



Rezoning
1200 block of SW 25th Place

Petition PB-21-158 ZON
Ordinance 210570

City Commission April 21, 2022

Site Location: 1200 Block of SW 25th Place



Request

- Rezone the property from RSF-1 to Urban 7 (U7)

Background Information


- Parcel is 0.60 +/- acres
- Parcel created by a lot split
- Lot split approved by the City on 7/31/21
- Neighborhood Workshop 9/7/21
- Located in:
 - UF Context Area
 - TMPA Zone A
- A 20-foot wide GRU easement impacts the parcel (north to south)
- Easement provides buffer between zoning districts

Utility Easement

SKETCH & DESCRIPTION

LYING INSIDE THE D.L. CLINCH GRANT,
TOWNSHIP 10 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

LEGEND

- O.R. = OFFICIAL RECORDS BOOK
- (L) = LEGAL DESCRIPTION DATA
-  = WOOD POWER POLE
- EX OHU- = OVERHEAD UTILITY LINES

GRU File No. U-E-8-21
Page 4 of 5



POINT OF COMMENCEMENT
NE CORNER OF THE
THOMAS NAPIER GRANT
N85°30'00"E 211.70'(L)

EASTERLY R/W LINE
S.W. 13th STREET
N00°02'00"W 296.77'(L)

INTERSECTION OF EASTERLY
R/W OF U.S. 441 (S.W. 13th
STREET) & NORTHERLY R/W
LINE OF S.W. 25th PLACE

N75°29'33"E 278.46'(L)
N76°29'13"E 31.24'(L)
NORTHERLY R/W LINE

S.W. 25th PLACE
(50' R/W)

N70°55'15"E 116.70'(L)
NORTHERLY R/W LINE

S70°55'15"W
20.62'(L)

TAX PARCEL No. 15699-061-000
OWNER: GABS SAMANTHA LLC
WEST LINE OF THE
LANDS DESCRIBED IN
O.R. 2276, PAGE 194

TAX PARCEL No. 15696-002-000
OWNER: NATHA GOVAN INC

BOUNDARY LINE OF THE
LANDS DESCRIBED IN
O.R. 2276, PAGE 194

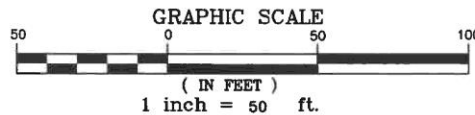
EAST LINE OF THE
LANDS DESCRIBED IN
O.R. 563, PAGE 1

PROPOSED PARCEL
A PORTION OF TAX PARCEL
No. 15699-001-001
CONTAINING ±0.60 ACRES
(VACANT LANDS)

PROPOSED 20' EASEMENT
A PORTION OF TAX PARCEL
No. 15699-001-001
CONTAINING ±3,880 S.F.

POINT OF BEGINNING
20' WIDE EASEMENT

REMAINDER OF TAX PARCEL
No. 15699-001-001
CONTAINING ±5.75 ACRES




SURVEYOR NOTES:

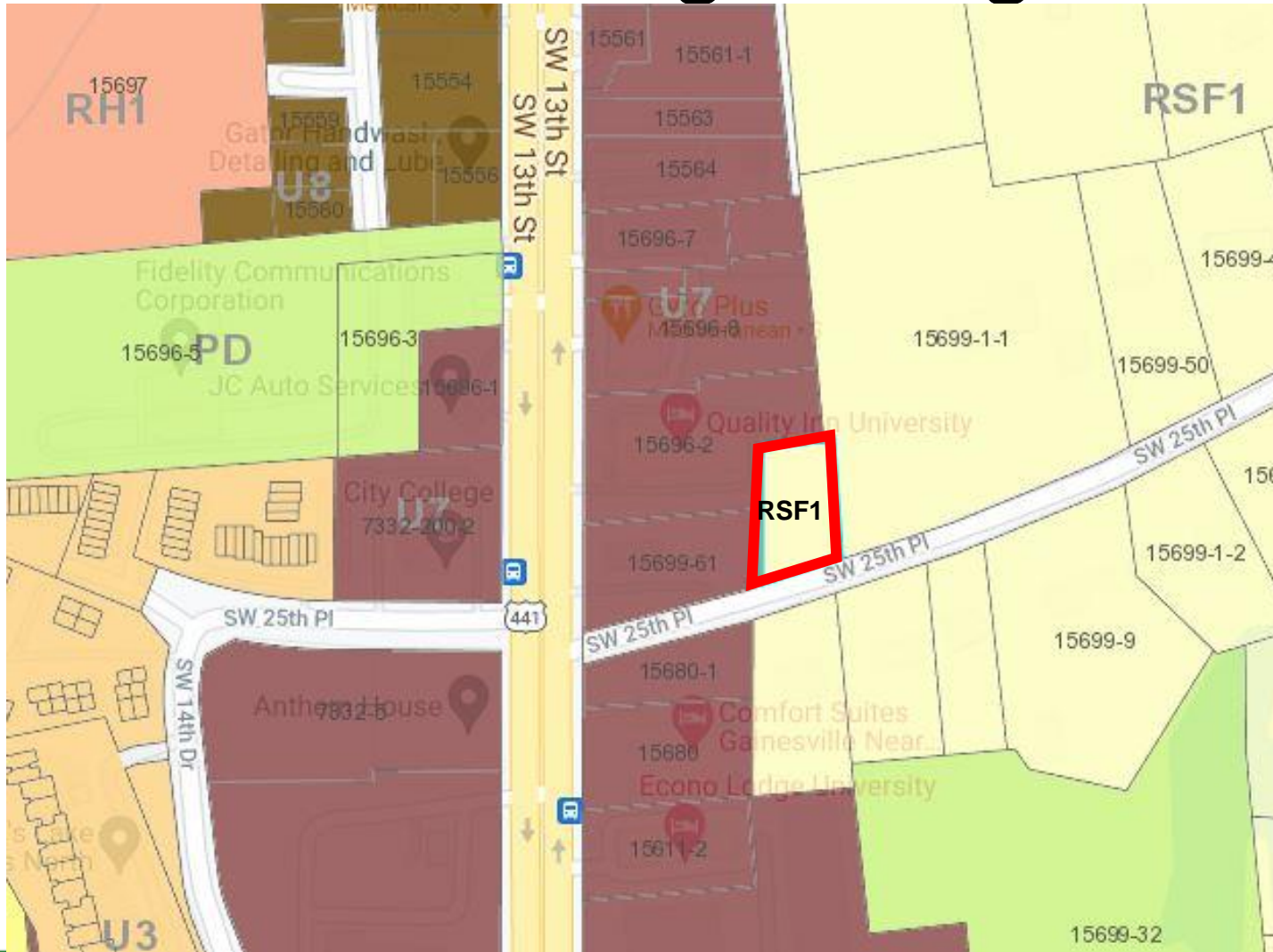
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE PARENT PARCEL LEGAL DESCRIPTION.
2. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
3. THIS IS NOT A BOUNDARY SURVEY.

FIELD BOOK: N/A	JOB NUMBER: 20-300	SHEET: 1 OF 2
DRAWN: LAF	CHECKED: LAF	
DATE: 9/19/21		

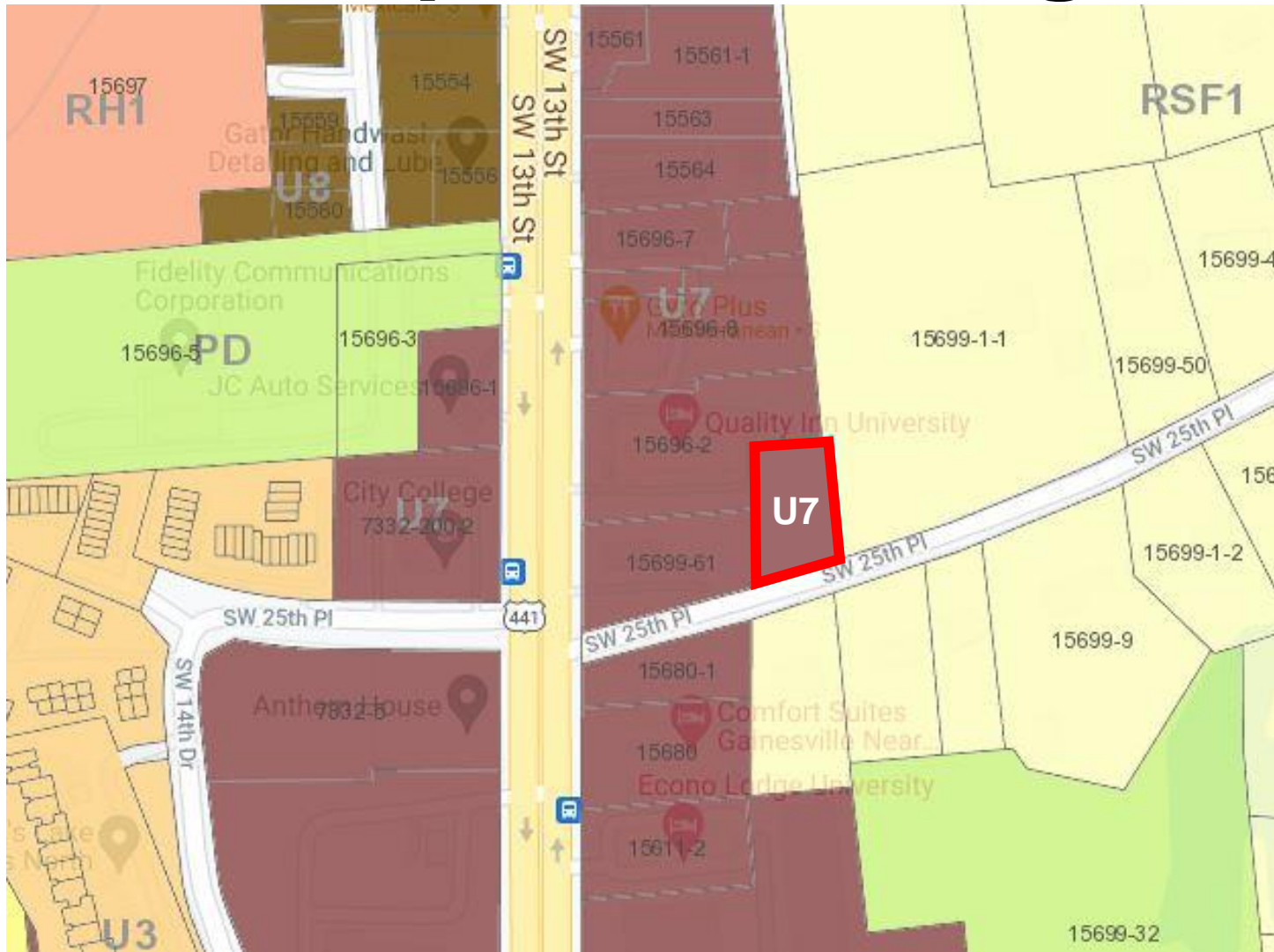
FLOWERS SURVEYING
AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130



