



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
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TO: City Plan Board **Item Number: 3**

FROM: Planning & Development Services Department **DATE: Dec. 3, 2014**
Staff

SUBJECT: Petition PB-14-144 TCH, City Plan Board. Amend the Land Development Code Section 30-190 to delete the minimum acreage size for Cluster Subdivisions.

Recommendation

Approve Petition PB-14-144 TCH.

Discussion

This petition will allow cluster subdivisions to be less than the current acreage requirement of five acres, as defined in Land Development Code Section 30-190 Cluster Subdivisions (see Exhibit A-1).

Under the adopted cluster subdivision provisions of the Land Development Code, cluster subdivisions are distinguished from conventional subdivisions by the objective of better site planning to:

- preserve open spaces
- preserve environmentally sensitive areas
- preserve existing tree preservation
- provide for infill development where appropriate
- provide for better utilization of land
- provide for zero lot line development
- promote efficiency through design
- provide for greater design flexibility to meet changing market conditions

Eliminating the minimum acreage size of a cluster subdivision will allow for greater flexibility on urban parcels that may not meet the five acre requirement that is in the City of Gainesville's Land Development Code. This may provide opportunities for more infill development or redevelopment of areas.

Cluster subdivisions are subject to development standards which are classified as either environmental or infill based on a criteria which includes the provision of open space, tree preservation, and the protection of environmentally sensitive areas.

Petition PB-14-144 TCH
December 3, 2014

The Future Land Use and Conservation, Open Space & Groundwater Recharge Elements support cluster subdivisions, infill and redevelopment, and preservation of open space and environmentally sensitive areas.

The Future Land Use Element of the Comprehensive Plan states in “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.”

GOAL 2 of the Conservation, Open Space & Groundwater Recharge Element states,
“MITIGATE THE EFFECTS OF GROWTH AND DEVELOPMENT ON ENVIRONMENTAL RESOURCES.”

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Petition PB-14-144 TCH
December 3, 2014

List of Exhibits

Exhibit A-1: Land Development Section 30-190

Exhibit B-1: Application