



Planning and Development Services

**Legistar Item No. 120223**

**PB-11-52 ZON**

**Jason Simmons**

**February 21, 2013**


### City of Gainesville Zoning Districts

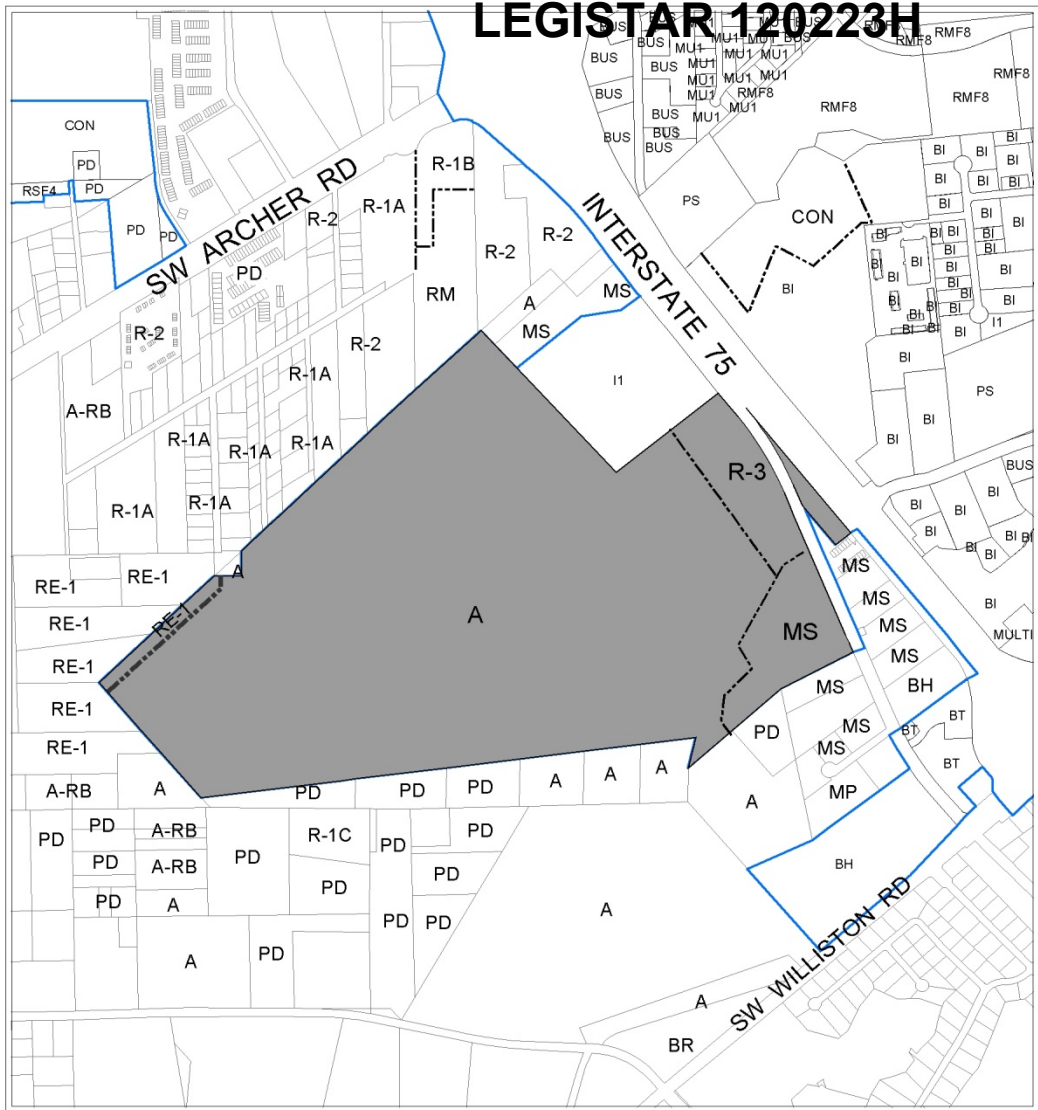
- RMF-8 8-30 units/acre Multiple-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- BI Business Industrial
- I1 Limited Industrial
- CON Conservation
- PS Public Services and Operations

----- Division line between two zoning districts  
**Blue line** City Limits


### Alachua County Zoning Districts

- A Agricultural
- A-RB Agricultural rural business
- RE-1 Single family, low density (1 unit per 2 acres to 2 units per acre)
- R-1A Single family, low density (1 to 4 units per acre)
- R-1B Single family, medium density (4 to 8 units per acre)
- R-2 Multiple family, medium density (4 to 8 units per acre)
- R-3 Multiple family, high density (14 to 24 units per acre)
- RM Manufactured mobile home park
- BH Highway oriented business services
- BR Retail sales and services
- MS Industrial services and manufacturing
- MP Industrial services and manufacturing
- PD Planned development

