

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No.: 8

TO: City Plan Board

DATE: April 21, 2005

FROM: Planning Division Staff

SUBJECT: Petition 46LUC-05PB, Girls Club of Alachua County. Ricardo Cavallino, agent. Amend the City of Gainesville 2000-2010 Future Land Use Map from REC (Recreation) to PF (Public Facilities). Located at 2101 NW 39th Avenue. Related to petition 47ZON-05PB.

Recommendation

Planning Division staff recommends approval of Petition 46LUC-05PB.

Explanation

The subject property is located at 2101 Northwest 39th Avenue and is currently developed as the Girls Club of Alachua County. The property proposed for the land use change is 5.3 acres and is adjacent to Green Tree Park. The current Future Land Use category designation on the subject property is Recreation. The existing zoning is Public Service. The surrounding land use designations are Single-Family to the north and west, Recreation to the south and east, see attached land use map.

The current Recreation land use designation was given to this property because it was acquired by the City for recreation use and subsequently deeded to the Girls Club. There are no restrictions to the use of the property in the deed. This category is limited to recreation uses:

“This category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements. This category shall meet the appropriate intensities of uses as established by the Recreation Element.”

The Girls Club wishes to utilize the existing recreation facilities for a charter school during regular school hours when the after-school recreation program does not use the facility. Charter Schools are regulated by the School Board of Alachua County and, therefore, may be classified

as a government function. The semi-public recreation use may also be contemplated under the category of government function.

“The public facilities land use identifies administrative and operational governmental functions such as government offices, utility facilities, and storage facilities. The maximum lot coverage in this district shall not exceed 80 percent.”

The subject property is located on Northwest 39th Avenue, and is served by sidewalk and public transit. Utilities are existing to serve the site.

Consistency with the Comprehensive Plan

Future Land Use Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Recreation Objective and Policies

Objective 1.3

Eliminate conflicts and maximize coordination among service providers in the planning and management of recreation and open space within the urban area to maximize efficiency and equity in the provision and funding of recreation services.

Policy 1.3.4

The City shall seek the joint use of recreation facilities with other public providers such as the SBAC, Alachua County and the State of Florida, wherever possible in order to minimize public investment needed to provide needed recreational facilities.

Policy 1.3.5

The City shall prepare contracts and cooperative agreements with semi-private and private entities to provide recreation facilities, maintenance and programs, particularly programs designed to meet the recreation needs of youth. Such agreements shall include private sponsorships, community service projects and establishment of a civilian conservation corps.

Objective 1.4.

Disposal or sale of city-owned land or facilities shall not be detrimental to important recreational needs.

Future Land Use Policy 4.1.3 provides guidance for proposed changes to the Future Land Use Map. Planning staff finds that the proposed change to Public Facilities for this property is supported for several reasons.

1. The overall compatibility of the Public Facilities Land Use category is further controlled by the implementing PS zoning district. The PS zoning requires a development plan be adopted as part of the zoning. The intensity and character of use can be controlled by the development plan and made consistent with the recreation and residential character of surrounding properties.
2. The surrounding land uses are recreation and single-family uses. The existing recreation use and the proposed dual use as a charter school are consistent with the residential character of the area.
3. The subject property does not include any mapped environmental resources, see Environmentally Significant Land and Resources Map.
4. The proposed land use change allows additional public facilities to be located in an existing urban neighborhood.
5. The combination of the charter school with an existing recreational facility supports both the state interest in promoting charter schools and the City's interest in having vibrant urban neighborhoods.

Conclusion

Staff finds the proposed change is consistent with the City's Comprehensive Plan goals, objectives and policies.

Applicant Information

Girls Club of Alachua County

Request

Amend the Future Land Use Map from Recreation to Public Facilities.

Existing Land Use Plan Classification

Recreation

Existing Zoning

Public Service

Purpose of the Request

To allow the dual use of the existing facility as an after school and summer recreation program and a charter school.

Location 2101 Northwest 39th Avenue; Tax Parcel 08989-001-000

Size 5.3 acres

Existing Use After school and summer recreation facility

Surrounding Land Uses

North - single family residential
East - city park
South - city park
West - place of religious assembly

Surrounding Controls	Land Use	Zoning
North	SF	RSF-1
East	Recreation	PS
South	Recreation	PS
West	SF	RSF-1

Impact on Affordable Housing

None. The property proposed for Public Facilities does not have a residential land use or zoning, nor is there any existing residential use of the property at this time.

