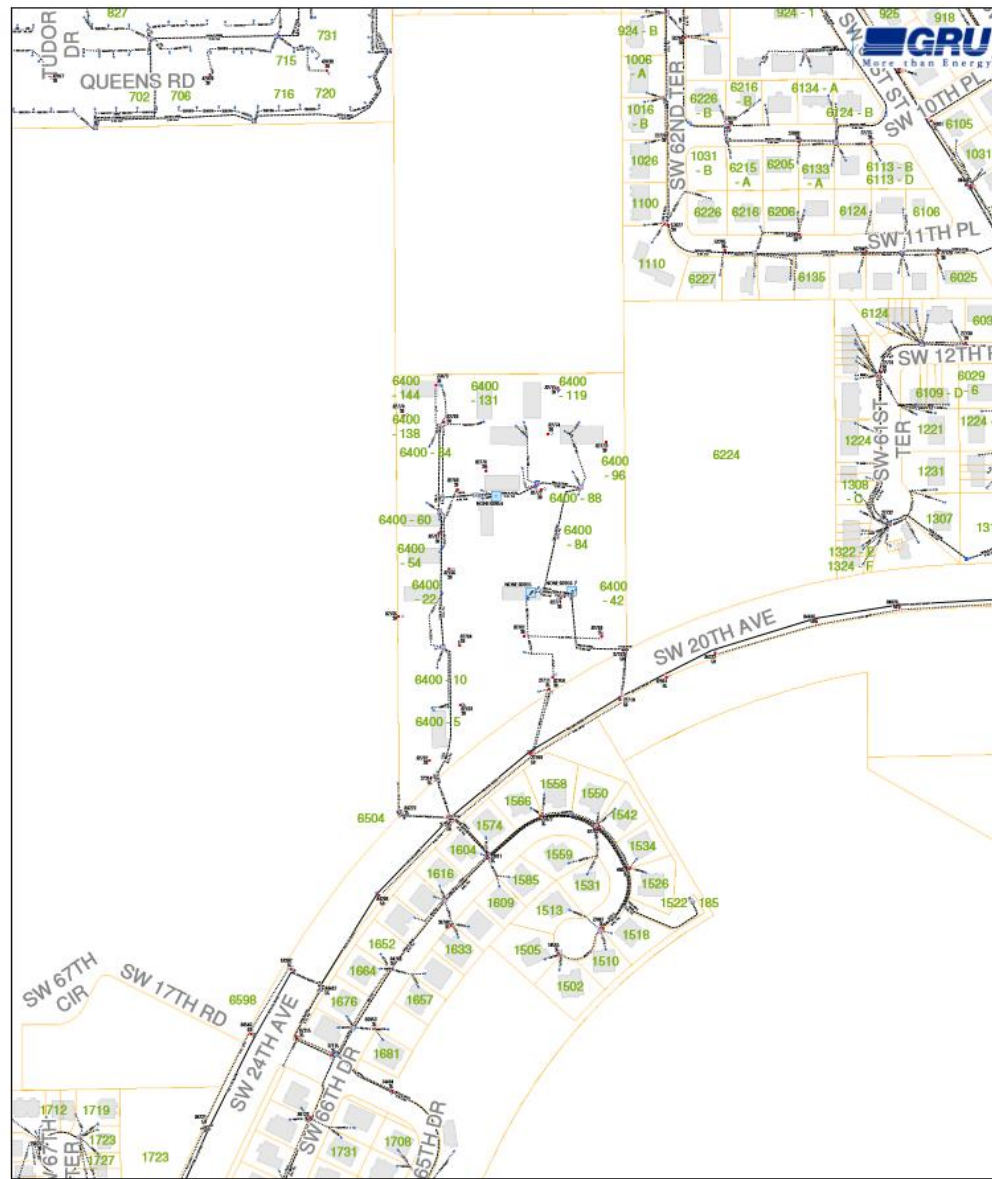
Overall Goal – Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.

Objective 1.5 – Discourage the proliferation of urban sprawl.

Conservation

Policy 2.4.10.d – Allowing for, or requiring the clustering of development away from environmentally significant resources.

