

TO: City Plan Board

Item Number: 3

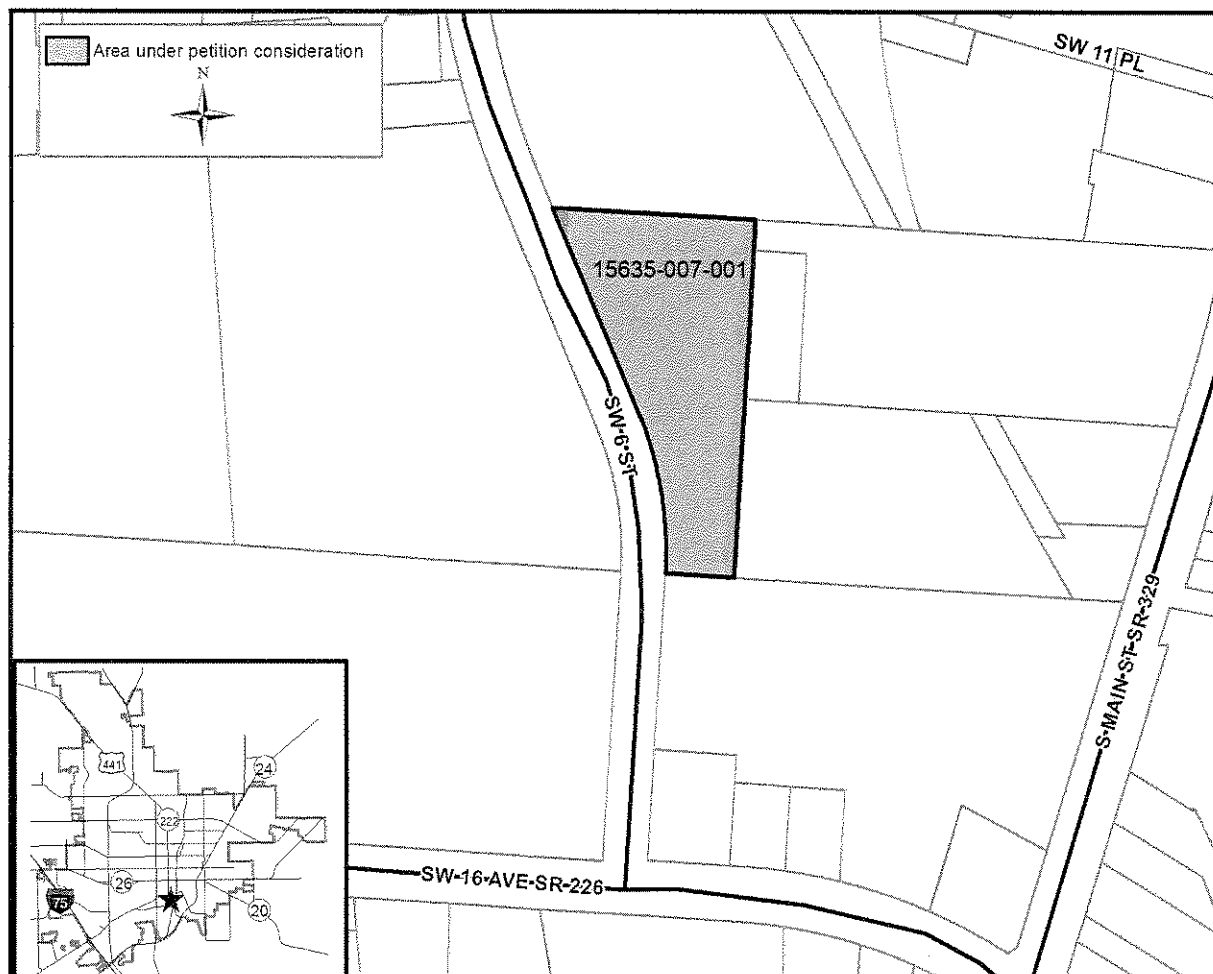
FROM: Planning & Development Services Department  
 Staff

DATE: January 23, 2014

SUBJECT: **Petition PB-13-123 ZON.** Ricardo Cavallino, agent for Ridgway Roof Truss Co., Inc. Rezone property from I-1: Limited industrial district to UMU-2: 10-100 units per acre; and up to 25 additional units per acre by special use permit, urban mixed-use district. Located at 1233 SW 6<sup>th</sup> Street. Related to PB-13-122 LUC and PB-13-126 TCH.

### Recommendation

Staff recommends approval of Petition PB-13-123 ZON.



## Description

This request is to change the zoning from I-1 (Limited industrial district) to UMU-2: 10-100 units per acre; and up to 25 additional units per acre by special use permit, urban mixed-use district, on the subject property. This zoning petition is related to Petition PB-13-122 LUC, which would amend the future land use map from Industrial to Urban Mixed-Use 2 (UMU-2: 10-100 units per acre; and up to 25 additional units per acre by special use permit). It is also related to Petition PB-13-126 TCH which updates Figures in the UMU-2 zoning district section of the Land Development Code to add the subject properties to the Archer Triangle area of the district. These actions will add the parcel into the UMU-2 zoning district where it will be regulated under the UMU-2 design regulations.

The subject parcel at 1233 SW 6<sup>th</sup> Street has Industrial land use and I-1 zoning. The property is approximately 3.28 acres in size and is currently vacant. The surrounding properties are developed with a variety of uses. The property is located along a designated Central Corridor and is currently regulated by the Central Corridors Special Area Plan. If the proposed land use and zoning changes are adopted, the property will be regulated by the UMU-2 zoning district design provisions. Please see the map on page 1 for the location of the subject property, and Appendix C for the full map series.

The existing I-1 zoning category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. The proposed UMU-2 zoning district allows up to 100 dwelling units per acre for residential development, as well as a variety of non-residential uses, which increases the viability of any development efforts on this property in the future, in accordance with the design standards of the UMU-2 designation, land development regulations, and the City's Comprehensive Plan.

The purpose of the proposed rezoning petition (and related land use amendment) is to enable the applicant to develop a multiple-family residential complex on the property. Any proposed development on the site would be considered infill development. The property is in close proximity to both the University of Florida (UF) and Innovation Square.

## Key Issues

- The proposed rezoning is consistent with the Comprehensive Plan, as discussed below in "1. Consistency with the Comprehensive Plan."
- The subject property is located along a Central Corridor and is regulated by the Central Corridors Special Area Plan. The property also must be added to the Archer Triangle area of the UMU-2 district.
- The UMU-2 zoning district allows up to 100 dwelling units/acre and also allows a mix of office/research, retail, and service uses in addition to residential.
- The UMU zoning districts are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus.
- The property is located less than a mile from the university main campus, the Innovation Square area, the developing Depot Park and the downtown area of the city.

## **Basis for Recommendation**

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

### **1. Conformance with the Comprehensive Plan**

The proposed UMU-2 rezoning is consistent with the City's Comprehensive Plan and implements the UMU-2 land use category change proposed in Petition PB-13-122 LUC. The following objective and policies are the most pertinent to this petition. Objective 4.2 and Policy 4.2.1 can be adequately met by this petition because a high intensity zoning district would be placed within an area of high intensity zoning districts, which are within the central core of the community, where density, pedestrian-oriented development and a mix of uses are encouraged. Land development regulations including the design provisions of the UMU-2 zoning district will ensure that development will be scaled to fit into the character of the area.

## **Future Land Use Element**

**Objective 4.1** The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

**Policy 4.1.1** Land Use Categories on the Future Land Use Map shall be defined as follows:

**Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)**

This category allows a mixture of residential, retail, service and office/research uses. The Urban Mixed Use districts are distinguished from other mixed-use districts in that they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. All new non-single-family principal buildings shall have a minimum height of

24 feet. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

The list of other applicable comprehensive plan policies is located in Appendix A. This proposal is consistent with the redevelopment objectives of the City as listed in Objective 2.1 of the Future Land Use Element (see Appendix A).

