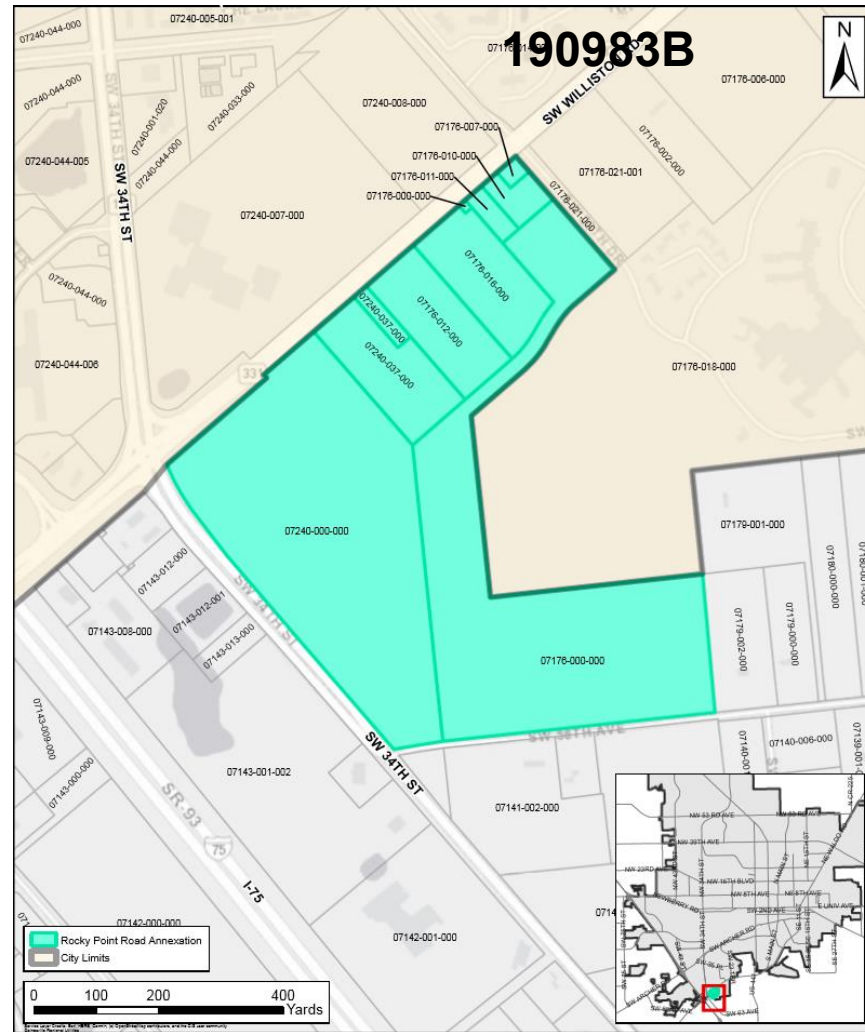


City of Gainesville

PB-19-176 ZON
Zoning Change
Legistar #190983

Department of Sustainable Development
Juan Castillo
6/18/2020



Zoning Change

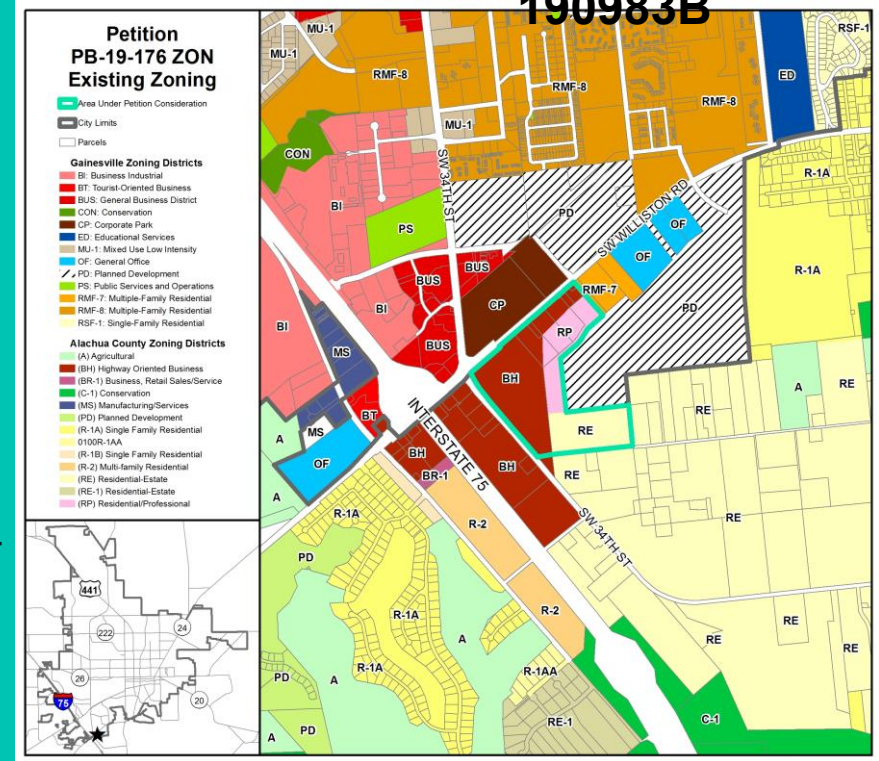
Address: Intersection of SW Williston Road and SW 34th Street

Current Use: Combination of vacant land and Commercial

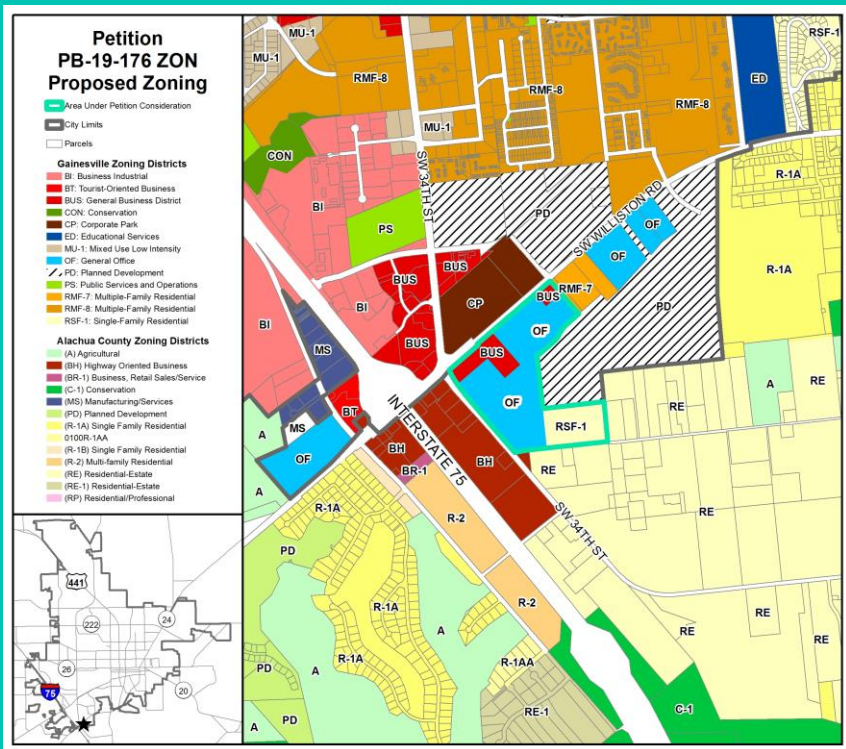
Property Size: approximately 81.4 acres

Current Zoning: Alachua County Residential Highway Oriented Business (BH), Residential/Professional (RP), and Residential Estate (RE)

Proposed Land Use: City of Gainesville Single Family RSF-1, General Office, and General Business



Existing Zoning



Proposed Zoning

Date	Action
2/27/20	Approved 5-0
6/18/20	Petition heard by City Commission
TBD	Second reading of petition/ordinance