Area under petition consideration  




EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Rezone from Alachua County Industrial Services and Manufacturing (MS & MP), High Density Multi-Family and Agricultural districts (R-3 & A) and Single Family low density district (RE-1) to City of Gainesville Business Industrial district (BI).	4644	PB-11-52 ZON

### City of Gainesville Zoning Districts


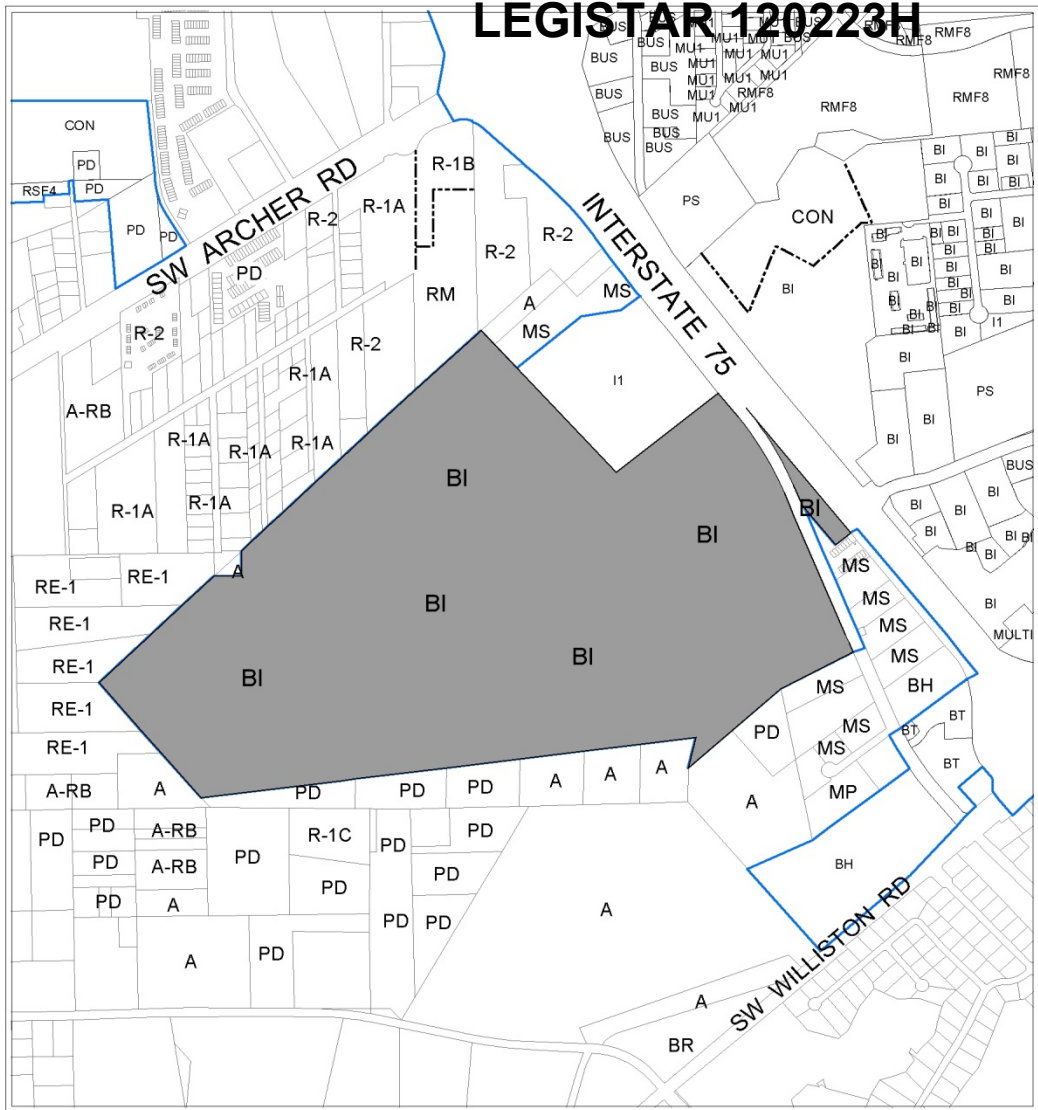
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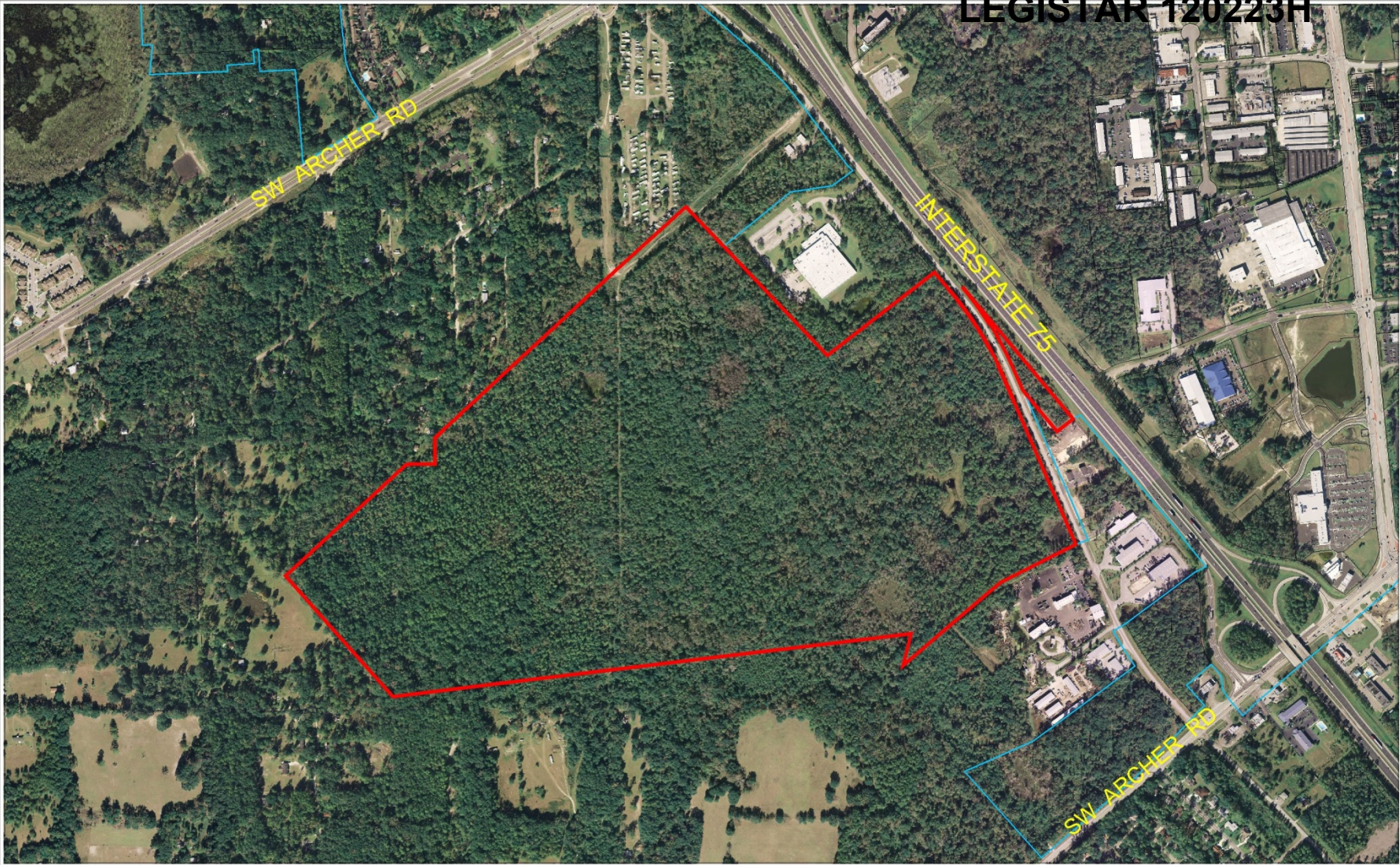
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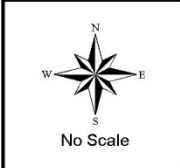
**PROPOSED ZONING**