The petition site is located within Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in the eastern portion of the city and the area near the University of Florida. At the time of any type of development plan review, the proposal will be required to meet the standards of Policy 10.1.4 of the Transportation Mobility Element because of the Zone A location.

## **2. Conformance with the Land Development Code**

The proposed rezoning is consistent with the Land Development Code. One of the objectives of the UMU-2 zoning district is to provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district. In addition, the district promotes multimodal transportation and the creation of high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles. This proposed zoning change promotes infill development. The property is located within the core area of the City, and will assist with the development of a vacant piece of property. Please see Section 30-65.2 (a) *Intent*, of the UMU-2 zoning district in Appendix B.

## **3. Changed Conditions**

Development of the subject property represents an opportunity for additional urban infill. This vacant parcel is nearby to existing public facilities (including potable water, wastewater, transit, solid waste, public roads, recreation, and public schools) that could serve the property in case of a development proposal. A major component of the UMU-2 land use category is the orientation of structures to the street and the multi-modal character of the area. This type of development may encourage further redevelopment in this core area of the city because of the proximity to the University of Florida, the Santa Fe College downtown campus, the Innovation Square area, and the downtown area. The provision of residential and nonresidential uses in this area can promote more pedestrian activity, employment opportunities, and customers to nearby businesses, increasing and encouraging additional businesses to locate in the area.

## **4. Compatibility**

The character of the area of the subject property is mixed. To the north is a warehouse/storage development that is currently occupied by the Shands Hospital Support Facility, with Industrial land use and I-1 zoning. To the east is land with Industrial land use and I-2 (General industrial

district) zoning with a variety of industrial uses including wholesaling, warehousing, towing operations and automobile repair. To the south of the subject property is the rear portion of the Winn-Dixie grocery store with Mixed-Use Medium-Intensity (12-30 units per acre) land use and MU-2: 12-30 units/acre mixed use medium intensity zoning. Across SW 6<sup>th</sup> Street are properties with UMU-2 land use and UMU-2 zoning designations, and which include the University of Florida Coastal Engineering Lab, the University's Blue Wave Wetland Conservation Area, and a multi-family residential development.

The proposed UMU-2 zoning designation allows residential use and residential density of up to 100 units per acre. In addition, UMU-2 allows retail, service, and office/research uses. The district places importance on the orientation of structures to the street and the maintenance of the multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Land development regulations regulating UMU-2 zoning include design criteria that address landscaping, pedestrian and vehicular access, glazing and build-to line provisions. The UMU-2 zoning category is consistent with the surrounding zoning districts.

## **5. Impacts on Affordable Housing**

This rezoning petition will increase the residential density on the subject property. The existing I-1 zoning does not allow any residential use, while the proposed UMU-2 zoning district allows up to 100 dwelling units/acre. Residential development on the site could provide more housing opportunities which may increase the amount of affordable housing.

## **Transportation**

The property is located within Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in areas close to the University of Florida. Regional Transit Service (RTS) Routes 16 and 17 run along SW 16<sup>th</sup> Avenue just south of the subject site, with stops at the Winn-Dixie grocery store.

Due to the location of the property within the University of Florida Context Area, if any multi-family residential development is proposed on the properties, it must comply with the provisions of Transportation Mobility Element Policy 10.1.14, concerning new multi-family residential development funding capital transit costs associated with transit service needs. Payments are based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The payment will be based on the expected mode split of all development trips that will use transit. Any development on the property will be required to meet the standards of Policy 10.1.4 of the Transportation Mobility Element, because of the TMPA Zone A location.

## **Environmental Impacts and Constraints**

There are no major environmental issues concerning the subject property. There are no wetland or floodplain areas on the site. Stormwater management will be addressed at the time of development plan review and the property is not in the Wellfield District. The City's

Petition PB-13-123 ZON  
January 23, 2014

Environmental Coordinator has reviewed the property and determined that it is exempt from the Natural and Archaeological Resources Protection regulations.

**Need for Amending Figures in Section 30-65.2**

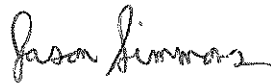
Certain maps found in Section 30-65.2, Urban mixed-use district 2 (UMU-2) need boundary adjustments to add the subject property into the Archer Triangle area. This code amendment is discussed in related Petition PB-13-126 TCH.

Respectfully submitted,



Onelia Lazzari  
Principal Planner

Prepared by:



Jason Simmons

Petition PB-13-123 ZON  
January 23, 2014

**Table 1**

**Adjacent Existing Uses**

<b>North</b>	Shands Hospital support facility
<b>South</b>	Grocery store
<b>East</b>	Miscellaneous industrial uses
<b>West</b>	UF Coastal Engineering Lab

**Adjacent Zoning and Land Use**

	<b>Land Use Category</b>	<b>Zoning Category</b>
<b>North</b>	Industrial	I-1
<b>South</b>	Mixed Use Medium	MU-2
<b>East</b>	Industrial	I-2
<b>West</b>	Urban Mixed Use 2	UMU-2

**List of Appendices**

**Appendix A Comprehensive Plan GOPs**

- Exhibit A-1 Future Land Use Element
- Transportation Mobility Element

**Appendix B Land Development Code**

- Exhibit B-1 UMU-2 purpose and objectives

**Appendix C Supplemental Documents**

- Exhibit C-1 Existing Land Use Map
- Exhibit C-2 Proposed Land Use Map
- Exhibit C-3 Aerial Map

**Appendix D Application and Neighborhood Workshop information**

- Exhibit D-1 Neighborhood Workshop information
- Exhibit D-2 6<sup>th</sup> Street Apartments Comprehensive Plan Amendment and Rezoning Report



## **Appendix A Comprehensive Plan GOPs**

### *Exhibit A-1*

#### **Future Land Use Element**

**Objective 2.1** Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

**Policy 2.1.2** 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.

**Objective 4.2** The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

**Policy 4.2.1** The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

#### **Transportation Mobility Element**

**Policy 10.1.14** Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development outside of Zone M shall fund the capital transit costs associated with transit service needs for the city portion of the Context Area. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution toward the additional transit service enhancements needed to serve the proposed development in the RTS a.m. and p.m. peak hours to maintain existing service levels (frequencies). The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TCEA

standards in Zones B, C, or D. Within Zone M, the proportionate share calculation for standards shall include the additional costs associated with meeting the Context Area transit funding requirements in this policy.

**Appendix B Land Development Code**  
Exhibit B-1

**Sec. 30-65.2. Urban mixed-use district 2 (UMU-2).**

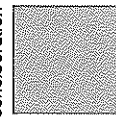
- (a) *Intent.* The UMU-2 Zoning District is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:
- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
  - (2) Encourage quality redevelopment and the renovation of existing structures;
  - (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
  - (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations; and
  - (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy.