Staff Recommendation: Approval ^{190983B}

Meets Rezoning Criteria Sec. 30-3.14

1. Compatibility of permitted uses and allowed intensity and density with surrounding existing development. ←
2. The character of the district and its suitability for particular uses. ←
3. The proposed zoning district of the property in relation to surrounding properties and other similar properties. ←
4. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city. ←
5. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing. ←
6. The needs of the City for land areas for specific purposes to serve population and economic activities. ←
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning. ←
8. The goals, objectives, and policies of the Comprehensive Plan. ←
9. The facts, testimony, and reports presented at public hearings. ←

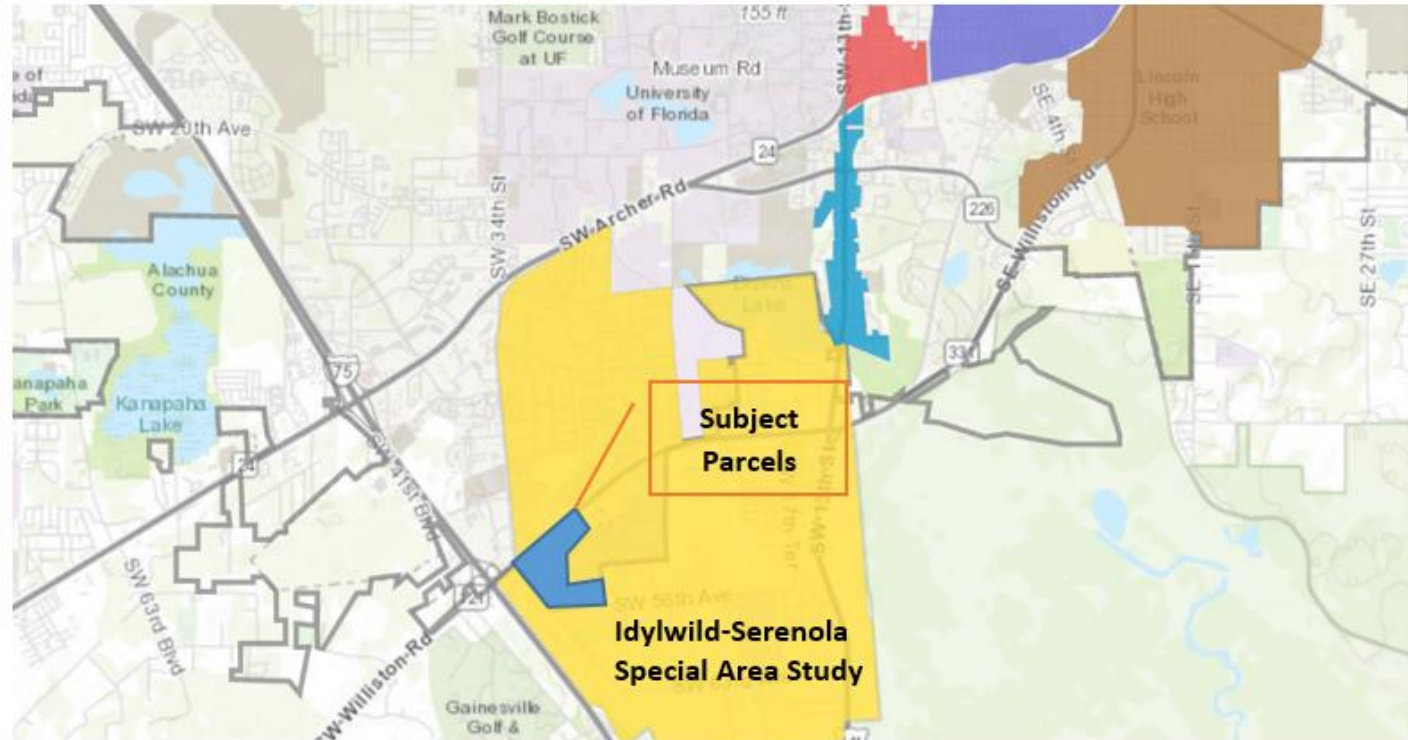
Thank You

Objective 4.7 **A Special Area is established for the Idylwild/Serenola area that shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the City.**

Policy 4.7.1 The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area Map (Special Area Study: Idylwild/Serenola in the Future Land Use Element Map Series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.

