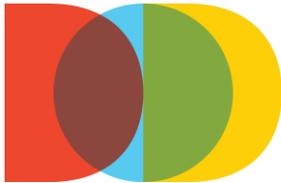


# East Lake Forest Rezoning

Ordinance 190170

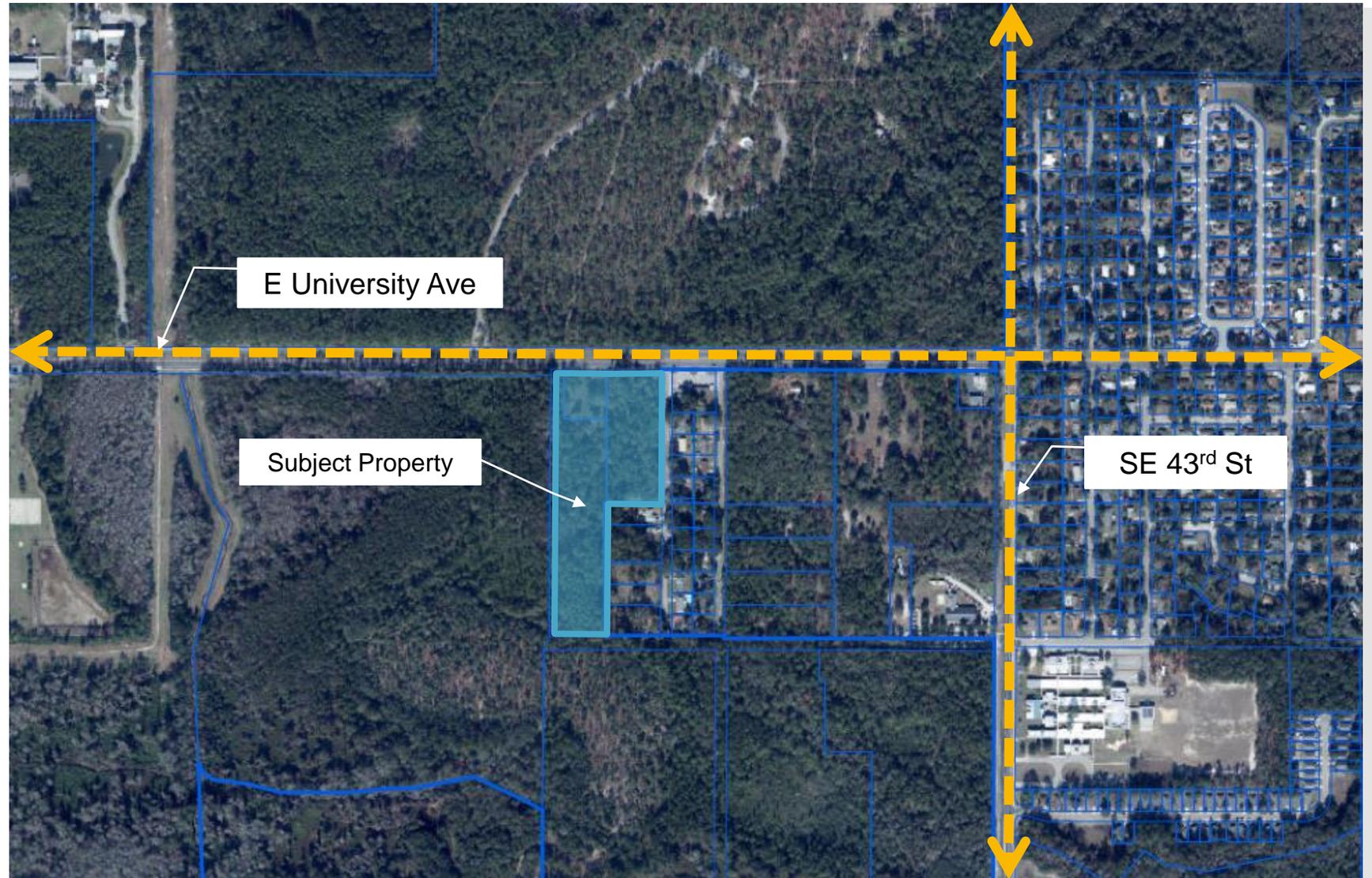
PB-19-71 ZON

Brittany McMullen

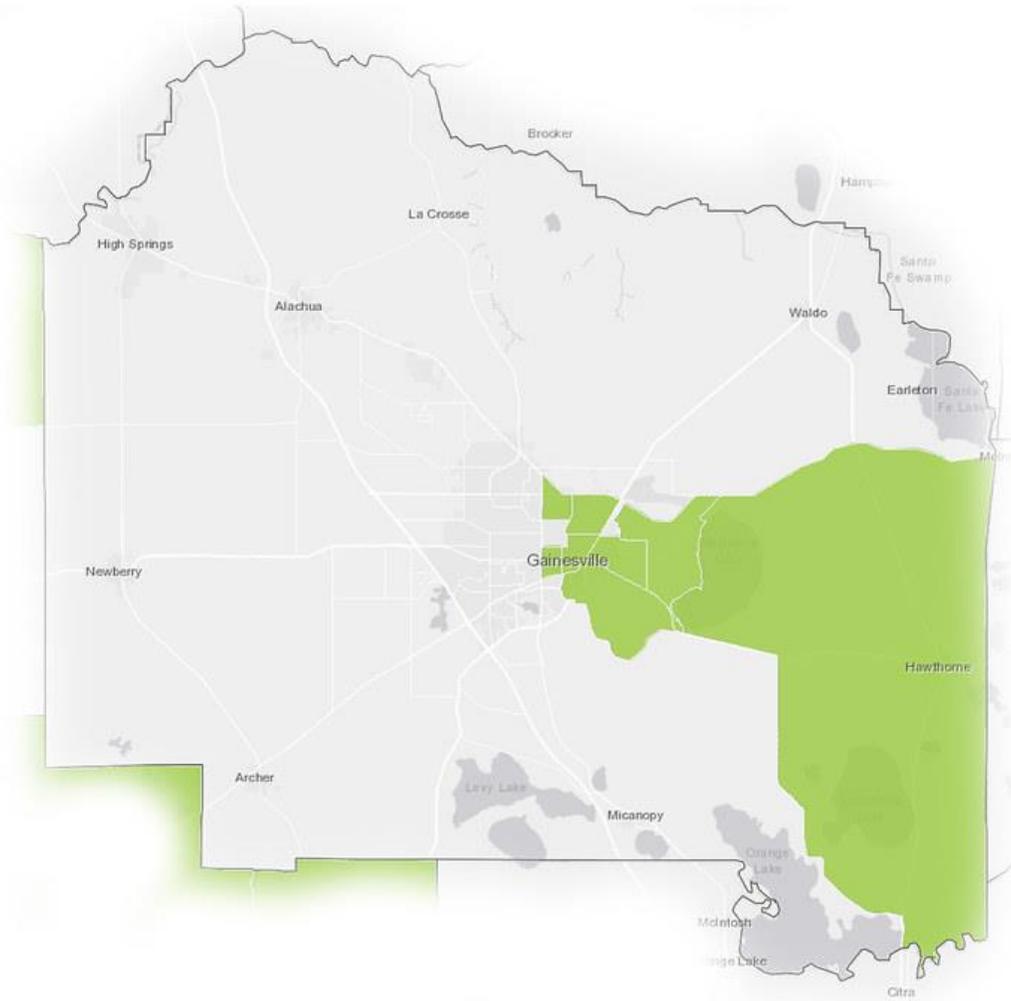


DEPT  
OF  
DOING

# Property Location



# Property Location



**Opportunity Zone**



# Request

Rezone property from Alachua County Residential Single Family, Medium Density (R-1B): 4-8 dwelling units per acre to City of Gainesville Single/Multifamily (RMF-5): maximum 12 dwelling units per acre.