Respectfully submitted,


Ralph Hilliard
Planning Manager

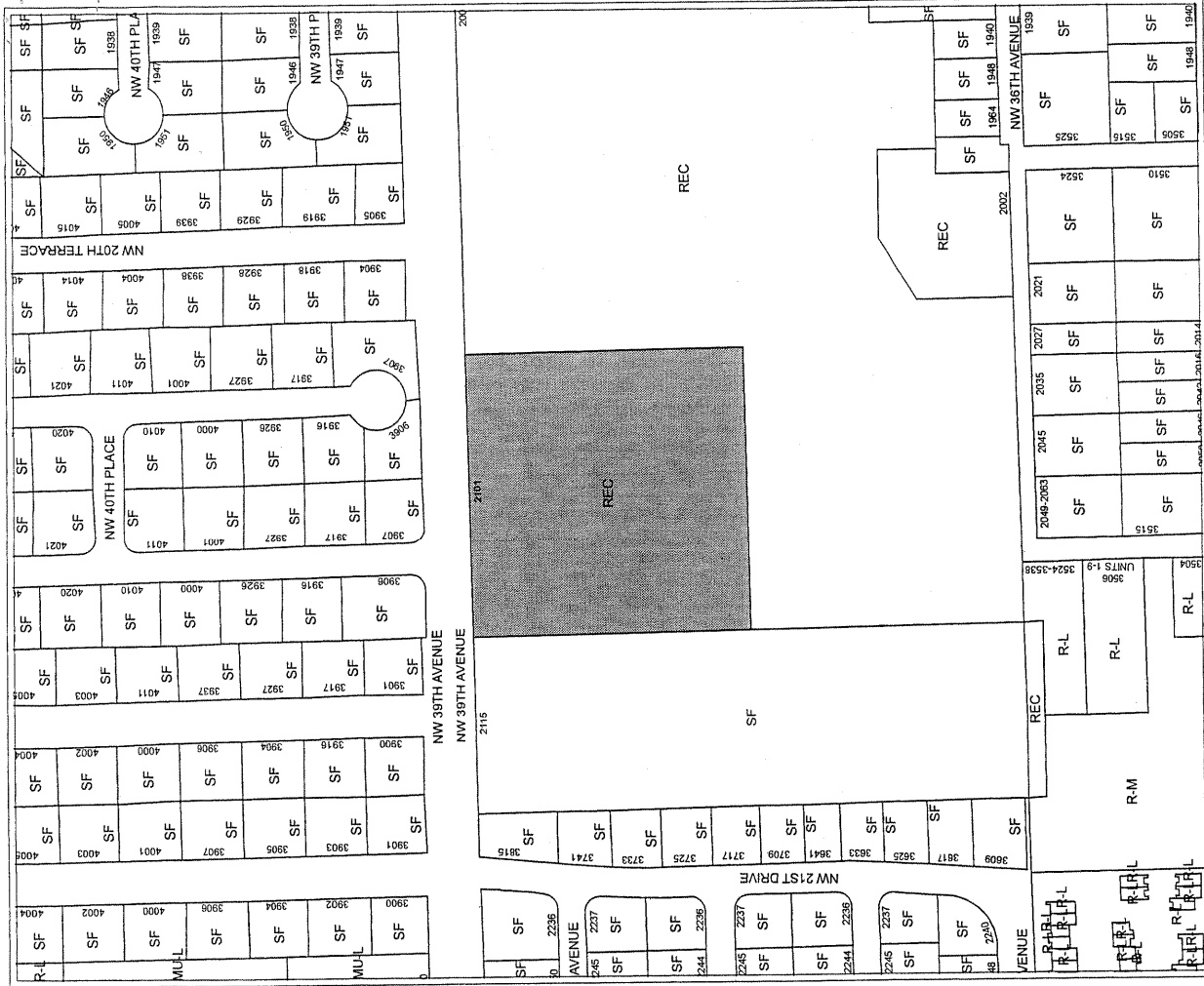
RH:CRM

Land Use Designations

- SF Single Family (up to 8 units per acre)
- RL Residential Low Density (up to 12 units per acre)
- RM Residential Medium Density (8-30 units per acre)
- RH Residential High Density (8-100 units per acre)
- MUR Mixed Use Residential (up to 75 units per acre)
- MUL Mixed Use Low Intensity (10-30 units per acre)
- MUM Mixed Use Medium Intensity (14-30 units per acre)
- MUH Mixed Use High Intensity (up to 150 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