# City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- I-1 Limited Industrial
- I-2 General Industrial
- PS Public Services and Operations
- ED Educational Services



Area under petition consideration



----- Division line between two zoning districts



130689B  
**EXISTING ZONING**

### Applicant

Ricardo Cavallino, agent for  
Ridgway Roof Truss Co, Inc

### Petition Request

Rezone property from I-1: Limited Industrial district to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit Related to PB-13-122 LUC

### Petition Number

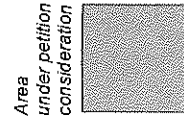
PB-13-123 ZON



No Scale

# City of Gainesville Zoning Districts

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--- Division line between two zoning districts



130689B

## PROPOSED ZONING

Petition Number

Petition Request

Applicant

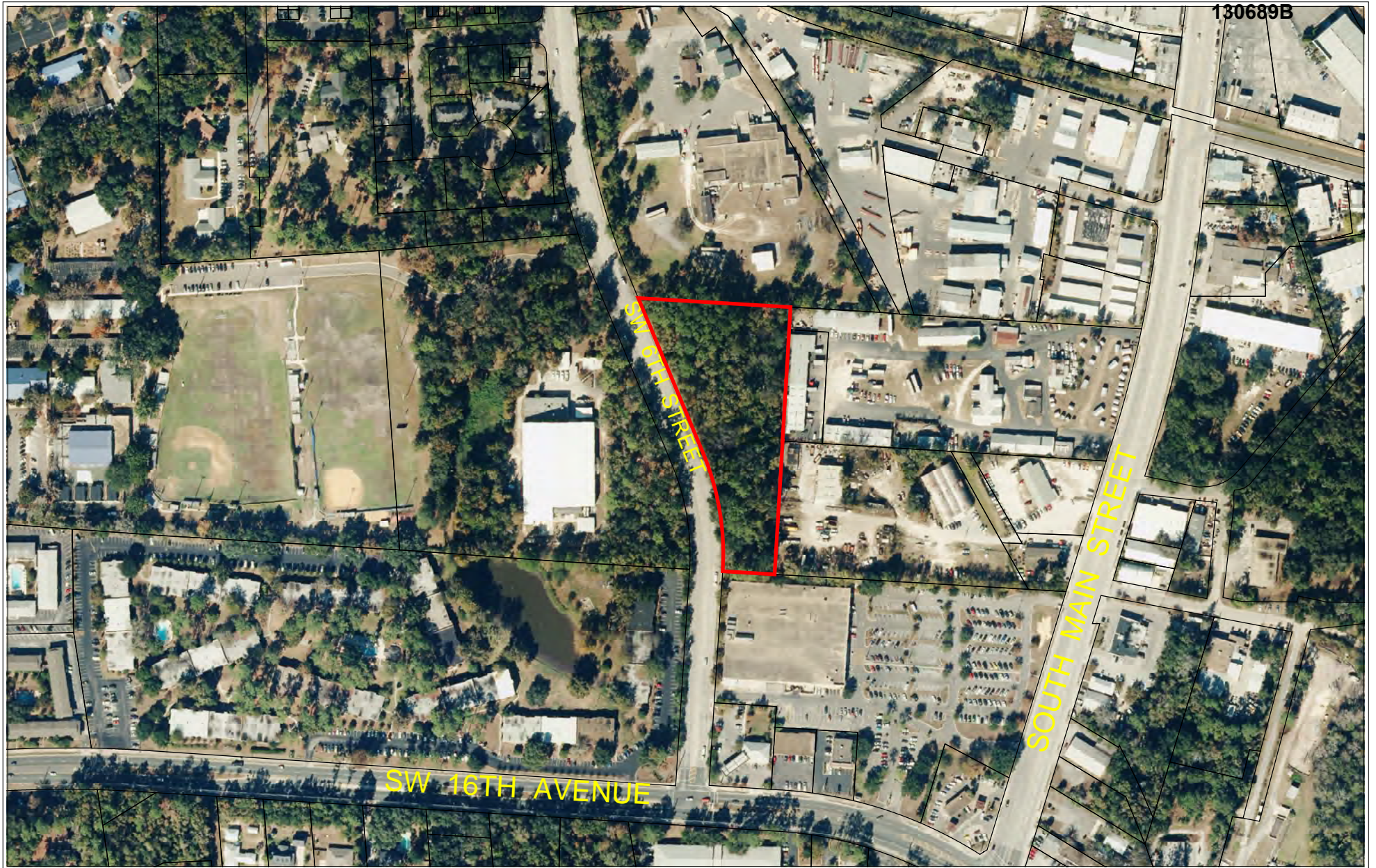
Rezone property from I-1: Limited Industrial district to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit Related to PB-13-122 LUC

Ricardo Cavallino, agent for  
Ridgway Roof Truss Co, Inc

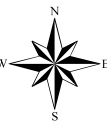
PB-13-123 ZON







AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
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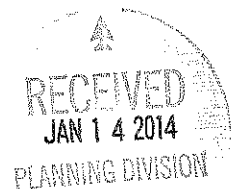
## Neighborhood Workshop



A neighborhood workshop will be held to discuss a small comprehensive plan amendment and rezoning proposing a change to the future land use designation and zoning category from land use I, zoning I-1 to land use and zoning UMU-2. The future development will feature a residential multifamily building of four stories and 64 units with parking area on the rear of the property. The property is located at 1233 SW 6<sup>th</sup> Street (Parcel #15635--007-001)

Date: Tuesday, January 7<sup>th</sup>, 2014  
Time: 6.00 PM  
Place: RCA office, 22 SE 5<sup>th</sup> Avenue, Gainesville, FL 32601  
Contact: Ricardo Cavallino, AIA, LEED AP (352) 377-1751

**This is not a public hearing. The purpose of this meeting is to inform neighboring property owners and concerned citizens of the nature of the proposal and to seek their comments.**



## PUBLIC NOTICE

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lot of attention. I'm thinking too much attention from the wrong person."

It was sometime between 11:30 p.m. Saturday and Sunday morning

County Sheriff's Office spokesman. The agency is investigating the theft, but Albert did a bit of his own sleuth work on the case.

On the lawn, near where Rudolph

wife, Lotina, plan to have a merry Christmas.

"It was a little bit of a spirit breaker, but it won't stop us from enjoying the holiday," he said.

# ARREST: Teacher was head of school's PTA

Continued from 1B

cellphone were not returned Monday. Her husband hung up on a Sun reporter Monday when asked if he would like to comment. According to several online wedding registries and public records, Hawker and Buigas had gotten married on Dec. 7.

Jill Dumas, 36, is the mother of four children and a member of Metcalfe's PTA program. Although Hawker never taught any of her four chil-

dren, Dumas said the arrest came as a shock because the kindergarten teacher was extremely involved in the PTA at Metcalfe Elementary.

"We don't have a lot of parent participation in our school," she said. "Ms. Hawker was really active and somebody that went above and beyond. She and another teacher organized the entire fall carnival by themselves."

Online, Hawker had two website pages asking for donations for her class. Her requests included

markers, tape, sharpeners, printer ink and two Apple iPads.

Dumas added that Hawker was organized and committed to the PTA, working after hours and trying to recruit other parents for the organization.

"I feel bad for her," Dumas said. "I'm not going to jump to conclusions on whether she is guilty or not. If that's what she does in her personal time and it doesn't affect my children or her performance at work, then it's not any of my business."



Work continues on homes currently under construction in Lakewood Ranch on Dec. 16.

HALIFAX MEDIA SERVICES

# ECONOMY: Home prices are up nationwide

Continued from 1B

reported by the Sarasota Herald-Tribune in the spring.

Lafakis and other economists are counting on that.

While tourism and manufacturing will be strong in 2014, the No. 1 industry "is construction, which is relatively high-paying industry," Vitner said. "Those higher-paying positions will support jobs in other areas."

In particular, he noted that Florida makes a lot of its own construction materials, from concrete block to fabricated steel.

For the last year, Florida was second among all 50 states in the number of construction workers hired, behind only California, according to an analysis by the trade group Associated General Contractors of America.

"Both apartment construction and single-family home building are adding to the employment for Florida," said Ken Simonson, the group's chief economist.

For single-family home building, the average pay is a little above that

of the nation as a whole.

"I think we are there, in today's job report," Snaith said on Friday.

At 6.4 percent, the state's November jobless rate was six-tenths of a percentage point better than the nation's 7 percent.

Since a year ago, the state has added 183,100 jobs.

## Here they come

In the broader picture, state economists highlighted gains in food and beverage stores, employment services, food services and drinking places, specialty trade contractors, ambulatory health care services, real estate, fabricated metal manufacturing, publishing and personal and laundry services.

"I am cautiously optimistic, and I still think Florida is ahead of the nation, especially considering the weather we've been having," Snaith said.

While the state's sunny December has stood in sharp contrast with the wet snowy weather hitting most of the nation, gaining new residents is the norm in Florida. It is just that the gains slowed down during the

national rate."

The state's 2013 population is estimated at 19.3 million.