Idylwild-Serenola Special Area Study

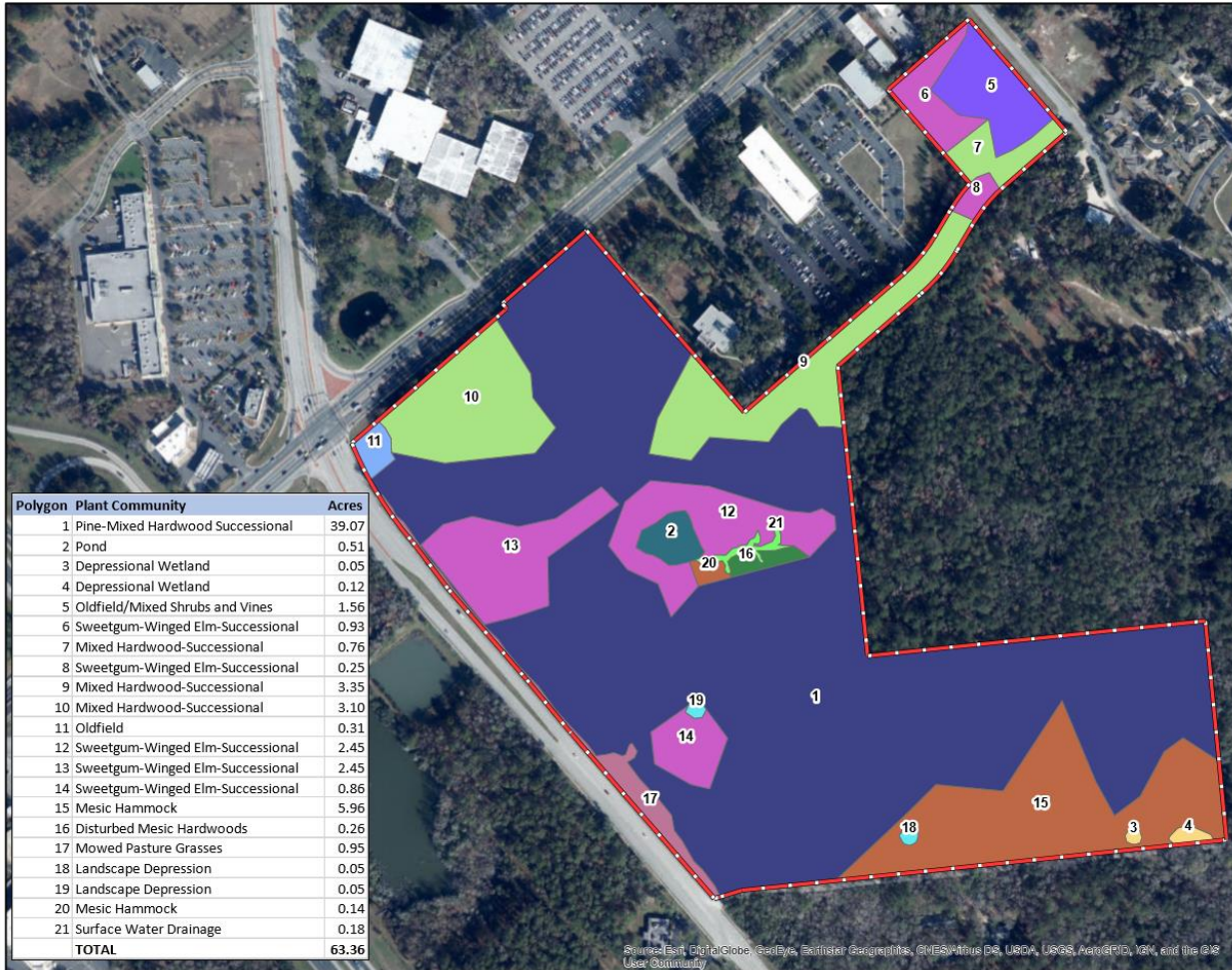
190983B



- University Heights
- 13th Street
- 39th Avenue
- College Park
- Corporate Park
- Idylwild-Serenola Special Area Study
- Residential Parking Overlay District
- SEGRI
- Special Environmental Concern
- Traditional City