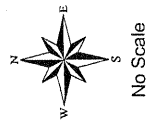
Division line between two land use districts
 City Limits

Area under petition consideration



EXISTING LAND USE

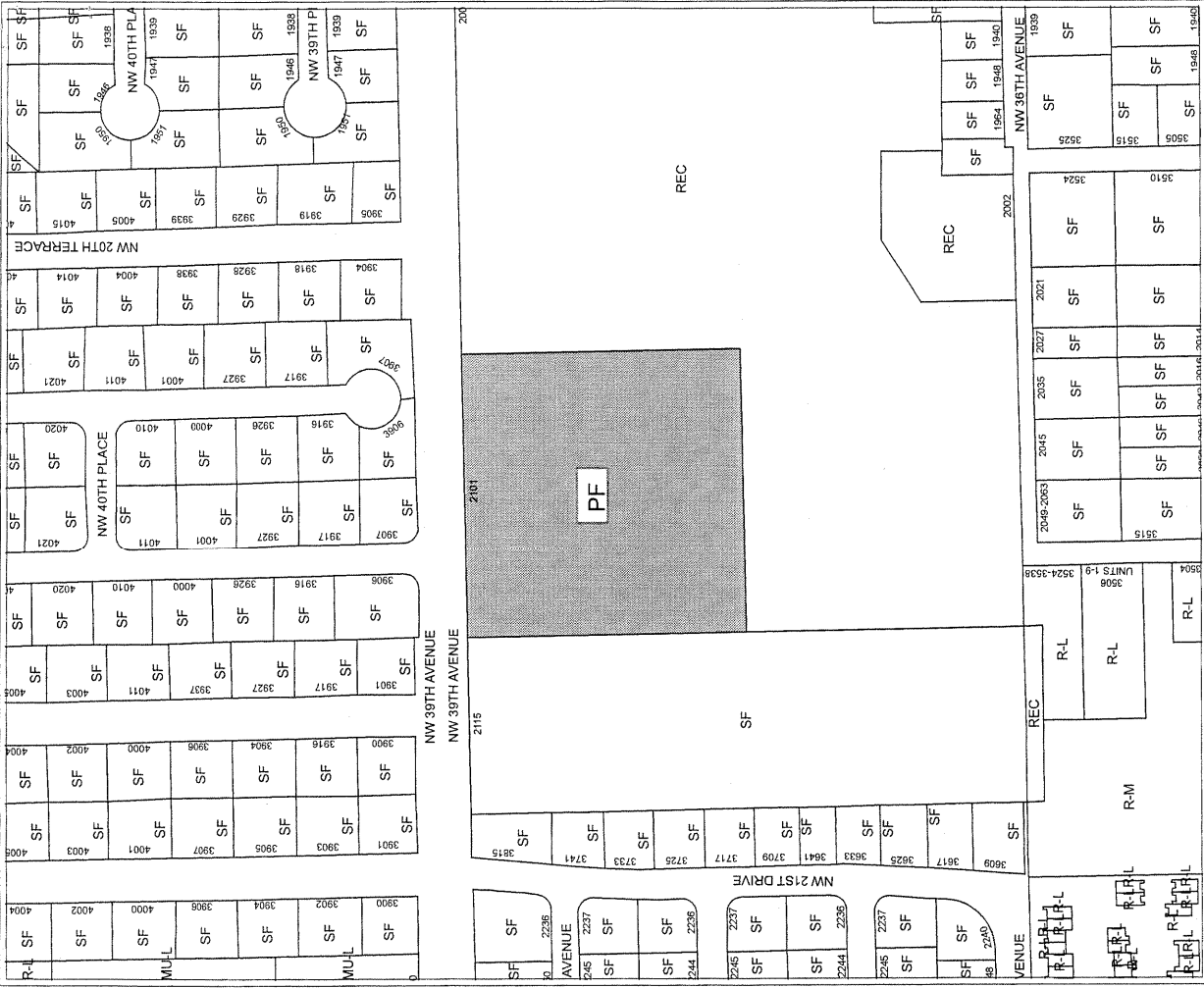
Name	Petition Request	Map(s)	Petition Number
Ricardo Cavallino agent for Girls Club of Alachua County	From REC to PF	3548	46LUC-05PB