Two percent growth would mean 386,000 new residents in 2014.

## Good reminder

By the end of November, the median price on an existing U.S. home was 9.4 percent higher than a year ago, at \$196,300, making it easier to move.

"The reasons include the aging of the baby boomers, the fact that the stock market is at an all-time high, and that housing prices are rising nationally, and that is restoring equity," Lafakis said.

This cycle, in turn, is leading into "job opportunities in many Florida markets, which will then attract workers from other states."

"Metros like Vero Beach, Naples, West Palm Beach, Port St. Lucie, and, yes, you can include Sarasota as well, have historically benefited from retiree relocation," Lafakis said.

The 4.1 percent real GDP number issued Friday has inflation subtract-

ed from that figure and instruction books, among other things, she said.

Gordon also took her class to sing at the Malcom Randall Veterans Affairs Medical Center last Friday. The veterans sang Christmas carols in the hospital's waiting room and even gave a couple of instrumental lessons to people there.

"People just started singing along with us," she said. "They said, 'Thank you for making me forget I'm in a hospital.'"

Cynthia Kelly, 56, a veteran lieutenant commander in the U.S. Public Health Service, said her favorite part about caroling at the hospital was when a patient in a wheelchair started singing with them.

"He was amputated below his knee and had a catheter on him and then

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JAN 14 2014  
PLANNING DIVISION

White, who came to the center about a month ago, learned the guitar is hard, but rewarding.

"Maybe after the guitar I'll learn the keyboard," White said. "I know I may not become a great player, but it's something I've always wanted to do. I love it."

If you would like to donate an instrument to the HONOR Center, call Nan Gordon at 225-3851 or email frets4vets@gmail.com.

**FIND A CAR**

The Gainesville Sun  
**CLASSIFIED**

33577 33577 Gainesville FL 32609

**Obituary Information**

All obituaries are paid notices and are placed by the funeral home or crematorium handling the arrangements as a service to the family.

For more information:  
337-0304 or 374-5017  
obits@gvillesun.com  
fax: (352) 338-3131

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- DESIGNER GATOR TOPS
- SPARKLE LIFE CHRISTMAS BEADS

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OPEN DAILY - FREE GIFT WRAP  
2441 NW 43<sup>RD</sup> ST (25B) 378-1611  
Thornebrook Village • ilenesgatorstore.com

**PUBLIC NOTICE**

A neighborhood workshop will be held to discuss a small comprehensive plan amendment and rezoning proposing a change to the future land use designation and zoning category from land use 1, zoning 1-1 to land use and zoning UMU-2. The future development will feature a residential multifamily building of four stories and 64 units with parking area on the rear of the property. The property is located at 1233 SW 6th Street (Parcel #15635-007-001)

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**HOLY TRINITY EPISCOPAL CHURCH**

100 NE 1st Street  
Downtown Gainesville  
(352) 372-4721  
www.HolyTrinityGNV.org

Christmas Eve Services - December 24<sup>th</sup>

- 4:00 PM - Christmas Pageant
- 7:30 PM - Music For Christmas
- 8:00 PM - Silent Christmas



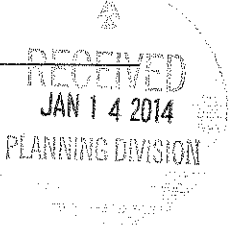
RICARDO CAVALLINO + ASSOCIATES  
ARCHITECTURE • PLANNING • INTERIORS  
22 SouthEast 5th Avenue, Gainesville, Florida 32601  
Phone: 352-377-1751 • Fax: 352-377-1765 • Email: rca22@bellsouth.net

# SIX STREET APARTMENTS

Neighborhood Workshop – January 7th, 2014

Phone call sheet

Name	Comments	Phone No.
<u>JOHN JONES</u>	<u>1/7/14 GENERAL QUESTIONS</u>	<u>(352) 5382317</u>







SIX STREET APARTMENTS  
Neighborhood Workshop – January 7th, 2014

Comment sheet:

Concern I about drainage at SW  
corner of my property I see (Perkins North)

A series of horizontal lines for writing additional comments.

Neighborhood Workshop Notice  
15638-000-000 Sixth St Apartments  
1308 SOUTH MAIN ST LLC  
4710 SW 103RD WAY  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice  
15635-006-000 Sixth St Apartments  
FLYING START PROPERTIES LLC  
1232 NW 4TH PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
15637-010-007 Sixth St Apartments  
HODGE INVESTMENTS LTD  
PO BOX 358402  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice  
15702-001-003 Sixth St Apartments  
BERTRAM J HUGHES  
316 SW 16TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
15639-000-000 Sixth St Apartments  
JOHN H JONES  
PO BOX 5848  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice  
15702-001-000 Sixth St Apartments  
KEMPNER TRUSTEE & LEVIT TRAGER  
% WINN-DIXIE STORES INC  
121 INTERPARK STE 308  
SAN ANTONIO, TX 78216

Neighborhood Workshop Notice  
15637-010-006 Sixth St Apartments  
QUDRATULLAH MOJADIDI  
% DAVID PECK  
PO BOX 771  
FT WHITE, FL 32038

Neighborhood Workshop Notice  
15702-001-002 Sixth St Apartments  
DANIEL PRINS  
PO BOX 140845  
GAINESVILLE, FL 32614

Neighborhood Workshop Notice  
15684-000-000 Sixth St Apartments  
RIDGWAY ROOF TRUSS CO  
235 SW 11TH PLACE  
GAINESVILLE, FL 32601

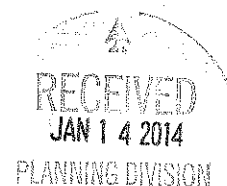
Neighborhood Workshop Notice  
15635-007-001 \*\*\* Sixth St Apartments  
RIDGWAY ROOF TRUSS COMPANY  
235 SW 11TH PLACE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
15641-000-000 Sixth St Apartments  
SOUTHEASTERN HEALTHCARE  
720 SW 2ND AVE STE 360-A  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
15703-000-000 Sixth St Apartments  
SUN BAY APARTMENTS LLC  
708 SW 16TH AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice  
15702-001-005 Sixth St Apartments  
TRISTAR INVESCO INC  
380 COMMERCE PARKWAY  
ROCKLEDGE, FL 32955

Neighborhood Workshop Notice  
15635-007-000 Sixth St Apartments  
UF FACILITIES PLANNING  
ATTN: LINDA DIXON  
PO BOX 115050  
GAINESVILLE, FL 32611