Figure 2. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities

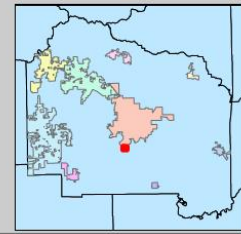
190983B



Polygon	Plant Community	Acres
1	Pine-Mixed Hardwood Successional	39.07
2	Pond	0.51
3	Depressional Wetland	0.05
4	Depressional Wetland	0.12
5	Oldfield/Mixed Shrubs and Vines	1.56
6	Sweetgum-Winged Elm-Successional	0.93
7	Mixed Hardwood-Successional	0.76
8	Sweetgum-Winged Elm-Successional	0.25
9	Mixed Hardwood-Successional	3.35
10	Mixed Hardwood-Successional	3.10
11	Oldfield	0.31
12	Sweetgum-Winged Elm-Successional	2.45
13	Sweetgum-Winged Elm-Successional	2.45
14	Sweetgum-Winged Elm-Successional	0.86
15	Mesic Hammock	5.96
16	Disturbed Mesic Hardwoods	0.26
17	Mowed Pasture Grasses	0.95
18	Landscape Depression	0.05
19	Landscape Depression	0.05
20	Mesic Hammock	0.14
21	Surface Water Drainage	0.18
TOTAL		63.36

Legend

- Boundary (63.36 ac)
- Depressional Wetland
- Disturbed Mesic Hardwoods
- Landscape Depression
- Mesic Hammock
- Mixed Hardwood-Successional
- Mowed Pasture Grasses
- Oldfield
- Oldfield/Mixed Shrubs and Vines
- Pine-Mixed Hardwood Successional
- Pond
- Surface Water Drainage
- Sweetgum-Winged Elm-Successional



Prepared by: J Carter
 2/10/2020 8:22:42 PM
 F:\Data\Henderson-VA\MAPS\Plant Comms.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Alachua County Zoning Business Highway (BH) Permitted Uses

- Feed Ag. Sales
- Parks
- Places of Worship
- Museums
- Medical Clinic or Lab
- Restaurants
- Bar/Nightclub/Tavern
- Business/professional services
- Bank or financial institution
- Radio / TV Station
- Gym/fitness/personal service
- Hotel or Motel
- Retail
- Vehicle service station

Alachua County Zoning Residential Estate (RE)

Permitted Uses

- Public parks
- Single Family detached (1 Unit per 2 acres)

Alachua County Zoning Residential Professional (RP) Permitted Uses

- Parks
- Single Family Detached
- Single Family Attached
- Multi-Family
- Residential over commercial
- Civic Org. Places of Worship
- Medical Clinic or Lab
- Business and Professional Services
- Art / Dance Studio
- Rooming House