Available Services: Power/Electricity



Contact Sunshine State One Call of Florida a minimum of two business days before excavation or demolition. Florida Law requires that you call 811 before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Prevention and Safety Act, chapter 556, Florida Statutes (F.S.)

Other laws may also affect excavations:

- Florida Trench Safety Act, Part VI, chapter 553, F.S.
- Florida Gas Safety Law, Part I, Chapter 368, F.S.
- Pipeline Safety Improvement Act of 2002
- Federal Pipeline Safety Act
- National Electric Safety Code ANSI C-2
- OSHA Standard 1926.651

811 NEWS MEANS I BEGIN ALWAYS CALL 811 BEFORE YOU DIG

It's Not Who You Know. It's Who You Call.

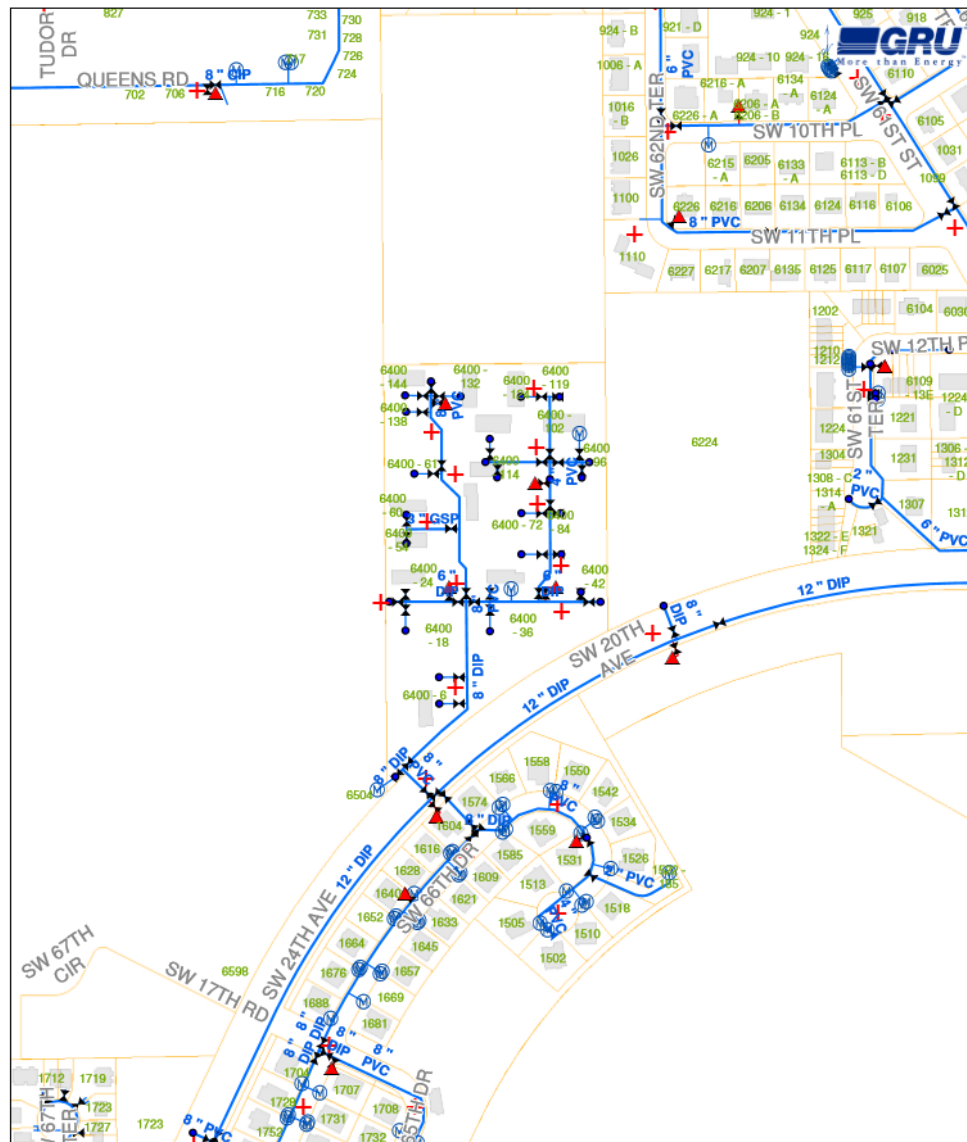
www.callsunshine.com

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NOTE - Additional facilities may have been constructed, retired, or otherwise not shown here.
NOTE - Conversion to PDF may have altered map scale.