County

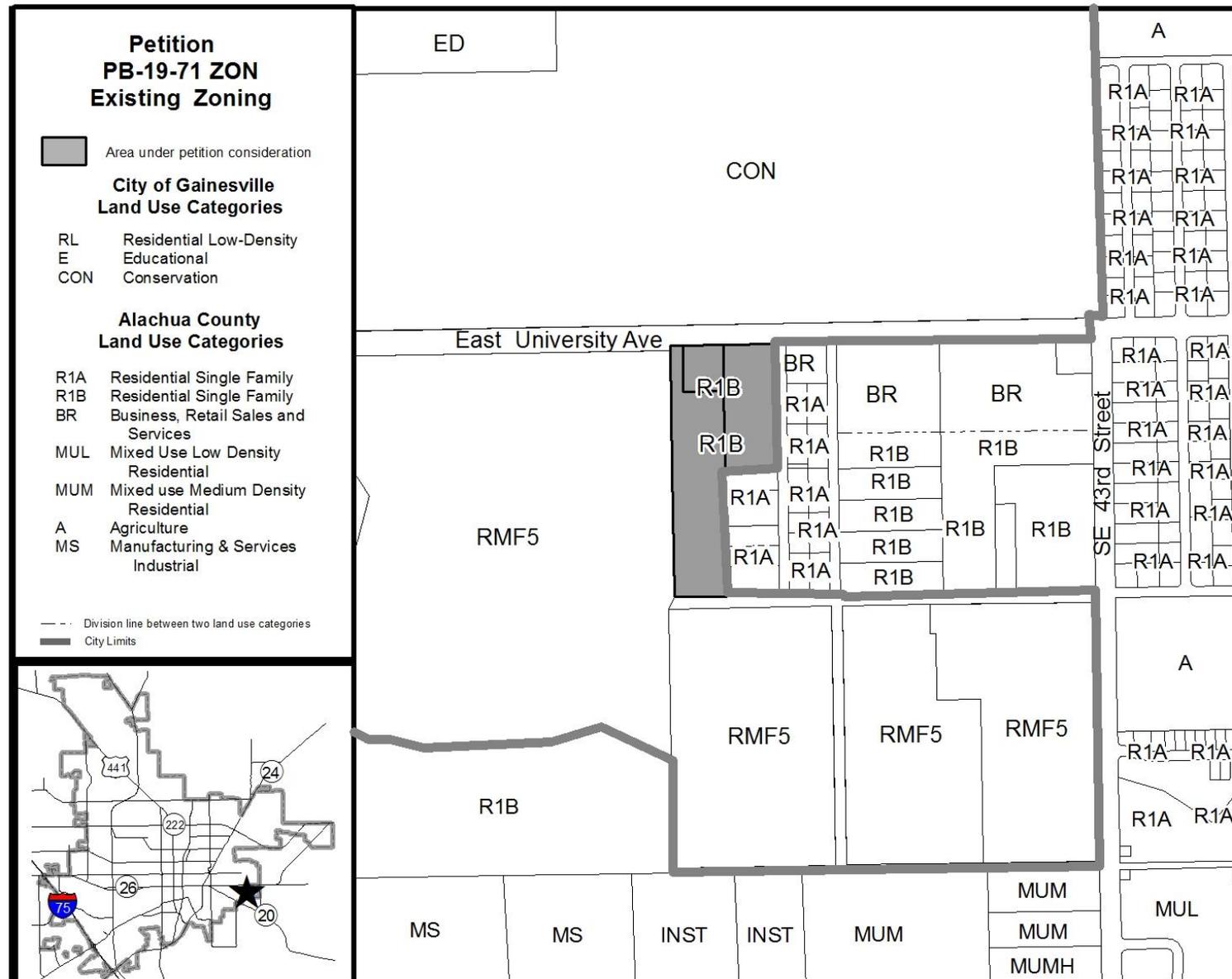
Single-family Medium Density:  
4-8 du/acre  
**(R-1b)**