Existing Zoning



Proposed Zoning



Justification

- **Contiguous to U7 land use along SW 13th ST**
- **GRU easement impacts use of property**
- **Proposed for stormwater for redevelopment of abutting U7 property**
- **City staff indicated UMU land use & U7 zoning change would be required for stormwater use**
- **Deed restriction will limit uses on property to stormwater management; recreational paths; and utility uses**

Rezoning Review Criteria

Compatibility of permitted uses & intensity/density with surrounding existing development

Response:

- **Surrounding properties to the N. & W. are designated U7 (hotel & vacant restaurant)**
- **Uses to the E & S are single-family**
- **Compatibility requirements in LDC for buffering & height**
- **Utility easement & proposed deed restrictions ensure compatibility to the east**

Rezoning Review Criteria

Character of the district & suitability for particular uses

Response:

- **U7 characterized by residential & non-residential uses**
- **Site abuts properties in U7 to the N & W**
- **Deed restrictions will limit use of site to stormwater management facility; utility easements & infrastructure; and recreational paths**

Rezoning Review Criteria

Proposed zoning district of the property in relation to surrounding properties & other similar properties.

Response: Surrounding properties to the north & west are U7; properties to the south and east are RSF-1. The proposed U7 zoning for use as a stormwater facility (by deed restrictions) is compatible with the surrounding properties.

Rezoning Review Criteria

Conservation of the value of buildings & encouraging the most appropriate use of land throughout the city.

Response:

- **Site is vacant**
- **Proposed use is for stormwater management, which will improve the existing situation in the area because abutting property to the west does not have stormwater management**

Rezoning Review Criteria

Applicable portions of any current city plans & programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management, and housing.

Response:

- **Surrounding area rezoned to transect zoning in 2017**
- **TMPA Zone A**
- **UF Context Area**

Rezoning Review Criteria

The needs of the city for land areas for specific purposes to serve population & economic activities.

Response:

- **City's Comp Plan promotes urban infill & redevelopment**
- **Rezoning will facilitate redevelopment of the site to the west by providing a stormwater management facility that will improve the existing condition**
- **Redevelopment will allow for a mixed-use development that will serve the nearby residential population**

Rezoning Review Criteria

Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning

Response:

- **Adoption of transect zoning along SW 13th ST occurred in 2017**
- **Several redevelopment projects have occurred (Comfort Suites Hotel; the Rise MF development; Haven Apartments; & Campus Advantage MF development)**

Rezoning Review Criteria

The goals, objectives, and policies of the Comprehensive Plan.

Response: Property is proposed for rezoning to facilitate redevelopment of the abutting property to the west. Redevelopment, infill, and reduction of urban sprawl are major goals of the City's Comprehensive Plan.

Rezoning Review Criteria

Facts, testimony, and reports presented at public hearings.

Response: The Neighborhood Workshop was held on 9/7/21. The Justification Report and this presentation are part of the facts and testimony for the January 27, 2022 Plan Board hearing. The rezoning will go to public hearing before the City Commission after the Plan Board meeting.

Rezoning Review Criteria

Additional criteria for rezoning to a transect zone

- 1. Proposed T-Zone provides a logical extension of an existing zone*
- 2. The area has had a change in growth & development pattern*
- 3. Consistent with the City's vision for growth & development*
- 4. If not adjacent to an existing T-Zone, shall be minimum 10 acres*

Response:

- 1. U7 transect zoning abuts to the west and north.**
- 2. Redevelopment has occurred along SW 13th ST since 2017**
- 3. City rezoned area in 2017 as part of vision for growth in the area**

Summary

- **Request: Rezone from RSF-1 to U7**
- **Staff Recommendation: Approval as submitted by applicant**
- **Applicant requests approval of Petition PB-21-158 ZON & Ordinance 210570**