Neighborhood Workshop Notice

5th Avenue  
ROBERTA PARKS  
616 NW 8 ST  
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE  
ATTN: MIKE HOGE  
PO BOX 490 MS 11  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton  
ROXANNE WATKINS  
4415 NW 58 AVE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails  
MARIE SMALL  
1265 SE 12 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres  
ANNE MURRAY  
224 NW 28 TER  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri  
JOHN DOLES  
4539 NW 37 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South  
BECKY RUNNESTRAND  
1816 NE 16 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II  
HELEN HARRIS  
1237 NE 21 ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood  
HELEN SCONYERS  
2056 NW 55 BLVD.  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights  
SARAH POLL  
PO BOX 14198  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond  
RANDY WELLS  
820 NE 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval  
GILBERT S MEANS, SR  
2153 SE HAWTHORNE RD #111  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills  
BONNIE O'BRIAN  
2329 NW 30 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST  
GALE FORD  
715 NW 23 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge  
JUANITA CASAGRANDE  
1911 NW 22 DRIVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park  
HAROLD SAIVE  
1716 NW 10 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, The  
MIRIAM CINTRON  
915 NE 7 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street  
MARIA HUFF-EDWARDS  
1102 NW 4 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights  
ALLAN MOYNIHAN  
PO BOX 357412  
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park  
CAROL BISHOP  
2616 NW 2 AVE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake  
GEORGE KASNIC  
2116 NW 74 PL  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor  
DAVID SOUTHWORTH  
3142 NE 13 ST  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood  
NANCY TESTA  
4207 NE 17 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park  
MAXINE HINGE  
5040 NW 50 TER  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court  
JOHN ORTON  
5350 NW 8 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood  
JANE BURMAN-HOLTON  
701 SW 23 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lampighter  
LARRY NICHOLSON (PROP MGR)  
5200 NE 50 DR  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods  
JACK OSGARD  
4332 NW 12 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas  
PETER JANOSZ  
3418 NW 37 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Libby Heights  
MARTIN McKELLAR  
3442 NW 13 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates  
DORIS EDWARDS  
1040 SE 20 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park  
CHARLES FLOYD  
1911 N.W. 36 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor  
JOANNA LEATHERS  
2550 NW 13 AVE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond  
HAROLD HANEL  
309 NW 48 BLVD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights  
ANDREW LOVETTE SR.  
430 SE 14 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood  
SUSAN W. WILLIAMS  
PO BOX 357492  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors  
SHARON BAUER  
1011 NE 1 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates  
VERN HOWE  
3710 NW 17 LN  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview  
DEBRA BRUNER  
914 NW 14 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix  
APRIL JONES  
3214-B SW 26 TER  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree  
JUDITH MORROW  
3616 NW 54 LANE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park  
DELORES BUFFINGTON  
721 NW 20 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Pineridge  
BERNADINE TUCKER  
9 TURKEY CREEK  
ALACHUA, FL 32615

Neighborhood Workshop Notice

Pleasant Street  
LARRY HAMILTON  
212 NW 3 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community  
GIGI SIMMONS  
712 SW 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East  
JOE THOMAS  
5014 NW 24 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End  
SYLVIA MAGGIO  
4612 NW 21 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree  
RONALD BERN  
1301 NW 23 TER  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview  
ROB GARREN  
1805 NW 34 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood  
KERRI CHANCEY  
1310 NW 30 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens  
DOUGLAS BURTON  
2720 NW 27 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates  
CONNIE SPITZNAGEL  
3521 NW 35 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres  
DEANNA MONAHAN  
14 SW 32 ST  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails  
MAUREEN RESCHLY  
1208 SE 22 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive  
VIVIAN FILER  
1636 SE 14 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree  
KATHY MEISS  
2705 NW 47 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Association  
ROBERT PEARCE  
714 NW 36 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights  
DIANN DIMITRI  
5015 NW 19 PLACE  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood  
HEATHER REILLY  
426 SW 40 TERRACE  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill  
CYNTHIA COOPER  
1441 SE 2 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing  
PETER REBMAN  
3656 NW 68 LN  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn  
ATTN: RITA SMITH  
8620 NW 13 ST, #210 CLUBHOUSE OFFICE  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park  
JIMMY HARSBARGER  
402 NW 24 ST  
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village  
BRUCE DELANEY  
75 SW 23 Way  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights  
JUANITA CASAGRANDE  
1911 NW 22 DRIVE  
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Woodland Terrace  
JERRY D. ROSE  
3415 NW 1 CT  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc  
SANDRA WATTS KENNEDY  
514 NW 31 LANE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton  
ASHTON HOMEOWNERS ASSOC  
5200 NW 43 ST STE 102  
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond  
STEVE NADEAU  
2821 NW 23 DR  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond  
MELANIE BARR  
216 NE 5 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes  
BEATRICE ELLIS  
316 NE 14 ST  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval  
JUANITA MILES HAMILTON  
2419 NE 8 AVE  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters  
RUBY WILLIAMS  
237 SW 6 ST  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters  
INA HINES  
320 SW 5 AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board  
VICK McGRATH  
3700 NE 53 AVE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida  
LINDA DIXON  
PO BOX 115050  
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park  
MEL LUCAS  
620 E UNIVERSITY AVE  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank  
DANNY GILLILAND  
4340 NEWBERRY RD  
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank  
LAUDE ARNALDI  
PO BOX 5549  
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL  
2048 NW 7 LN  
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc  
MARIA PARSONS  
439 NW 37 AVENUE  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL  
3118 NE 11 TER  
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND  
225 SE 14 PL  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association  
PENNY WHEAT  
2530 SW 14 DR  
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS  
6744 NW 36 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE  
% BRAXTON LINTON  
1907 SE HAWTHORNE RD  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS  
2123 NW 72 PL  
GAINESVILLE, FL 32653



Neighborhood Workshop Notice

Pinebreeze  
JUDITH MEDER  
3460 NW 46 PL  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood  
KATHY ZIMMERMAN  
1127 SW 21 AVE  
GAINESVILLE, FL 32601



130689B

RICARDO CAVALLINO + ASSOCIATES  
ARCHITECTURE • PLANNING • INTERIORS  
22 SouthEast 5th Avenue, Gainesville, Florida 32601  
Phone: 352-377-1751 • Fax: 352-377-1765 • Email: rca22@bellsouth.net

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# 6<sup>th</sup> Street Apartments

Comprehensive Plan

Amendment and Rezoning Report

Dec 16, 2013

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- Figure 1 Existing Future Land Use
- Figure 2 Existing Zoning
- Figure 3 RTS Transit Routes

TABLES

- Table 1 Surrounding Property Designations and Use
- Table 2 Maximum Density and Intensity for the proposed land use/zoning change
- Table 3 Future use Potable Water service requirement
- Table 4 Future use Wastewater service requirement
- Table 5 Public School Impact
- Table 6 Public School Capacities

1.0 Statement of Proposed Change

This Small-Scale Comprehensive Plan Amendment (CPA) and Rezoning proposes a change of The future land use designation and zoning category for Tax Parcel No. 15635-007-001. The property proposed for change is approximately 3.28 acres. The property is located in the 1233 SW 6<sup>th</sup> Street (map 4151). The proposed Future Land Use is UMU-2. The area surrounding the property is at present a mix of uses including light industrial, residential multifamily and commercial.

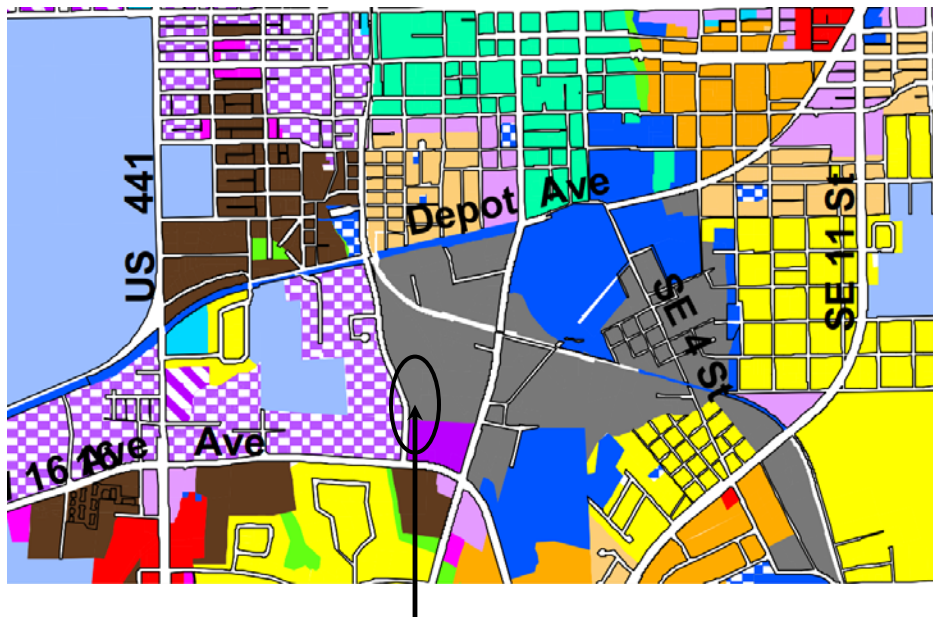
Table 1 shows the adjacent and surrounding future land use, zoning and current use of the properties.