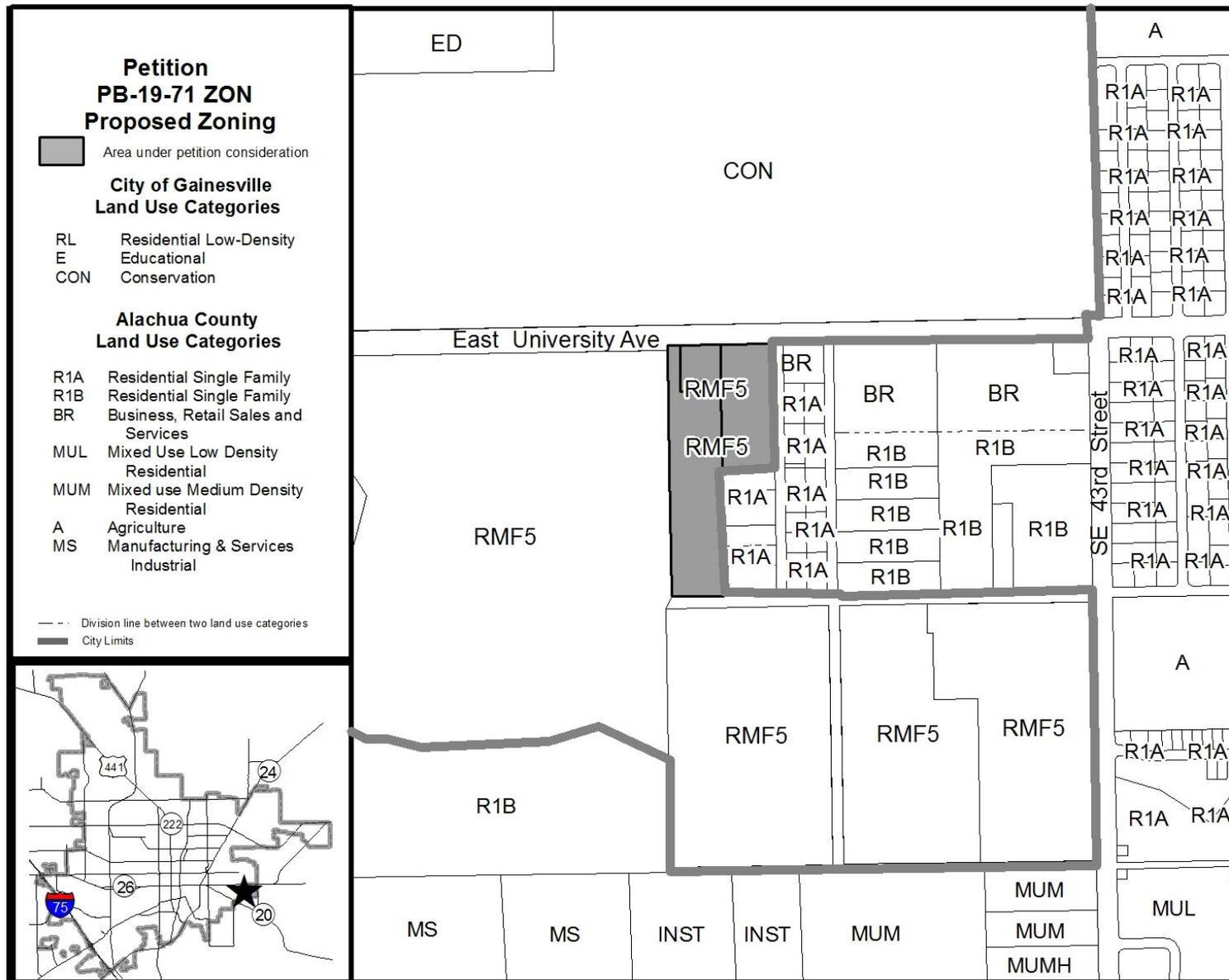
City

Single/Multi-family:  
max 12 du/acre  
**(RMF-5)**

# Existing Zoning



# Proposed Zoning



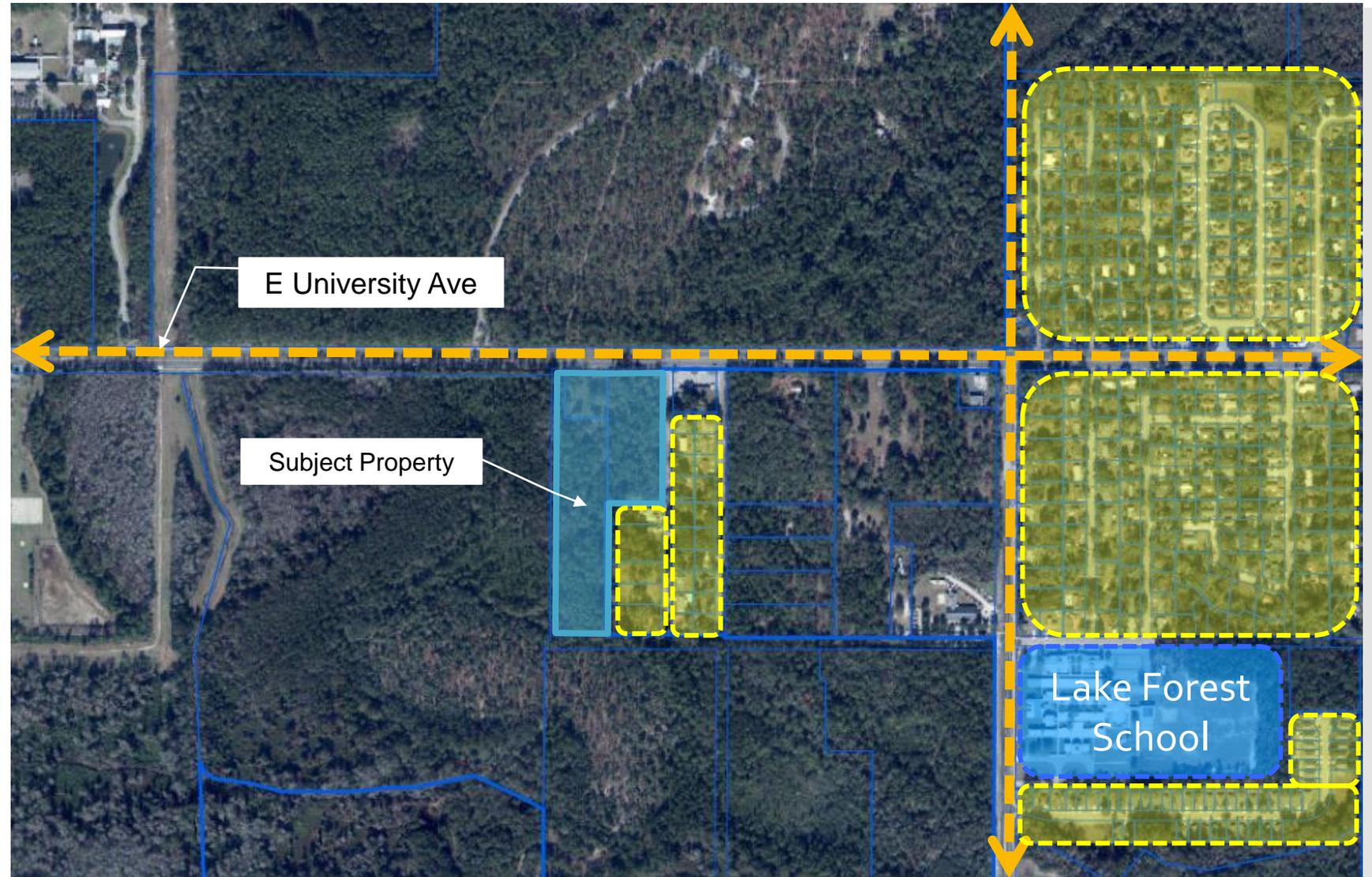
# Staff Analysis

Compatibility of permitted uses and allowed intensity and density with surrounding existing development and the proposed zoning district of the property in relation to surrounding properties and other similar properties.