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--- Division line between two land use districts
 — City Limits



PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
Ricardo Cavallino agent for Girls Club of Alachua County	From REC to PF	3548	46LUC-05PB



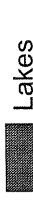
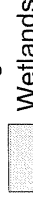
No Scale

ENVIRONMENTALLY SIGNIFICANT LAND & RESOURCES

Gainesville, Florida

Creeks, Lakes, Wetlands

Regulated Creeks



Wetlands

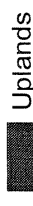


Lakes

Source: Wetlands & Lakes: SJRWMD digital files (sjlu95.shp, wetlands=6000-6899, lakes=5200)

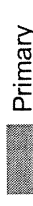
Creeks: Regulated Creeks, Environmental Overlay District, Land Development Code

Uplands

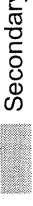


Uplands

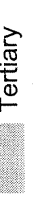
Wellfield Protection Zones



Primary

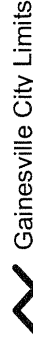


Secondary



Tertiary

Source: Alachua County Department of Environmental Protection May 2000



Gainesville City Limits

City of Gainesville Gainesville, Florida

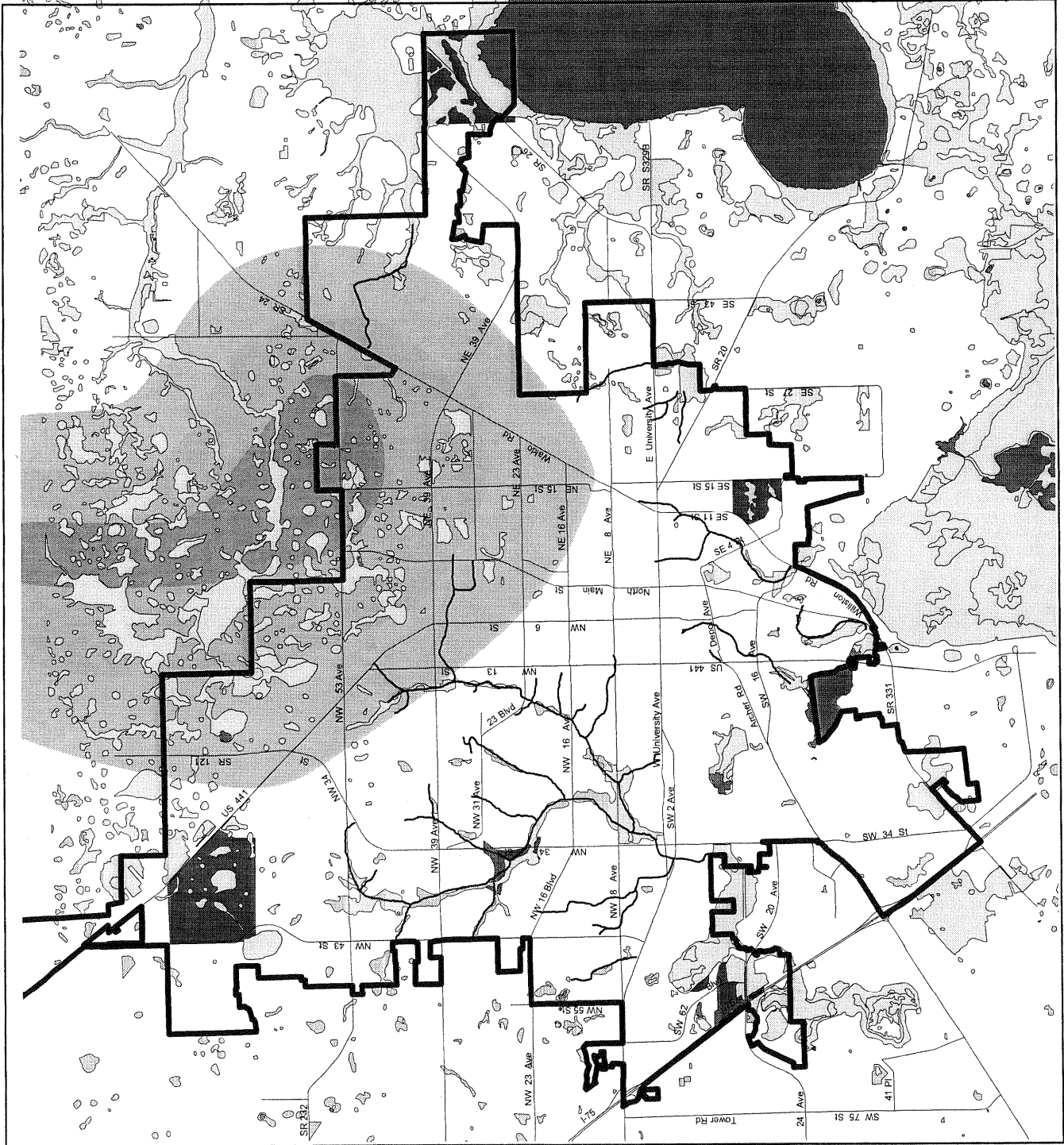
Prepared by the
Dept of Community Development
November 2000