	Name	Petition Request	Map(s)	Petition Number
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AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend FLUM from Alachua County Heavy and Light Industrial and Low Density Residential to City of Gainesville Business Industrial (BI). Rezone from Alachua County Industrial Services and Manufacturing (MS & MP), Single Family, Low Density (RE-1, R-1AA, R-1A, R-1C) and Multiple family, high density (R-3) to City of Gainesville Business Industrial (BI).	4644	PB-11-51 LUC PB-11-52 ZON







LEGISTAR 120223H





NOTICE  
LAND USE ACTION

NOTICE  
LAND USE ACTION



LEGISTAR 120223H







**LEGISTAR 120223H**



- City of Gainesville zoning designations must be applied to annexed property
- Business Industrial zoning is a broad category that allows a wide-range of office, business, commercial & industrial uses
- BI encourages development of business parks that offer a variety of uses within a combined setting

- The 285 acre vacant property is designated a Strategic Ecosystem by Alachua County
- Sensitive environmental areas are mapped in a general way until a specific proposal comes forth requiring actual ground determination for specific boundaries
- Petition PB-10-143 TCH (adopted 8/2/12) added and updated environmental protections, including adopting regulations for strategic ecosystems
- Zoning is consistent with Comprehensive Plan



# STAFF RECOMMENDATION:

- APPROVE Petition PB-11-52 ZON.
- APPROVE Ordinance No. 120223 on First Reading.
- Plan Board approved petition 4-0 on August 25, 2011.