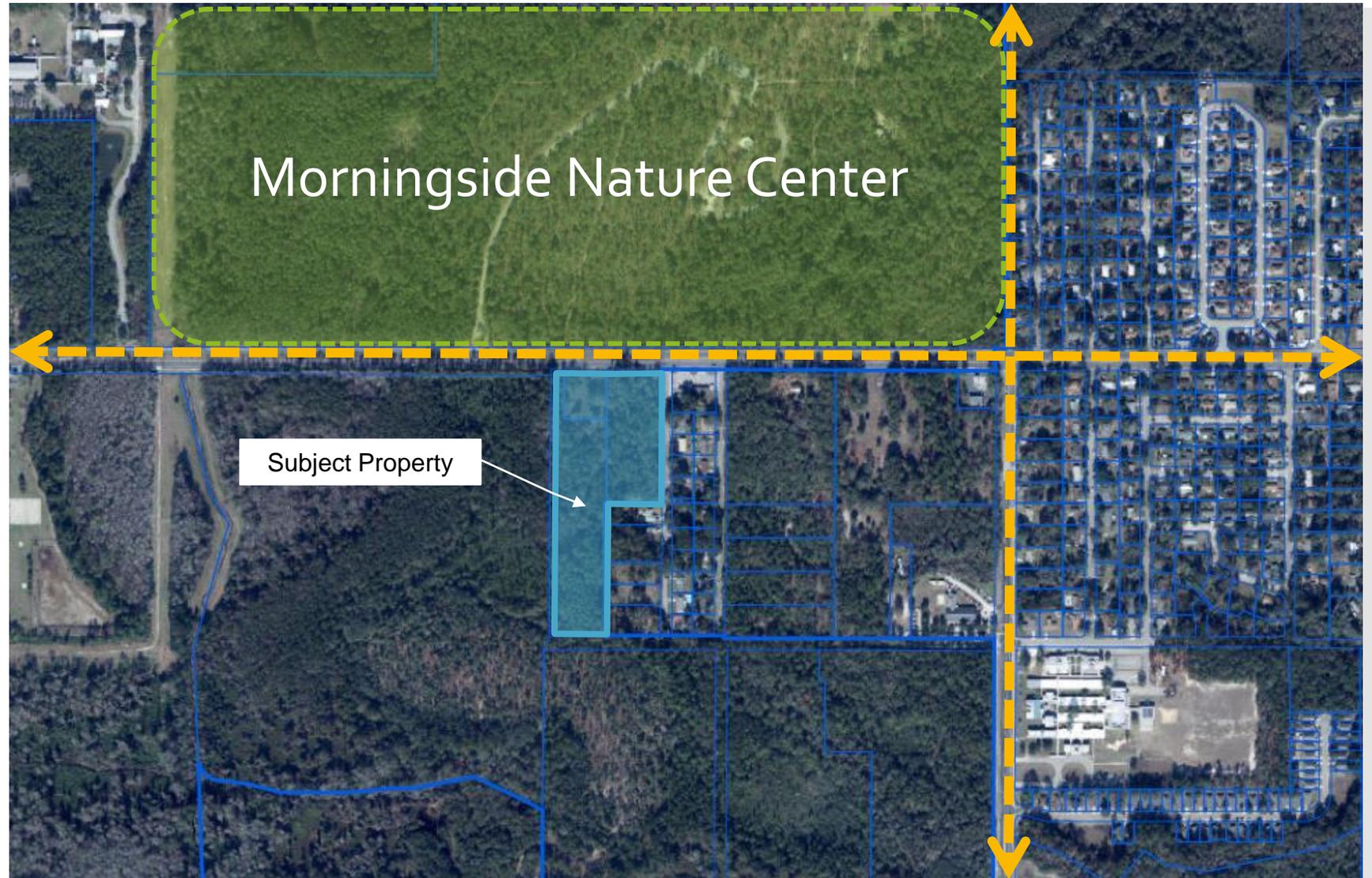
Permitted uses:

- Single-family dwellings
- Multi-family dwellings
- Multi-family small scale (2-4 units per building)
- Adult day care homes
- Assisted living facilities
- Attached dwellings
- Bed and breakfast establishments
- Community residential homes
- Day care centers, family child care homes
- Places of religious assembly
- Public parks
- Schools

# Staff Analysis



# Staff Analysis



# Staff Analysis

The character of the district and its suitability for particular uses.

