

*City of*  
*Gainesville*

Inter-Office Communication

Planning Division  
X5022, FAX x2282, Station 11

Item No. 4

TO: City Plan Board

DATE: June 20, 2002

FROM: Planning Division Staff

SUBJECT: Petition 4LUC-02 PB, Ricardo Cavallino, agent for Fredrick B. Arnold. Amend the City of Gainesville Future Land Use Map from PUD (parking lot) to RH (Residential High Density, 8-100 units per acre) on property located at 1220 and 1224 Southwest 1<sup>st</sup> Avenue. Related to Petition 3PDA-02PB and 5SPA-02PB.

Recommendation

Staff recommends approval of Petition 4LUC-02PB.

Explanation

The subject property is located at 1220 and 1224 Southwest 1st Avenue. The 0.3-acre parcel is presently zoned PD (Planned Development) and has a Land Use designation of PUD (Planned Use District allowing a Parking Overlay for the City of Gainesville 1980-2000 Comprehensive Plan, Multiple-Family High Density). The site is presently developed with a 23-space, private, surface parking lot serving commercial and office property located to the north that fronts on University Avenue. Parcels located to the east and west of the subject property contain multi-family apartment complexes on property zoned RH-2 with a RH (Residential High Density, 8-100 du/acre) land use. The subject property is bordered to the north by an alley and property designated MUL (Mixed-Use Low Intensity, 8-30 du/acre) land use and contains retail businesses and office buildings. The south property line is bounded by Southwest 1st Avenue. The property located south of Southwest 1st Avenue contains a large multi-story apartment complex with a parking garage, fronting on the street, on property zoned designated RH land use.

The request to change the land use designation on the property is being done concurrently with a request to rezone the property from PD (Planned Development) with a 23-space surface parking lot, to PD zoning to allow a 24-unit, 3-story, apartment complex to be built over a redesigned 15-space parking lot.

The proposed land use change is consistent with the City of Gainesville 2000-2010 Comprehensive Land Use Plan. The proposed density of the development, 80 du/ac, is allowed by right and falls within the density parameters allowed in RH-2 (Residential High Density, 8-100 du/ac). The land shown as residential high density on the Land Use Plan identifies those areas within the City of Gainesville that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for high intensity multi-family development.

Staff finds that the proposed land use change will be consistent with the existing land use on three sides of the property in question. The property to the north (MUL) allows a mix of multi-family (10-30 du/ac), commercial, and office uses, which would benefit from the additional multi-family dwelling units being proposed.

The subject property is located within 1/2 block of the University of Florida campus and two major arterials bisecting the City. The proposed land use change is consistent with Future Land Use Element policies 1.5.9 and 2.1.2.

Policy 1.5.9 states, "The land use map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within ¼ mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling."

Policy 2.1.2 states, "The City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the medical complex east of campus (rather than at the urban fringe), but outside of single-family neighborhoods."

This land use change will also eliminate a PUD overlay classification (parking) that has as an underlying land use, a 1980-2000 multi-family high density designation that no longer exists.

The designation of this site as RH (residential high) is appropriately located and will further benefit the Future Land Use Element Objective 2.1 that encourages redevelopment that will promote urban infill, improve the condition of blighted area, to reduce urban sprawl and foster compact development patterns.

**Summary Data:**

**Applicant Information**

Ricardo Cavallino, agent for Fredrick B. Arnold.

**Request**

Amend the Future Land Use Map to change designation from PUD to RH

**Existing Land Use Plan**

PUD (planned use development) overlay allowing private 23 space, surface parking lot over 1980-2000 City of Gainesville Comprehensive Land Use Plan, Residential High Density.

**Existing Zoning**

PD (Planned Development) for surface parking lot.