1 0.5 0 1 Miles



N



8. **Petition 46LUC-05 PB** Girls Club of Alachua County. Ricardo Cavallino, agent. Amend the City of Gainesville 2000-2010 Future Land Use Map from REC (Recreation) to PF (Public Facilities). Located at 2101 NW 39th Avenue. Related to Petition 47ZON-05 PB.

Ms. Carolyn Morgan was recognized. Ms. Morgan indicated that she would be presenting Petition 46LUC-05 PB and 47ZON-05 PB simultaneously. She explained that the purpose of the petitions was to allow a charter school to be co-located with the existing Girls Club. She indicated that staff recommended approval of the petitions with the findings and conditions presented in the board's packets.

Mr. Reiskind noted that, since the School Board approved charter schools, the board was missing comment from the School Board representative. He suggested that the School Board consider choosing another member to join the Plan Board.

Mr. Cohen indicated that one topic of discussion he wished to bring up at the next board workshop was to make the School Board member a voting member. He suggested that it would encourage more active participation.

Ms. Morgan explained that staff reviewed plans for charter schools in the same manner that they reviewed private schools. She agreed that, while the School Board did authorize charter schools, the proposed school would be private and leasing space from the Girl's Club.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Cohen
<u>Moved to:</u> Approve Petition 46LUC-05 PB.	<u>Upon Vote:</u> Motion Carried 4 - 0 Ayes: Reiskind, Tecler, Cole, Cohen

0411846

**ADVERTISEMENT
NOTICE OF PROPOSED
ENACTMENT OF ORDINANCE BY CITY COMMISSION, GAINESVILLE, FLORIDA**

Notice is hereby given that the proposed ordinance, whose title appears below will be considered for Adoption Reading on the 13th day of June, 2005, at the City Commission meeting. The meetings begin at 6:00 p.m. and the ordinances will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the First Floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance may be inspected by any member of the public at the office of the Clerk of the Commission on the First Floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida, and at the Public Library, Main Branch, located at 401 East University Avenue. On the dates mentioned above all interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Persons with disabilities, who require assistance to participate in the meetings, are requested to notify the Equal Opportunity Office at 334-5051 or call the TDD phone line at least 2 business days in advance.

ORDINANCE TITLE
Ordinance 0-05-52

An ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan, Future Land Use Map; by changing the land use category of certain property from "Recreation" to "Public Facilities"; located in the vicinity of 2101 N.W. 39th Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.

Note: "All persons are advised that, if any person decides to appeal any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose, they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

June 3, 2005
Publish Date

Clerk of the Commission

27565, 6/3/05
#A000000423