Available Services: Water



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 -OSHA Standard 1926.651

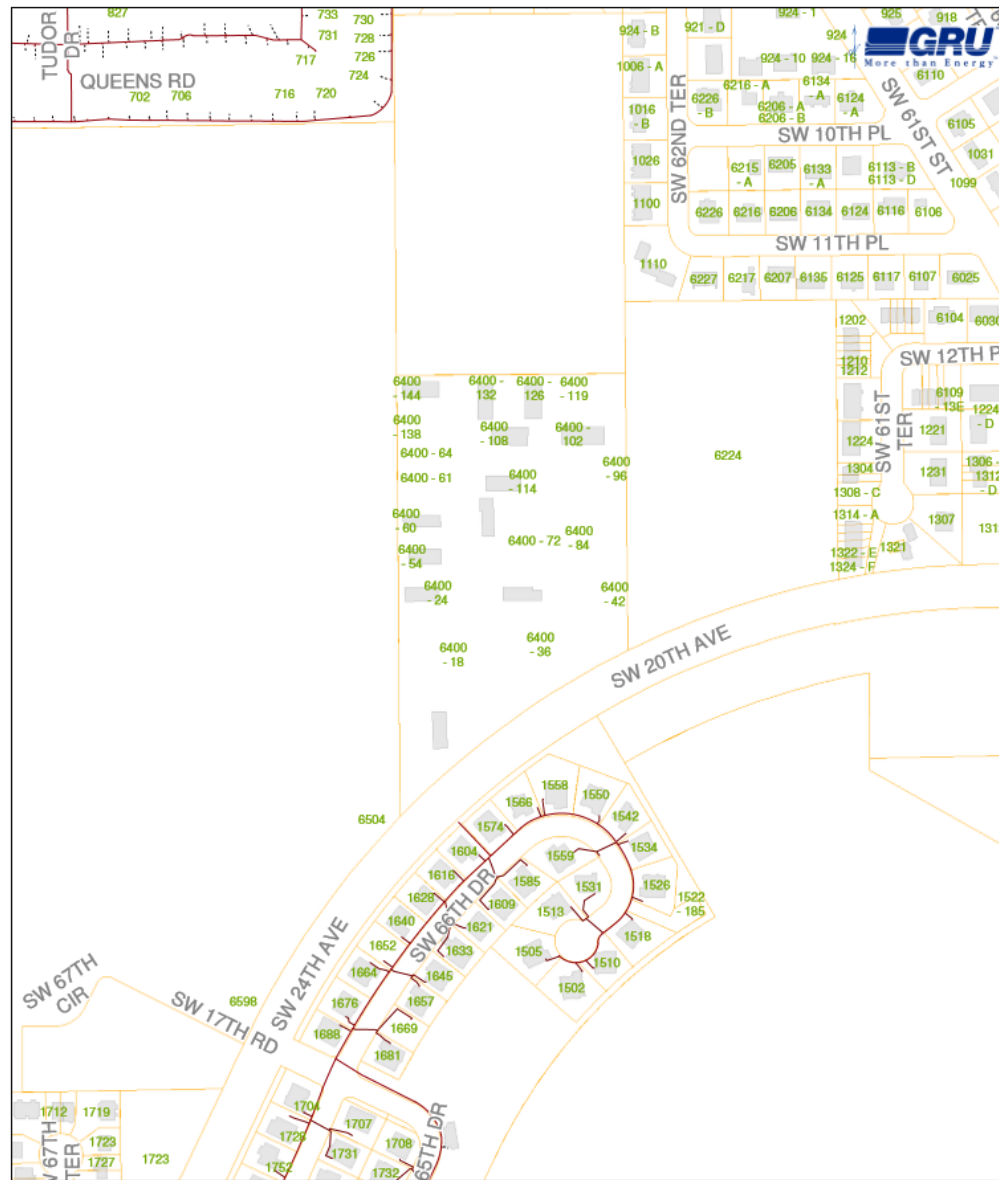