Table 1: Surrounding Property Designations and Use

Direction	Existing Future Land Use	Zoning Current	Use
North	Industrial	I-1	Light Industrial
South	Mixed Use Medium	MU-2	Commercial, Office, Retail
East	Industrial	I-2	Heavy Industrial
West	Urban Mixed Use Medium	UMU-2	Res. Multifamily

1.1 Existing Future Land Use and Zoning Designations

As shown on Figures 2 and 3, the property has an I-1 zoning and a Industrial land use. This property is not currently serving these purposes as it is a vacant lot and is not being used as Industrial.



(Subject Parcel 15635-007-001, Industrial, I-1, 3.28 acres)

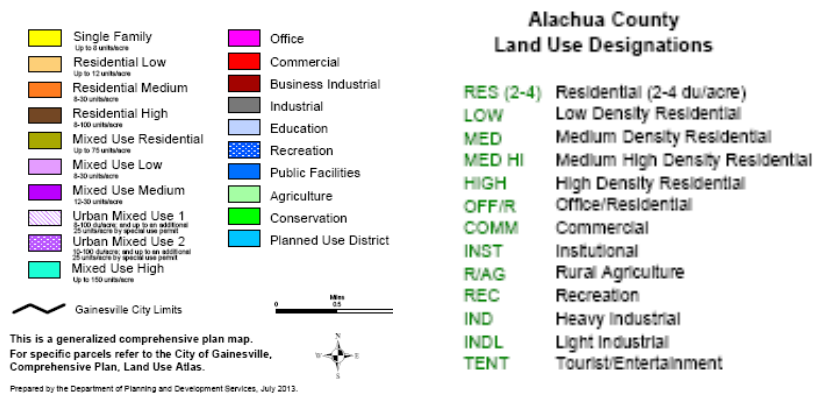
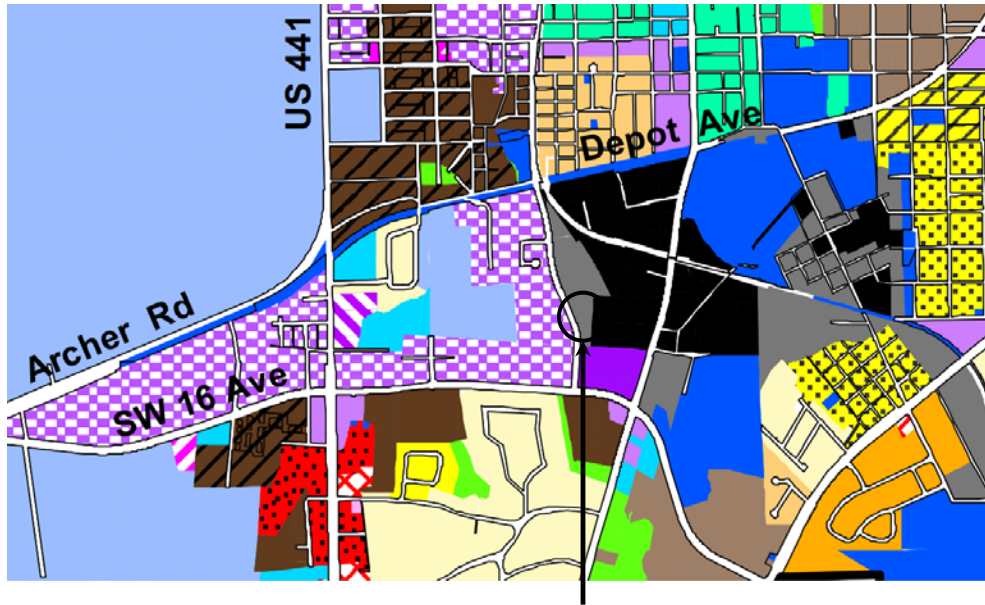


Figure 2: Existing Future Land Use



(Subject Parcel 15635-007-001, Industrial, I-1, 3.28 acres)

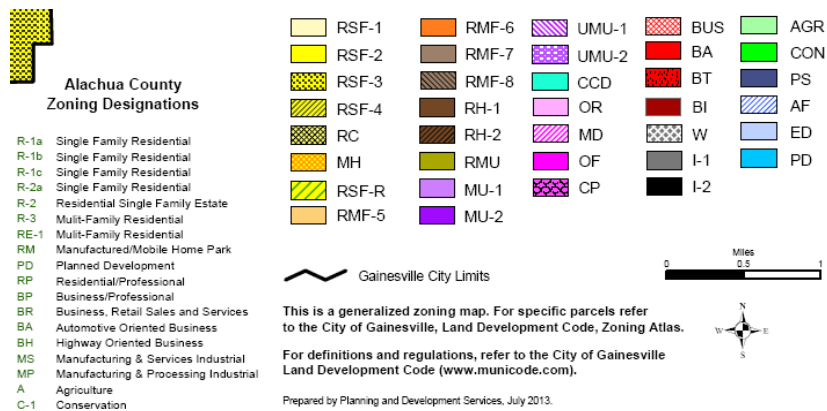


Figure 3: Existing Zoning

1.2 Proposed Future Land Use and Zoning Designations

The proposed Zoning designation is UMU-2 on Parcel No. 15635-007-001 (3.28 ac) and the proposed Future Land Use and zoning designations of Urban Mixed Use. This amendment will remove the I-1 and Industrial designation on the property and bring the parcel in conformity with the parcels along 6<sup>th</sup> street and future goals of the City of Gainesville Comprehensive Plan.

1.3 Justification

Under the future new Form Based code this parcel and entire area is proposed to become T-5 which supports the same uses as the UMU-2 zoning and Land Use requested.

Future Land Use Element Policy 4.1.3 in the City of Gainesville Comprehensive Plan states that the City reviews proposed amendments to the Future Land Use map by considering the following factors:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

The proposed amendments comply with each of the factors. Specifically:

1. The proposed FLU and zoning designations are compatible with the existing conditions as they propose to remove a zoning anomaly. The proposed FLU and zoning designations will match the existing designations and require development in accordance with the Land Development Regulations ensuing complete overall compatibility.
2. The surrounding land uses are consistent with the FLU and zoning of those properties. The proposed FLU and zoning will match the FLU and zoning of the surrounding properties ensuring that the proposed changes will only allow land use in conformance with the surrounding land uses.
3. The site do not have any immediate environmental impacts or constraints as it is currently undisturbed by development. The proposed changes will serve to strengthen the environmental protections of nearby properties by allowing a separation of future development.
4. The change promotes urban infill and development of vacant land by allowing additional uses on the property that are not currently allowed under the current zoning. The property is located in an urban environment, but it is not providing the stated intent. The changes to this property will also promote urban infill by creating more consistent compatibility with the adjacent uses.
5. It is in the community's best interest to remove FLU and zoning anomalies to allow compatible developments and attend to adhere with the intent of the City of Gainesville Comprehensive Plan . This change will increase the community value by providing additional property for urban infill and development. The Land Development Regulations provide for the appropriate buffering between uses, demonstrating that the removal of these designations will be in the community's best interest while increasing the community's value.

Additionally, the property is located in the College Park/ University Heights Redevelopment Area. The District was created to promote a "According to the plan, a primary goal of the redevelopment area is to promote quality of life, transportation choice, a healthy economy, and discourage sprawl." Amending the FLU and zoning map will further the goals of the CPUH Area by increasing the residential areas along this important mixed use corridor.

Again, the future new Form Based code will make this area into a similar/equal land use and zoning that we are currently seeking.

## **2.0 Application Questions**

### **2.1 Vacant Property Analysis**

*Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?*

There are no other properties or vacant buildings within ½ mile of the site that fully meet the criteria for the intended use of this project.

### **2.2 Nonresidential Impacts**

*If the request involves non-residential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following: Residential Streets and Noise and Lighting?*

N.A.