# Staff Analysis

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

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

# Staff Analysis

## Consistency with the Comprehensive Plan

### Future Land Use Element

Goal 1 – Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

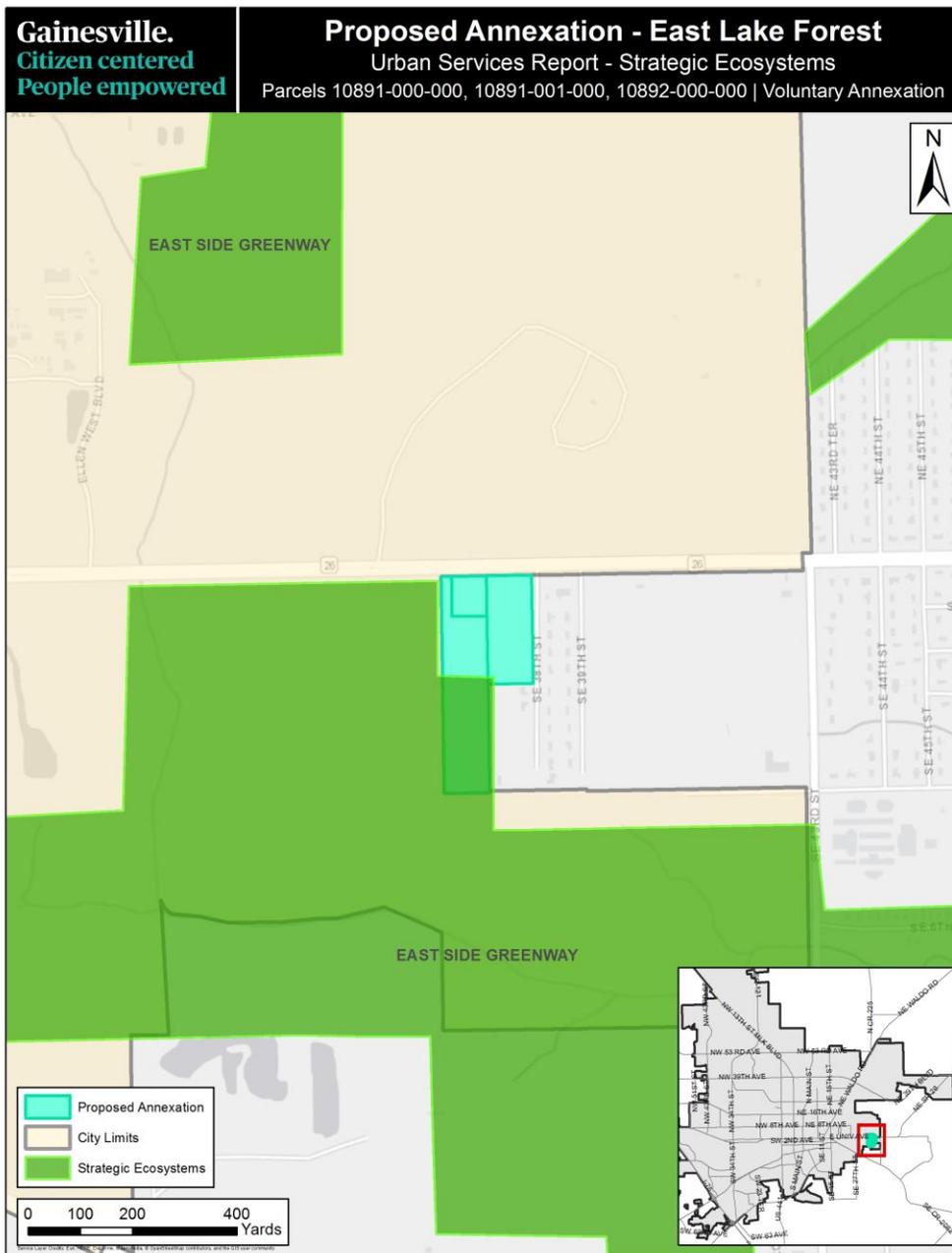
### Housing Element

Overall Goal – Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.

### Transportation

Objective 2.1 – Create an environment that promotes transportation choices, compact development, and a livable city.

# Environmental Considerations



# Public Comment

Comments from neighboring property owners

# Staff Recommendation

**Approve PB 19-71 ZON  
Adopt Ordinance 190170**

# Timeline

## Voluntary Annexation



4/18/19

Voluntary Annexation Petition Submitted



6/6/19

City Commission accepts petition, directs Staff to prepare and advertise Ordinance



8/1/19

First reading of Annexation Ordinance



8/15/19

Second and final reading of Annexation Ordinance

## Future Land Use and Zoning Designations



6/7/19

Application Submitted by City Staff



7/25/19

City Plan Board holds public hearing for land use and zoning designations



10/3/19

First reading of Future Land Use and Zoning Ordinances (Tentative)



TBD

Second reading of Future Land Use and Zoning Ordinances (Tentative)

# Property Location