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Available Services: Gas



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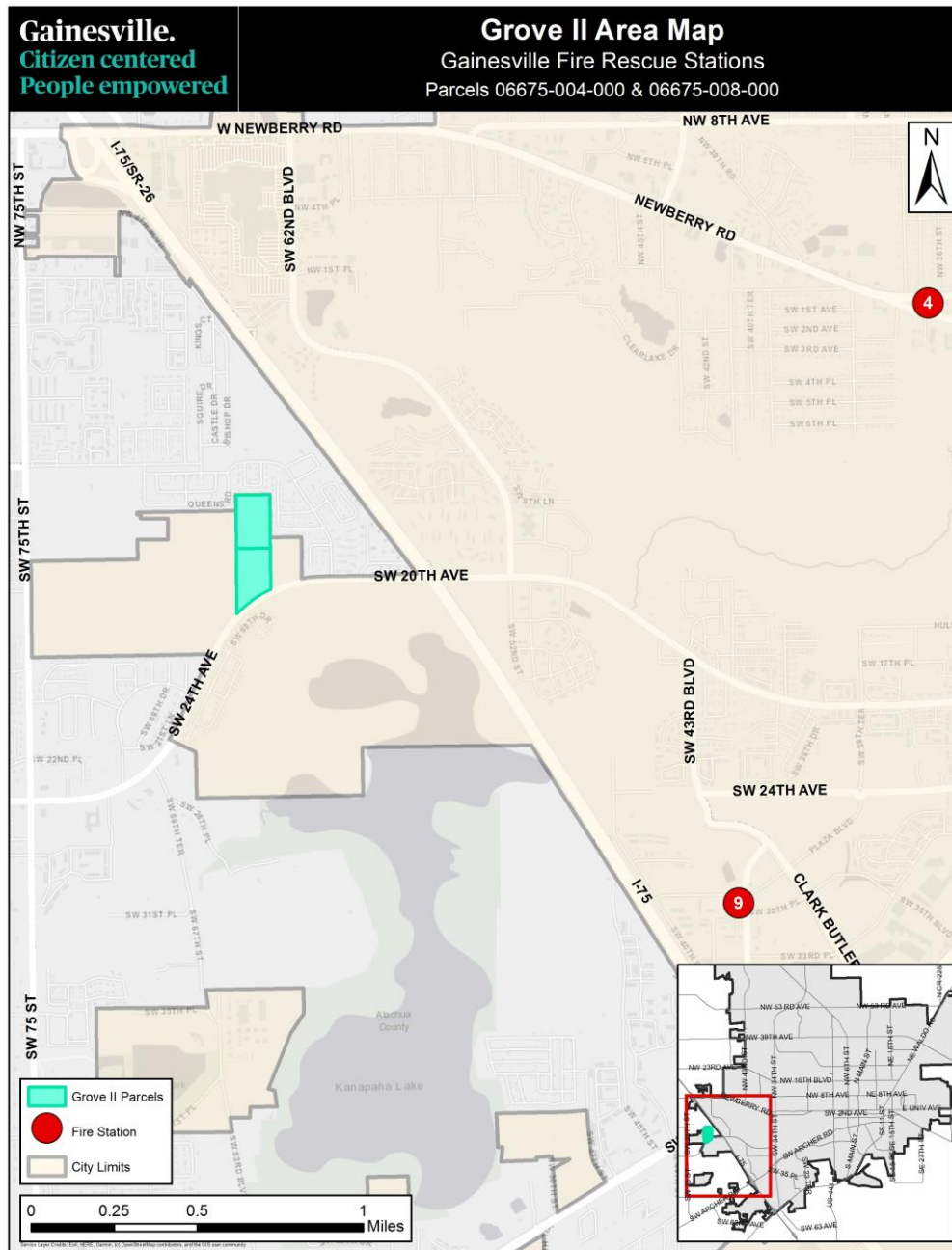