#### **2.2.1 Impact on Residential Streets**

The property is accessed on SW 6<sup>th</sup> Street with only one primary driveway. Future development plans will be reviewed by Planning and Public Works Departments to ensure all regulations are met or exceeded with regards to property access. Future maximum block size and access will be taken into consideration.

#### **2.2.2 Impact on Noise and Lighting**

This request will not add noise or lighting impact to adjacent developments. When the site is developed, it will conform and meet all lighting standards per City of Gainesville, to ensure no impact to any residential or commercial properties.

### **2.3 Community Contributions**

*Explanation of how the proposed development will contribute to the community. What are the potential long-term economic benefits (wages, jobs & tax base)?*

The amendment will allow for additional residential housing within the 6<sup>th</sup> street corridor and the vicinity to UF and by developing a vacant land will contribute to the urban infill property goal and provide an increase of the property tax and services.

## 2.4 Level of Service Impacts

The property will be developed as an apartment complex, the maximum development density and intensity is shown below.

Table 2: Maximum Density and Intensity for the proposed land use/zoning change

Zoning Designation	Max Density/Intensity	Max Stories	Acres	Max Residential
Proposed UMU-2	100 units p/ acre	6	3.28	328 units

### 2.4.1 Roadways

The property is located in Transportation Mobil Program Area (TMPA) Zone A and must meet the standards in Concurrency Management Element Policies 10.1.5 and 10.1.6 when development occurs. The site design has not been finalized at this time; a formal traffic study will be completed at the time of development plan approval for the proposed development.

### 2.4.2 Recreation

According to the October 2010 City of Gainesville Evaluation and Appraisal Report, Recreation Level of Service was met or exceed on all applicable recreation elements including active recreation and passive recreation facilities. The addition of 64 units will have a minimal effect on the Recreation Level of Service.

### 2.4.3 Water and Wastewater

The property is served both water and wastewater by Gainesville Regional Utilities. Development of the site (due to his nature and size) is not expected to adversely impact the existing level of service.

Table 3: Future use Potable Water service requirement

USE	SIZE	RATE	TOTAL
RESIDENTIAL	64 UNITS	200 GPD PER CAPITA	12,800 GPD

ASSUME 2 PEOPLE PER UNIT

Table 4: Future use Wastewater service requirement

USE	SIZE	RATE	TOTAL
RESIDENTIAL	64 UNITS	113 GPD PER CAPITA	7,232 GPD

ASSUME 2 PEOPLE PER UNIT

### 2.4.4 Solid Waste

Solid waste generation will not exceed the City's established level of service of 0.655 tons of solid waste per capita per Objective 1.4 of the Solid Waste Element. The Alachua County Solid Waste Facility currently has capacity and is projected to have capacity for greater than 10 years.

### 2.4.5 Public Schools

The maximum residential potential of the site is 30 units per acre, which would yield 64 multifamily dwelling units. In Tables 6 and 7, if the site were developed, only ten students would be created. The property lies in several Concurrency Service Areas (CSA) based on school grade. All CSA's available capacity for new students and this amendment will have a negligible effect.

Table 5: Public School Impact

USE	SIZE	ELEMENTARY (.042 PER UNIT)	MIDDLE (.016 PER UNIT)	HIGH SCHOOL (.019 PER UNIT)	STUDENT TOTAL
Multifamily	64 UNITS	3	1	1.22	5.22

Table 6: Public School Capacities

Concurrency Service Area	% UTILIZATION	2015-16 AVAILABLE CAPACITY
EASTSIDE CSA	58.4%	907
LINCOLN CSA	58.9%	460
SOUTH GAINESVILLE	90.7%	226

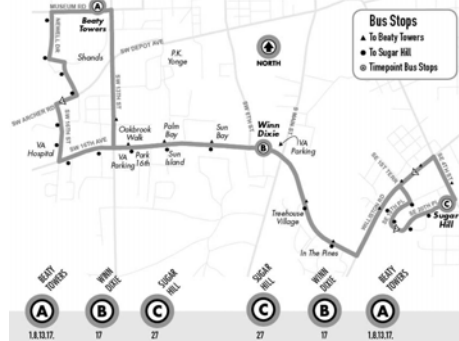
CSA		
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2.5 Transit, Bikeways, Pedestrian and Amenities

The site is located along SW 6<sup>th</sup> Street which is accessible by both transit and pedestrian facilities. Sidewalks are present on both the east and west side of SW 6<sup>th</sup> Street and connect the site to various commercial, educational and office facilities. Three transit routes directly serve the site including Routes 16, 17, and 43 while several additional routes have stops within a ¼ mile. Also, the site is a 1/4 mile from the rails to trail bikeway which serves as a direct link to the University of Florida, Midtown and recreational areas.

Route 16



Route 17



Route 43





PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PO BOX 490, STATION 11  
GAINESVILLE, FL 32627-0490

306 N.E. 6<sup>TH</sup> AVENUE  
P: (352) 334-5022  
P: (352) 334-5023  
F: (352) 334-2648

**TO:** City Plan Board **Item Number:** 4

**FROM:** Planning & Development Services Department **DATE:** January 23, 2014  
Staff

**SUBJECT:** Petition PB-13-126 TCH. City Plan Board. Amend the Land Development Code Section 30-65.2, Urban Mixed-use district 2 (UMU-2) to update Figure 1.1 District Boundary Map-Archer Triangle and Figure 2.2 Street Types-Archer Triangle to reflect addition of new properties. Related to PB-13-123 ZON.

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### **Recommendation**

Staff recommends approval of Petition PB-13-126 TCH.

