CITY OF GAINESVILLE
every path starts with passion
FLORIDA

Planning and Development Services

PB-16-28 ZON

City Commission
August 4, 2016

Legistar No. 150845

Presentation by Dean Mimms, AICP

Zoning Change

PB-16-28 ZON	Existing	Proposed
Zoning (3.7 ac)	MH (12 units/ac mobile home residential)	ED (Educational services)

150845D

NE 18TH TERR

NE 19TH DRIVE

NE 23RD AVENUE

NE WALDO ROAD

NE 21ST LANE

AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
N W E S No Scale	Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner	Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district	PB-16-28 ZON

150845D

City of Gainesville Zoning Districts

RSF-2   4.6 units/acre Single-Family Residential
RMF-5   12 units/acre Single-Family/Multiple Family Residential
MH   12 units/acre Mobile Home Residential
BUS   General Business
MU-1   8-30 units/acre Mixed Use Low Intensity
BI   Business Industrial
W   Warehousing and Wholesaling
I-2   General Industrial
PS   Public Services and Operations
ED   Educational Services

- - - - -   Division line between two zoning districts

Area under petition consideration

NE 18TH TERRACE
NE 19TH DRIVE
NE 23RD AVENUE
NE WALDO ROAD
NE 21ST LANE

I2, BI, BA, I1, BUS, ED, PS, W, RSF2, RMF5, MU1

PROPOSED ZONING

Name	Petition Request	Petition Number
Linda Dixon, PDC/UF, agent for University of Florida Foundation, Inc., owner	Rezone property from MH: 12 units/acre mobile home residential district to ED: Educational services district	PB-16-28 ZON

No Scale

N along Waldo RD

UF UNIVERSITY of FLORIDA

East Campus

2004-2170 Waldo Road

RTS

150845D

S from property

East along NE 23rd AVE

JCT
24

Petition / Background

o **Vacant 3.7-acre property w/in 20.75-ac UF East Campus was previously developed & used for mobile home sites**

o **Brought into Campus Master Plan in 2015 and included in 2015-2025 Campus Development Agreement**

o **Institutions of higher learning not permitted under MH zoning, unlike proposed Education services zoning**

Key Points – ZON

o **Educational services zoning (ED) ideal for university facilities, matches zoning of remainder of UF's East Campus, needed for continued development of Campus**

o **ED zoning consistent w/City's Comprehensive Plan and Plan East Gainesville**

Recommendation

City Plan Board to City Commission
Approve Petition PB-16-28 ZON
(Plan Board voted 6-0)

Staff to City Commission
Approve Petition & Ordinance