**Purpose of Request** To allow multi-family apartment complex to be constructed over redesigned parking lot.

**Location** 1220 and 1224 Southwest 1<sup>st</sup> Avenue

**Existing Use** Private 23-space, surface parking lot

**Surrounding Uses**  
North—commercial and office uses  
East—apartment complex  
South—apartment complex/parking garage  
West—apartment complex

<u>Surrounding Controls</u>	<u>Zoning</u>	<u>Land Use</u>
North	MU-1	MUL
East	RH-2	RH
South	RH-2	RH
West	RH-2	RH

**Recent Zoning History** None

**Impact on Affordable Housing:** The proposed land use change will allow for urban infill housing redevelopment in an area that has been developed since the turn of the last century and has all infrastructure in place. The proposed development will be located within close proximity, walking distance, of the University of Florida and mass transit. This land use change should allow students/others, without the means to own an automobile and other amenities, the opportunity to live in affordable housing close to the university, downtown and mass transit.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

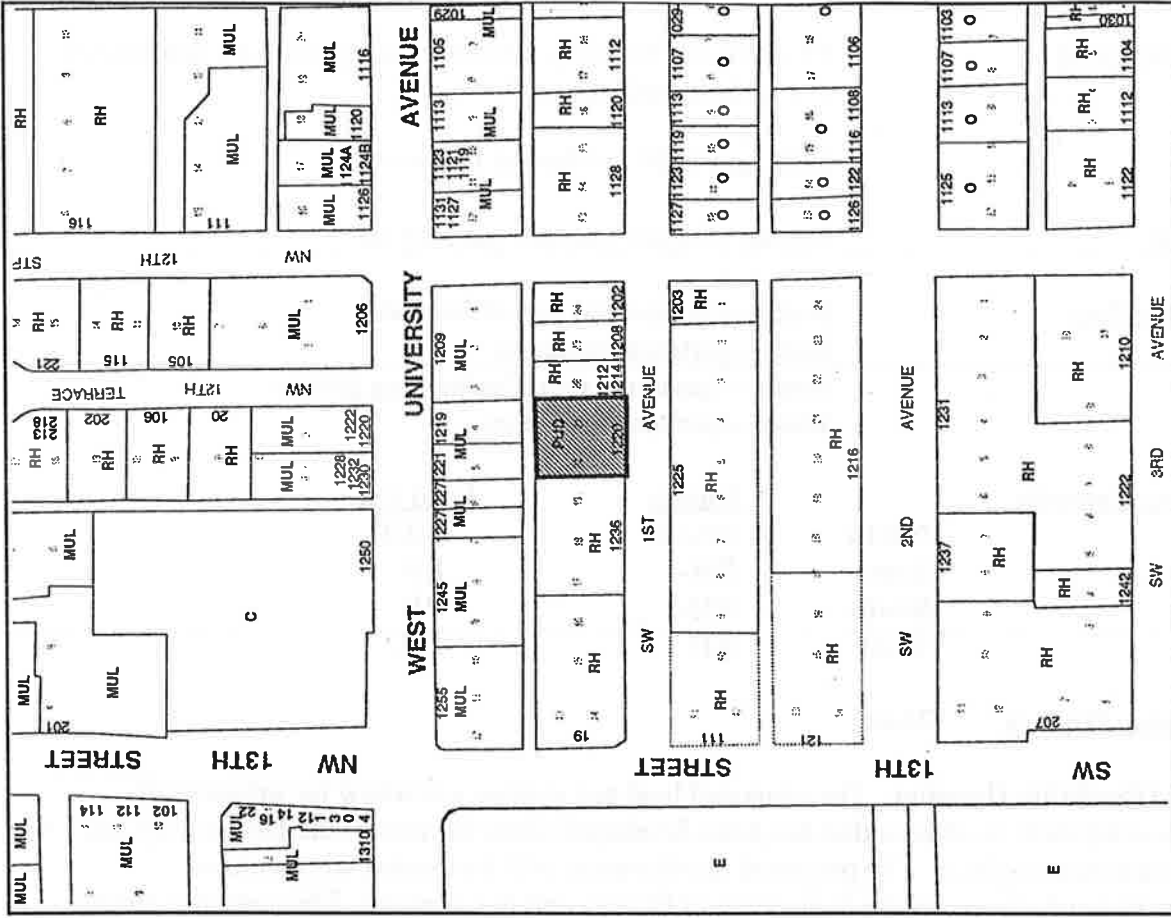
RH: GGF

# Land Use Designations

- SF Single Family (up to 8 units/acre)
- RL Residential Low Density (up to 12 units/acre)
- RM Residential Medium Density (10-30 units/acre)
- RH Residential High Density (21-100 units/acre)
- MUR Mixed Use Residential (up to 75 units/acre)
- MUL Mixed Use Low Intensity (10-30 units/acre)
- MUM Mixed Use Medium Intensity (14-30 units/acre)
- MUH Mixed Use High Intensity (up to 150 units/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