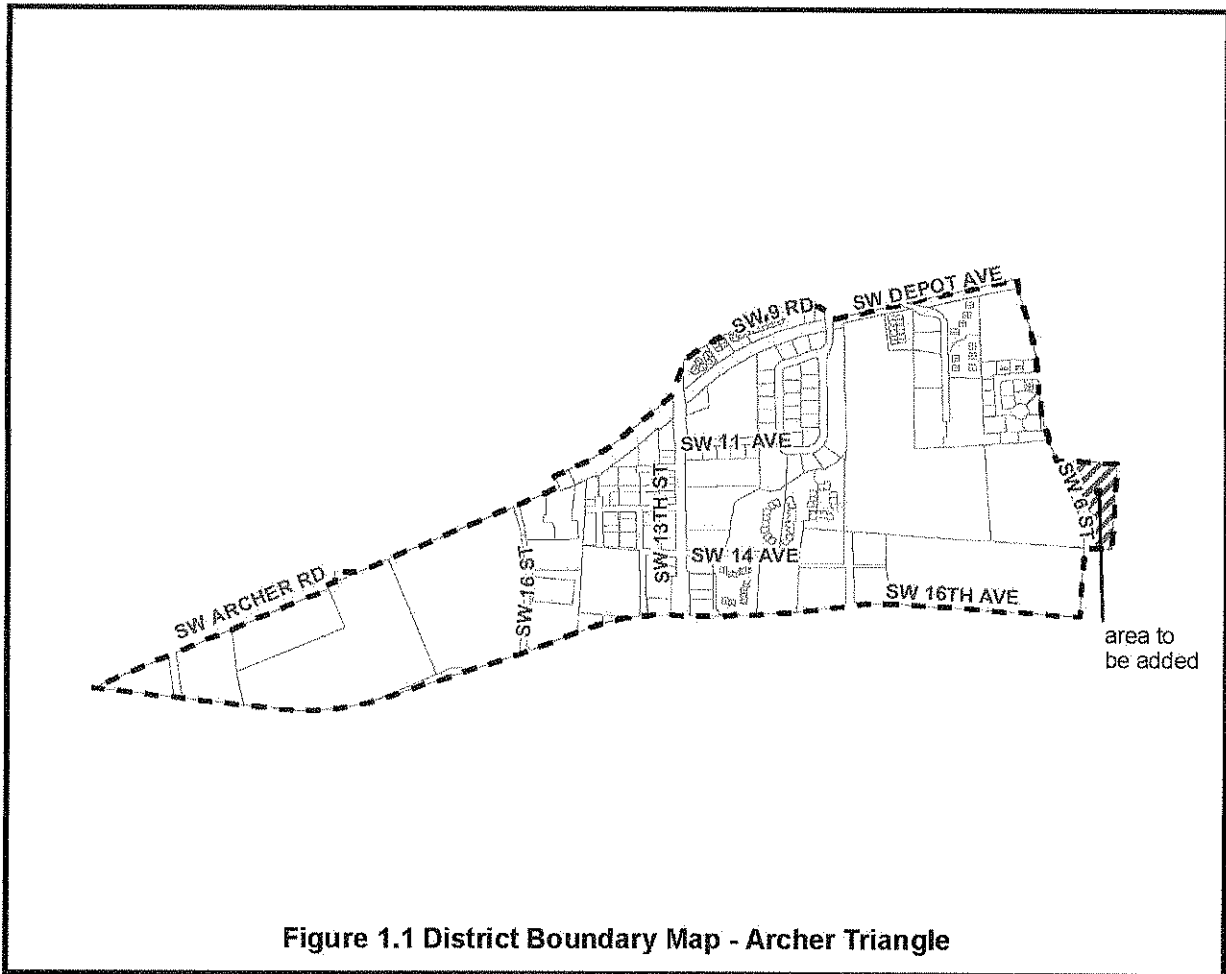
### **Discussion**

This petition amends Land Development Code Section 30-65.2, Urban mixed-use district 2 (UMU-2) by updating Figure 1.1 District Boundary Map-Archer Triangle and Figure 2.2 Street Types-Archer Triangle to reflect the addition of approximately 3.28 acres of land that is being rezoned from I-1 to UMU-2 within the Archer Triangle area by related Petition PB-13-123 ZON.

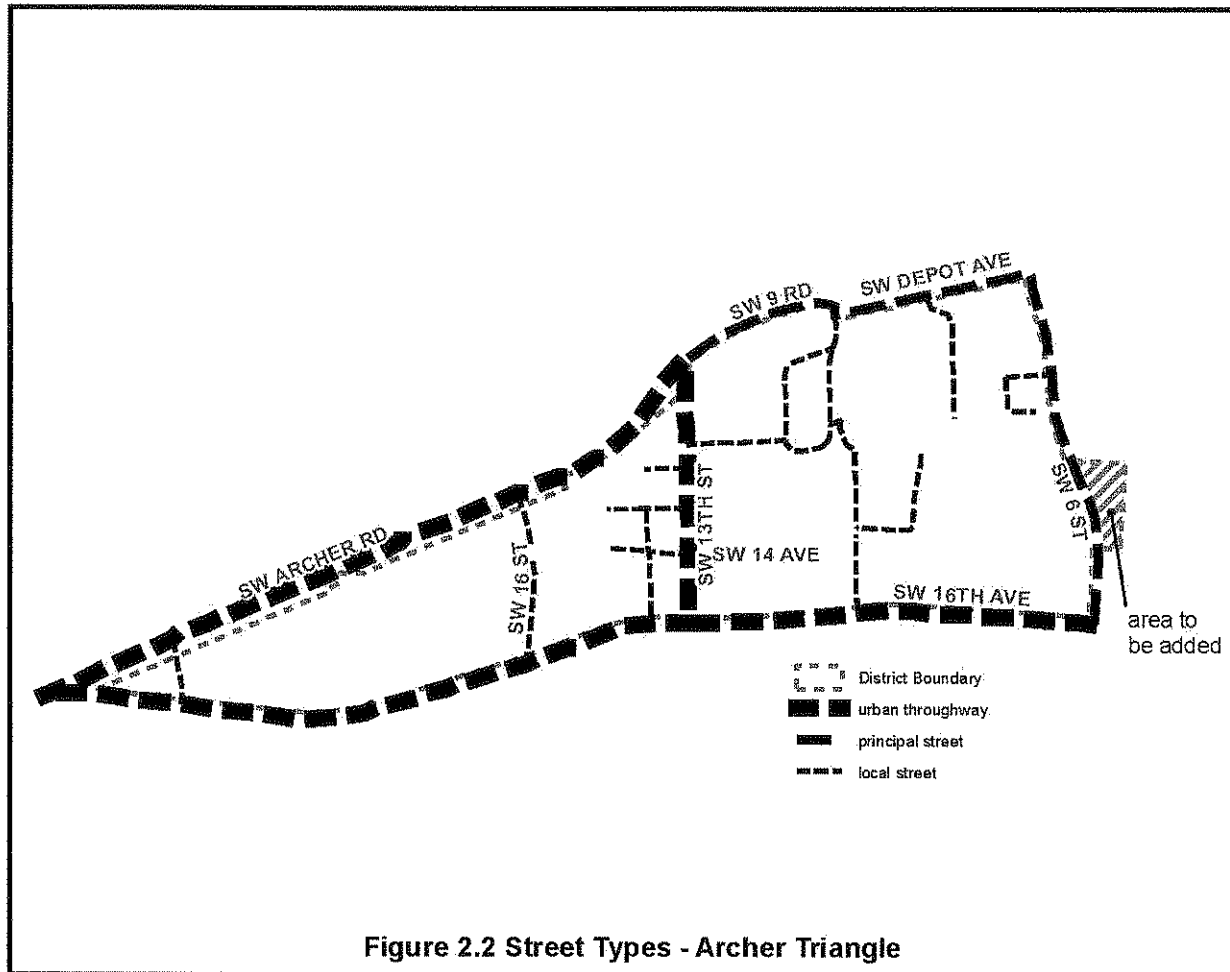
### **Recommended Changes**

*Land Development Code Section 30-65.2, Urban -use district 2 (UMU-2)*

Delete Figure 1.1. District Boundary Map-Archer Triangle and replace it with revised Figure 1.1. District Boundary Map-Archer Triangle, which is shown below:



Delete Figure 2.2 Street Types-Archer Triangle District Boundary Map-Archer Triangle and replace it with revised Figure 2.2 Street Types-District Boundary Map-Archer Triangle (see below).



**Impact on Affordable Housing**

The additional 3.28 acres of UMU-2 zoned land in the Archer Triangle has the potential to have a positive impact on the supply of affordable housing in Gainesville because this zoning district allows residential use.

Respectfully submitted,

  
Onelia Lazzari, AICP  
Principal Planner

Prepared by:   
Dean Mimms, AICP, Lead Planner

**List of Exhibits**

Exhibit A-1 Application

**APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT**  
*Planning & Development Services*

RECEIVED  
DEC 18 2013  
PLANNING DIVISION

**OFFICE USE ONLY**

Petition No. PB-13-126 TCH Fee: \$ N/A Gov't  
 1<sup>st</sup> Step Mtg Date: \_\_\_\_\_ EZ Fee: \$ \_\_\_\_\_  
 Tax Map No. \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Account No. 001-660-6680-3401 [ ]  
 Account No. 001-660-6680-1124 (Enterprise Zone) [ ]  
 Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ ]

Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name:	<u>City Plan Board</u>
Applicant/Agent Address:	
City:	
State:	Zip:
Applicant/Agent Phone:	Applicant/Agent Fax:

*Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.*

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code <input checked="" type="checkbox"/>	Comprehensive Plan Text <input type="checkbox"/>	Other <input type="checkbox"/>
Section/Appendix No.: <u>30-65.2</u>	Element & Goal, Objective or Policy No.:	Specify:

**Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):**

Amend Section 30-65.2 Urban Mixed-use district 2 (UMU-2) to update Figure 1.1 District Boundary Map - Archer Triangle to reflect addition of new properties.  
Related to Petition PB-13-123 ZON

**Certified Cashiers Receipt:**

and Figure 2.2 Street Types - Archer Triangle