Use Comparison Table

190983B

Alachua County	City of Gainesville
BH	BUS
Produce Stand (Limited)	Dormitory, Small (Special Use)
Community Garden (Limited)	Bed and Breakfast Establishments
Farmers Market (Limited)	Emergency Shelters
Feed & Agriculture Supply Sales	Car Wash Facilities
Farmworker Housing (Special Exception)	Funeral Homes and Crematories
Dock (Limited)	Fuel Dealers (Special Use)
Public Park or Historic Site	Public Parks
Security Quarters (Accessory Use)	Job Training and Vocational Rehabilitation Services
Adult Day Care (Limited)	Adult Day Care Homes
Child Care (Limited)	Daycare Center
Government Buildings and Facilities (Limited, Special use)	Public Administration Buildings
Cemetery (Limited, Special Use)	Microbrewery, Microwinery, Microdistillery
Homeless Shelter as a Principal use (Special Use)	Residence for Destitute People (Special Use)
Homeless Shelter as an accessory use (Accessory Use)	Residence for Destitute People (Special Use)
Soup Kitchen as a principle use (Special Use)	Food Distribution Center for the Needy (Special Use)
Soup Kitchen as an accessory use (Accessory Use)	Food Distribution Center for the Needy (Special Use)
Civic Organizations and Places of Worship	Places of Religious Assembly
Civic Organizations and Places of Worship	Civi, Social & Fraternal Organizations
Muesum	Museum and Art Galleries
Commercial Animal Boarding or Training Facility - (Special Exception)	Ice manufacturing/vending machines (Special Use)
Pet Rescue Organization (Limited)	Rehabilitation Centers (Special Use)
Medical Clinic or Lab	Offices, Medical and Dental
Medical Clinic or Lab	Laboratories, Medical and Dental
Medical Marijuana dispensary (Limited)	Medical Marijuana Dispensng Facility
Veterinary Clinic or Hospital (Limited)	Veterinary Services
Massage Therapist - (Limited)	Office
Bus or Train Station (Special Exception)	Passenger Transit or Rail Stations
Major Utiliei (Special Exception)	Liquor Store
Minor Utilities	Retail Nurseries, Lawn and Garden Supply Stores

Broadcast or Communication Tower (Special Exception)	School, Elementary, Middle & High (Public & Private)
Amateur Radio Tower (Accessory Use)	Schools, Professional
Personal Wireless Service Facility (Limited, Special Use)	Schools, Vocational and Trade
Entertainment and Recreation (Special Exception)	Scooter or Electric Golf Cart Sales
Outdoor Recreation (Limited, Special Exception)	Recreation, Outdoor (Special Use)
Zoo (Special Exception)	Skilled Nursing Facility
Restaurant	Restaurants
Restaurant with Drivethrough (Limited)	Drive-through Facility
Incidental Food and Beverage Sales (Accessory Use)	Research, Development and Testing Facilities
Cocktail Lounge, Bar, Tavern or Nightclub	Alcoholic Beverage Establishments
Mobile Food Sales (Limited)	Food Truck
Business and Professional Services	Business Services
Bank or Financial Institution	
Radio or Television Station Excluding Tower	
Personal Services	Personal Services
Gym or Fitness Center	
Indoor Sports Training Facility	Recreation, Indoor
Hotel or Motel	Hotels and Motels
Retail Sales and Service	Large-scale Retail
Neighborhood Convenience Center (Limited)	Retail Sales (Not Elsewhere Classified)
Convenience Store (Limited)	Retail Sales (Not Elsewhere Classified)
Pharmacy (Limited)	Light Assembly, Fabrication, and Processing (Special Use)
Furniture Store (Limited)	Retail Sales (Not Elsewhere Classified)
Media Sales and Rental (Limited)	Vehicle Sales (No Outdoor Display)
Media, Sexually Oriented (Limited)	Sexually-oriented Retail Store
Self-service Storage Facilities (Limited)	
Vehicle and Trailer Rental (Accessory Use)	Vehicle Rental
Vehicle and Trailer Rental (Accessory Use)	Equipment Sales, Rental and Leasing, Light
Service Station	Vehicle Services
Fuel Sales (Accessory Use)	Gasoline/Alternative Fuel Stations
Outdoor Storage (Accessory Use)	
Outdoor Display (Accessory Use)	
Remote Parking (Limited)	Parking, Surface as a Principal Use (Special Use)
Package Treatment Plant (Special Use)	Recycling Center (Special Use)