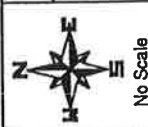
----- Division line between two land use districts  
 \_\_\_\_\_ City Limits

Area under petition consideration



# LAND USE

Name	Petition Request	Map(s)	Petition Number
Ricardo Cavallino, Agent for Frederick B. Arnold	From PUD to RH	4050	4LUC-02PB



# Existing Land Use

ORDINANCE NO. 3212  
0-86-15

AN ORDINANCE AMENDING THE LAND USE PLAN ELEMENT OF THE CITY OF GAINESVILLE 1980-2000 COMPREHENSIVE PLAN BY IMPOSING THE "PLANNED USE DISTRICT" CLASSIFICATION OVER CERTAIN PROPERTY WITH THE LAND USE CLASSIFICATION OF "MULTIPLE-FAMILY (HIGH DENSITY)"; LOCATED IN THE VICINITY OF 1220 AND 1224 S.W. FIRST AVENUE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City Plan Board authorized the publication of notice of a Public Hearing that the Planned Use District classification be imposed over certain lands within the City with the Land Use Classification of "Multiple-Family (High Density)"; and

WHEREAS, notice was given and publication made as required by law on September 4, 1985, of a Public Hearing which was held on September 19, 1985; and

WHEREAS, notice was given and publication made on September 4, 1985, of a Public Hearing which was then held by the City Commission on October 7, 1985; and

WHEREAS, pursuant to law, at least ninety (90) days prior to adoption of this Ordinance, the City of Gainesville has transmitted copies of this proposed change to the State Land Planning Agency, and has received its written comments thereon; and

1 WHEREAS, pursuant to law, at least two one-quarter  
2 page advertisements have been placed in a newspaper of  
3 general circulation notifying the public of this  
4 proposed ordinance and of two (2) Public Hearings in the  
5 A. Clarence O'Neill Auditorium of the Municipal Building  
6 of the City of Gainesville; and

7 WHEREAS, pursuant to law, notice has also been  
8 given by mail to each real property owner whose use of  
9 land will be changed by enactment of this ordinance; and

10 WHEREAS, at least two (2) Public Hearings were held  
11 pursuant to the published and mailed notices described  
12 above at which hearings the affected person(s) and all  
13 others had an opportunity to be and were, in fact,  
14 heard.

15 NOW, THEREFORE, BE IT ORDAINED BY THE CITY  
16 COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

17 Section 1. The Land Use Element of the City of  
18 Gainesville 1980-2000 Comprehensive Plan is amended by  
19 imposing the Planned Use District (PUD) Classification  
20 over the following described property with the present  
21 Land Use Classification of "Multiple-Family (High  
22 Density)":

23  
24 Lots 20 and 21 in Block 3, of  
25 University Place, as per Plat thereof  
26 recorded in Plat Book "A", page 77 of  
the Public Records of Alachua County,  
Florida.

27 Section 2. The present land use classification of  
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"Multiple-Family (High Density)" on the above-described property is neither abandoned nor repealed; such classification is inapplicable as long as the property is developed in accordance with the development plan approved in the ordinance adopted of even date herewith rezoning the property to "Planned Development" (PD).

Section 3. If any portion of this ordinance is declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not be deemed to affect the remaining portions of this ordinance.

Section 4. The City Manager is authorized and directed to make the changes in maps and other data in said Land Use Element in order to comply with this ordinance.

Section 5. All ordinances, or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed.

Section 6. This ordinance shall become effective immediately upon final adoption.

DATED this 7th day of April, 1986.

  
MAYOR-COMMISSIONER

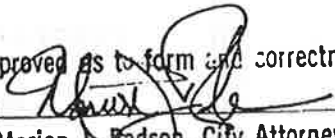
ATTEST:

  
CLERK OF THE COMMISSION

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This ordinance passed on first reading this 24th  
day of March, 1986.

This ordinance passed on second reading this 7th  
day of April, 1986.