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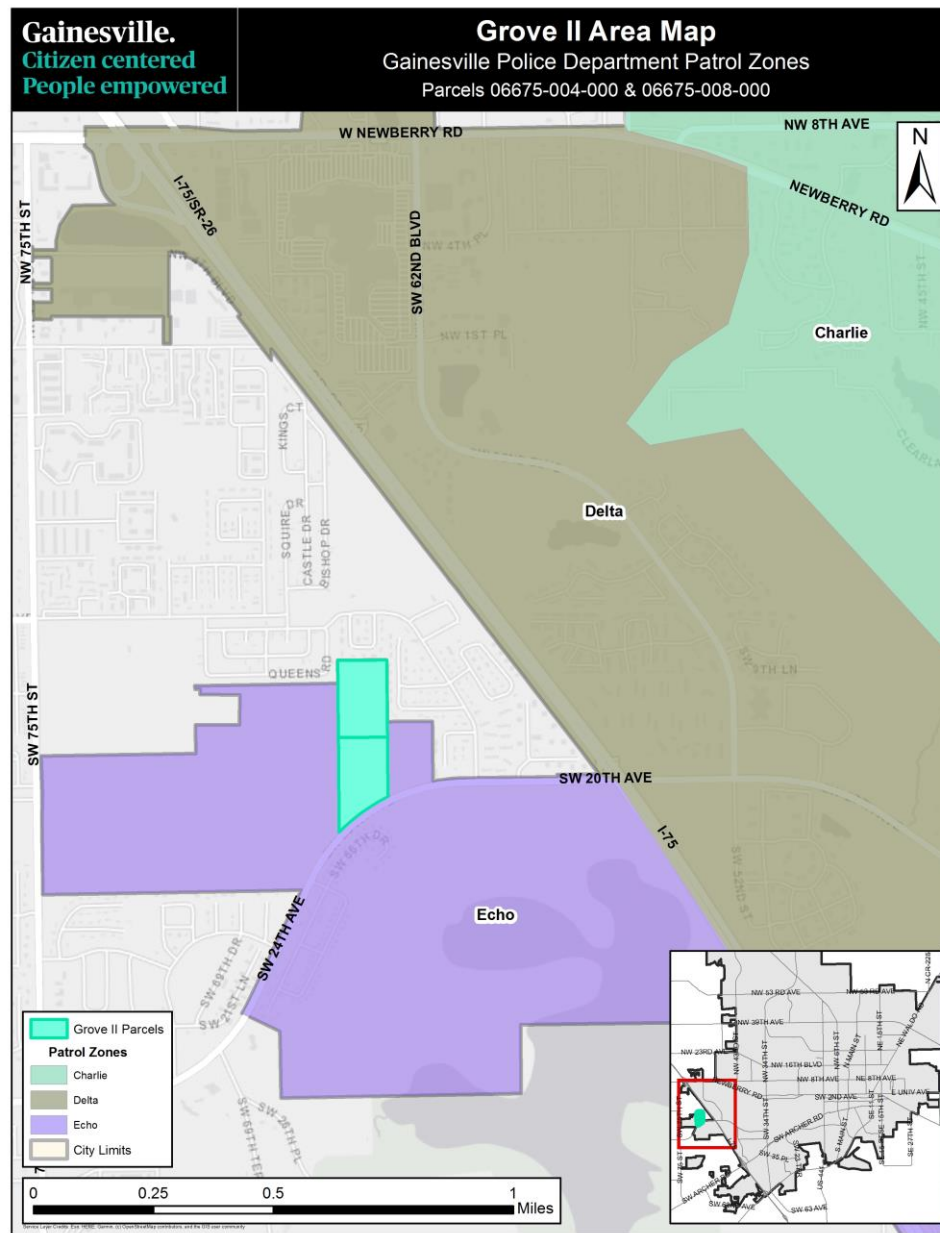
Available Services: Gainesville Fire Rescue



Gainesville Fire Rescue Stations near property:

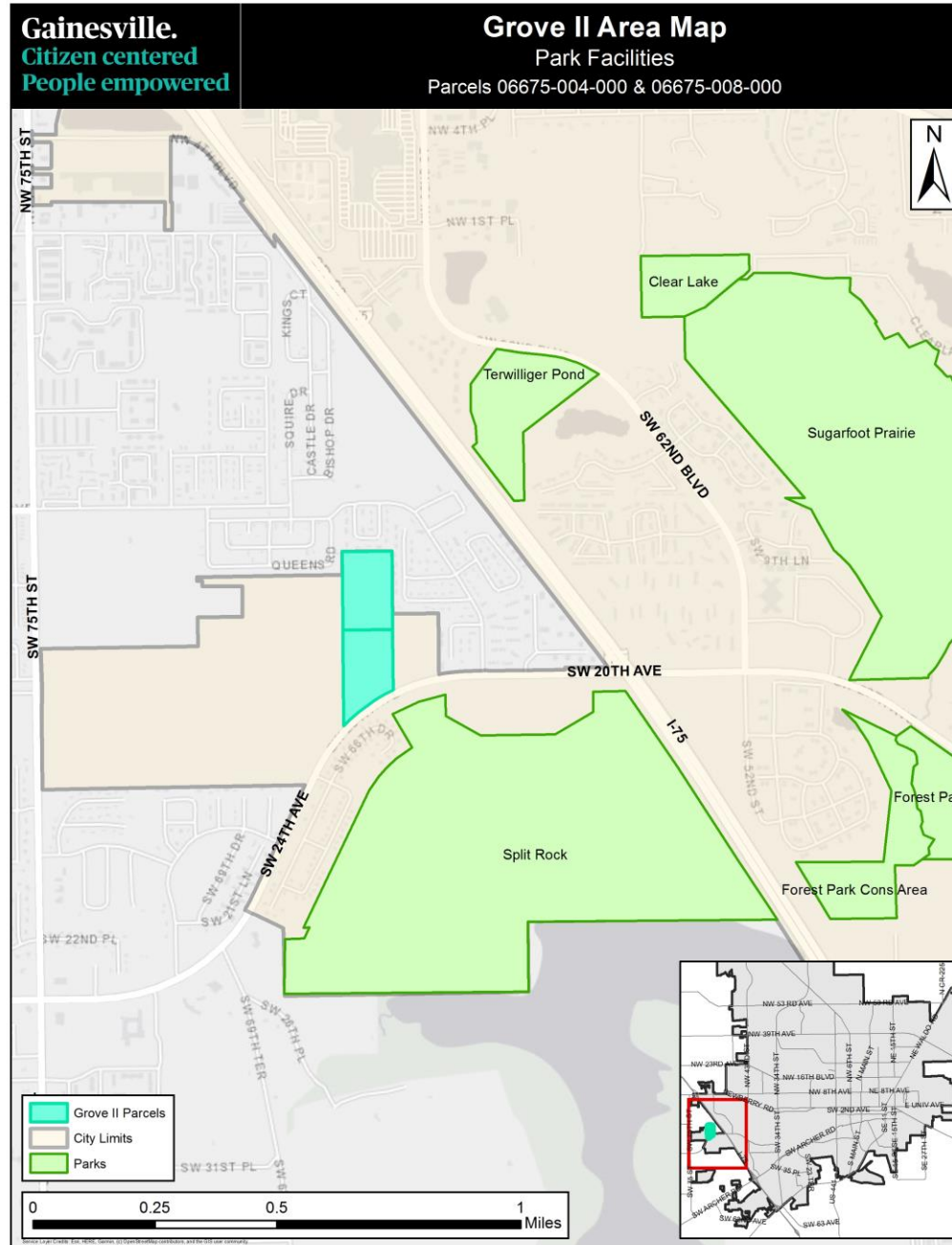
- 4
- 9

Available Services: Gainesville Police Department



Gainesville Police
Department Patrol
Zone: Echo

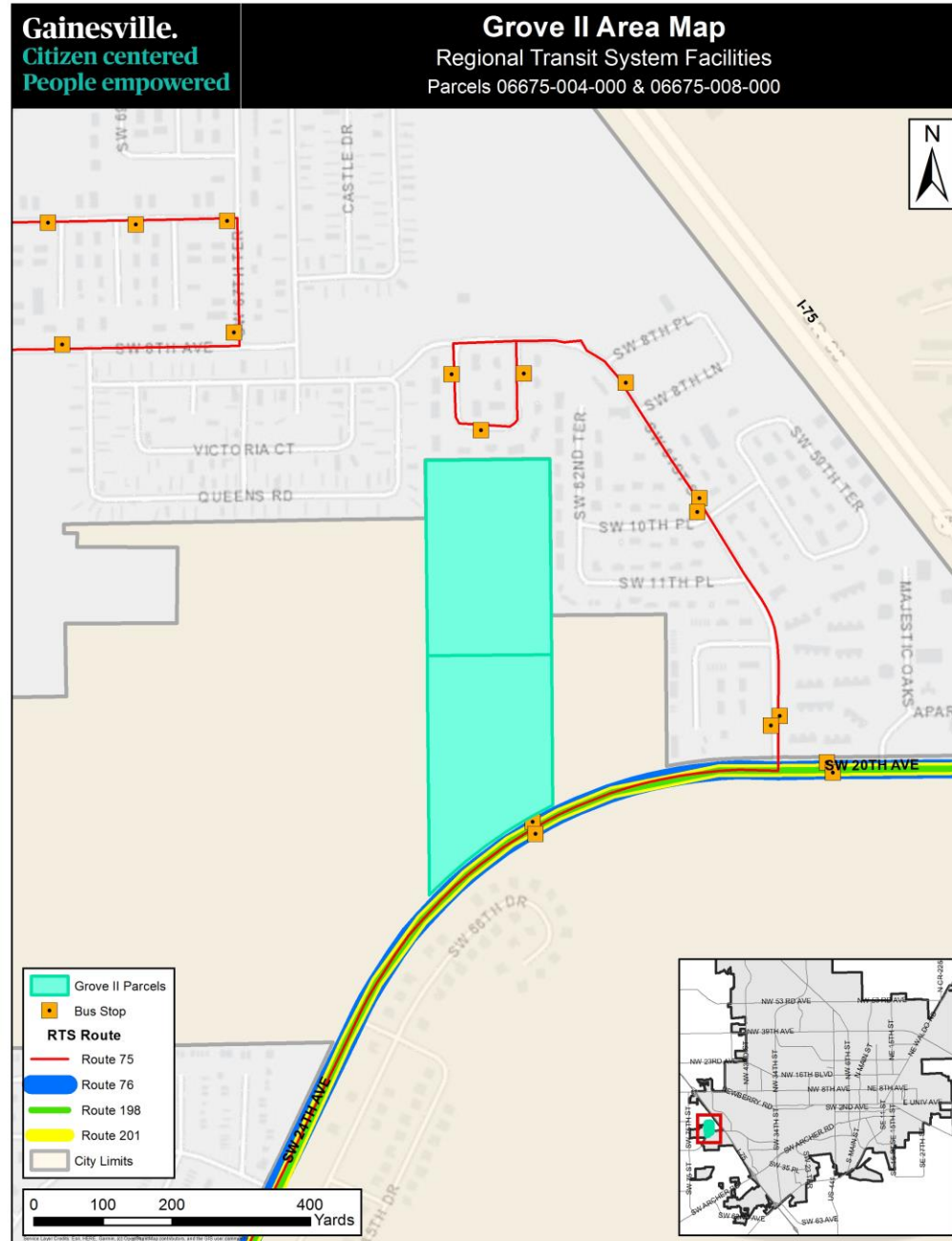
Available Services: Park Facilities



- Park Facilities:**
- Split Rock
 - Terwilliger Pond
 - Forest Park
 - Sugarfoot Prairie
 - Clear lake



Available Services: Transportation



RTS Bus Routes

- 75
- 76
- 198
- 201



Available Services: Transportation



Available Services: Transportation



Staff Analysis


The need for additional land in the proposed land use category.

This land use designation will contribute to an increase in the Residential Medium Density land use category total acreage within the City.

The increase in the total acreage of this land use category can potentially help the City meet future residential needs associated with projected population growth.

Future Land Use Category	Description	Total Acres 2019	Total Reduction /Increase	Occupied Acres	Vacant Acres
RM	Residential Medium Density	1,963.66	+ 20.74	1,856.91	106.75

Based on Property Appraiser and City of Gainesville GIS data


94.6%

Staff Analysis

Alachua County School Board

The Alachua County Public School Board has reviewed the proposed Land Use change and has determined that the students generated at the elementary, middle, and high school levels can be reasonably accommodated during the ten year planning period.

Approval

Approve petition **PB-19-68 LUC** to change the Land Use of parcels **06675-004-000** and **06675-008-000** from County High Density Residential to City RM: Medium Density Residential