190983B

Spray Irrigation (Limited)	
RE	RSF-1 190983B
Agriculture Use (Limited)	Adult Day Care Homes
Poultry or Livestoc Raising on Parcels Less than 5 Acres (Limited)	Places of Religious Assembly (Special Use)
Community Garden (Limited)	Schools (Elementay, Middle and High) (Special Use)
Kennel, Cattery or Private Animal Shelter (Limited, Special Exception)	
Farmworker Housing (Special Exception)	
Resource-based Recreation	
Dock (Limited)	
Public Park or Historic Site	Public Parks
Single-family Detached Dwelling	Single-family Dwellings
Accessory Living Unit (Accessory Use)	
Security Quarters (Accessory Use)	
Model Home (Accessory Use)	
Community Residential Home, Small (Limited)	Community Residential Homes (Up to 6 Residents)
Child Care Center (Special Exception)	
Family Child Care Home (Limited)	Family Child Care Homes
Government Buildings and Facilities (Limited, Special use)	
Cemetery (Limited, Special Use)	
Homeless Shelter as a Principal use (Special Use)	
Soup Kitchen as an accessory use (Accessory Use)	
Soup Kitchen as a principle use (Special Use)	
Civic Organizations and Places of Worship (limited)	
Muesum (Limited)	
Major Utiliei (Special Exception)	
Minor Utilities (Limited)	
Amateur Radio Tower (Accessory Use)	
Personal Wireless Service Facility (Limited, Special Use)	
Home-based Business (Accessory Use)	
Golf Course (Limited)	
Bed and Breakfast (Limited)	Bed and Breakfast Establishments (Special Use)
Parking or Trucks, Recreational Vehicles and Trailers (Accessory Use)	
Package Treatment Plant (Special Use)	

Spray Irrigation (Limited)	
RP	OF 190983B
Agriculture Use (Limited)	Accessory Dwelling Units (Accessory)
Community Garden (Limited)	Emergency Shelters
Farmers Market (Limited)	Equipment Sales, Rental and Leasing, Light
Farmworker Housing (Special Exception)	Food Truck (Accessory Use)
Resource-based Recreation	Health Services
Dock (Limited)	Light Assembly, Fabrication, and Processing (Special Use)
Public Park or Historic Site	Public Parks (Special Use)
Single-family Detached Dwelling	Single-family House
Single-family Attached Dwelling	Attached Dwellings
Security Quarters (Accessory Use)	Offices
Multiple-family Dwelling	Multi-family Dwellings
Residential Over Commercial	Offices, Medical and Dental
Assisted Living (Limited)	Assisted Living Facility
Community Residential Home, Small (Limited)	Community Residential Homes (Up to 6 Residents)
Community Residential Home, Small (Limited)	Community Residential Homes (7 to 14 Residents)
Community Residential Home, Large (Limited)	Community Residential Homes (More than 14 Residents)
Adult Day Care (Limited)	Adult Day Care Homes
Child Care Center (Limited)	Daycare Center
Family Child Care Home (Limited)	Family Child Care Homes
Government Buildings and Facilities (Limited, Special use)	Public Administration Buildings
Cemetery (Limited, Special Use)	Personal Services
Funeral Home (Special Exception)	Funeral Homes and Crematories
Homeless Shelter as an accessory use (Accessory Use)	Residence for Destitute People (Special Use)
Homeless Shelter as a Principal use (Special Use)	Residence for Destitute People (Special Use)
Soup Kitchen as a principle use (Special Use)	Rehabilitation Centers (Special Use)
Soup Kitchen as an accessory use (Accessory Use)	Medical Marijuana Dispensing Facility (Accessory Use)
Civic Organizations and Places of Worship	Places of Religious Assembly
Museum (Limited)	Museums and Art Galleries
Medical Clinic or Lab	Laboratories, Medical and Dental
Major Utilities (Special Exception)	Recreation, Indoor
Minor Utilities	Restaurants (Special Use)

Amateur Radio Tower (Accessory Use)	Schools, Elementary, Middle & High (Public & Private) (Special Use)
Personal Wireless Service Facility (Limited, Special Use)	Schools Professional
Home-based Business (Accessory Use)	Schools Vocational and Trade
Business and Professional Services	Business Services
Dance, Art or Similar Studio	Skilled Nursing Facility
Bed and Breakfast (Limited)	Bed and Breakfast Establishments (Special Use)
Rooming House	Dormitory, Large (Special Use)
Rooming House	Dormitory, Small
Package Treatment Plant (Special Use)	Social Service Facility
Spray Irrigation (Limited)	Veterinary Services