Approved as to form and correctness  
By   
Marion J. Radson, City Attorney  
City of Gainesville, Florida

APR 9 1986



Petition 3PDA-02 PB, Legislative Matter No. 020131  
Petition 4LUC-02 PB, Legislative Matter No. 020132

**DESCRIPTION**

Lot Twenty (20) and Lot Twenty-one (21), Block Three (3) of W.R. THOMAS REAL ESTATE COMPANY'S SUBDIVISION OF THE CITY OF GAINESVILLE, KNOWN AS UNIVERSITY PLACE, as per plat thereof recorded in Plat Book "A", Page 77, of the Public Records of Alachua County, Florida.



4. **Petition 4LUC-02 PB**

Ricardo Cavallino, agent for Frederick B. Arnold. Amend the City of Gainesville Future Land Use Map from PUD (parking lot) classification to RH (Residential High Density, 8-100 units per acre) on property located at 1220 and 1224 Southwest 1st Avenue. Related to Petitions 3PDA-02 PB and 5SPA-02 PB.

Mr. Gene Francis was recognized. Mr. Francis indicated that Petitions 4LUC-02 PB, 3PDA-02 PB, and 5SPA-02 PB, would be discussed simultaneously. He presented a map of the development site, located in the University Heights area. He described the site, its zoning and land use classifications, and the surrounding uses. He presented photographs of the site. Mr. Francis discussed the history of the site and noted that the petitioner was requesting a PD amendment that would allow a 24-unit, three-story apartment complex over an existing parking lot.

Mr. Ricardo Cavallino, agent for the petitioner, was recognized. Mr. Cavallino presented elevations of the proposed development and described it in detail. He offered to answer any questions from the board.

Mr. Pearce asked the location of the primary entrance to the building.

Mr. Francis pointed out the primary entrances for pedestrians at the front and rear of the building.

Chair Polshek indicated that he saw no bicycle parking on the plan.

Mr. Francis pointed out the ten bicycle parking places.

Chair Polshek asked if there should not be a bicycle parking space for each bedroom.

Mr. Francis indicated that the bicycle spaces were in excess of those required. He discussed the amount of space required for bicycle parking spaces.

Chair Polshek noted that there were only fifteen parking spaces for 24 units. He asked where the other nine cars would park.

Mr. Francis explained that the site was parking exempt.

Chair Polshek indicated that he would like to see a condition for additional parking spaces. He noted that there were comments from Planning staff about the piers holding the apartment complex over the parking lot, and the maneuverability from parking places in the back out row.

Mr. Cavallino explained that he was working with a structural engineer on the matter, but the Public Works Department had expressed no concerns about safety.

Chair Polshek asked staff to comment on the issue.

Mr. Francis indicated that it was a safety feature for the owner and it was staff's recommendation that the spaces be expanded.

Mr. Cavallino indicated that he was in agreement with all of staff's conditions and was reviewing the issue of the parking spaces.

There was discussion of the number of bicycle parking spaces and it was noted that many persons took their bicycles into their apartments rather than leaving them outside.

There was no public comment on the petition.

Mr. Fred Arnold, petitioner, was recognized. Mr. Arnold agreed that he could take one car parking space to allow for more bicycle parking spaces.

<u>Motion By:</u> Mr. Pearce	<u>Seconded By:</u> Mr. Rwebyogo
<u>Moved to:</u> Approve Petition 4LUC-02 PB, with staff conditions.	<u>Upon Vote:</u> Motion Carried 4 - 0 Ayes: Gold, Pearce, Rwebyogo, Polshek

5. **Petition 3PDA-02 PB** Ricardo Cavallino, agent for Frederick B. Arnold. A planned development amendment to construct a 24-unit apartment complex above an existing parking lot. Zoned: PD (planned development). Located at 1220 and 1224 Southwest First Avenue. Related to Petitions 4LUC-02 PB and 5SPA-02 PB.

**Discussed with Petition 4LUC-02 PB.**

<u>Motion By:</u> Mr. Pearce	<u>Seconded By:</u> Mr. Rwebyogo
<u>Moved to:</u> Approve Petition 3PDA-02PB, with staff conditions.	<u>Upon Vote:</u> Motion Carried 4 - 0 Ayes: Gold, Pearce, Rwebyogo, Polshek