
City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 6

TO: City Plan Board **DATE:** March 17, 2005

FROM: Planning Division Staff

SUBJECT: Petition 28ZON-05 PB. Edix Investments, Inc. Rezone property from PS (Public service and operations district) to RSF-2 (4.6 units/acre single-family residential district) and RSF-3 (5.8 units/acre single-family residential district). Located in the 800 block of Southeast 11th Street, east side. Related to Petition 27LUC-05 PB.

Recommendation

Staff recommends approval of Petition 28ZON-05 PB, with the amendment that the entire affected property be rezoned to RSF-3.

Explanation

The subject property is 4.8 acres. It was formerly owned by Alachua County School Board as part of Lincoln Middle School. The property was sold by the School Board and purchased by the petitioner approximately 4 years ago. Since the property was purchased by the petitioner, the only facility on the property—a swimming pool—has been demolished and removed.

The petitioner intends to build single-family homes on this property, which would add new housing to southeast Gainesville.

The property currently has a Public Facilities (PS) zoning designation.

Education (ED) zoning owned by the School Board is east and south of the property. Residential Single-Family (RSF-1, 3.5 du/ac) zoning is also south of the property. The property to the west is RSF-3 (single-family residential, 5.8 du/ac) zoning. To the north, the property is RSF-4 (single-family residential, 8 du/ac) and ED (Education) zoning.

Nearby property is currently in lower-density residential and public school (middle and elementary) use. Because the character of nearby properties is compatible, an RSF-3 (residential single-family, 5.8 du/ac) zoning designation for this property would be suitable.

Character of the District and Suitability

Residential Single-Family zoning is suitable for this area, as this zoning is compatible with nearby residential and public school lands.

Conservation of the Value of Buildings and Encouraging Appropriate Uses

Residential uses are appropriate in this location.

Applicable Portions of Current City Plans

Plan East Gainesville includes this location. However, there are no new land development regulations or infrastructure improvements called for by the Plan for this area.

Needs of the City for Land Areas for Specific Purposes to Serve Population and Economic Activities

New single-family homes would contribute to the provision of needed, quality homes in the neighborhood.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration

No substantial changes in recent years with the exception of the removal of the swimming pool.

Applicable Policies from the Gainesville Comprehensive Plan

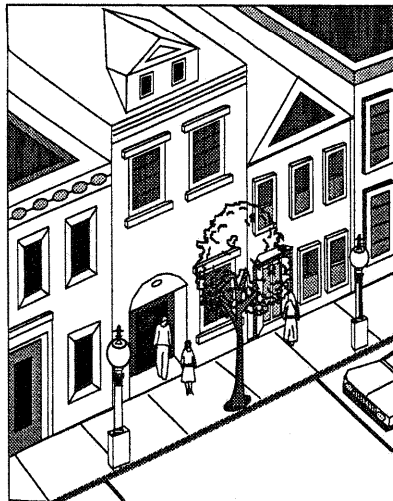
Future Land Use Element

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 2.1.5 The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:

- a. Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural;



Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (up to 8 units per acre). This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

In no case shall this or any other Policy in the Future Land Use Element indicate a presumption that the City shall support a change of designation of land use for any parcel.

Impact on Affordable Housing

This application will have no impact on affordable housing.

Applicant Information

City of Gainesville

Request

Rezone property from PS (Public service and operations district) to RSF-2 (4.6 units/acre single-family residential district) and RSF-3 (5.8 units/acre single-family residential district).

Existing Land Use Plan Classification

Public Facilities (PF)

Existing Zoning

Public Services (PS)

Purpose of Request

Rezone the former School Board property to allow future development of single-family homes.

Location Located in the 800 block of Southeast 11th Street, east side.
Size 4.8 acres
Existing Use Vacant

Surrounding Land Uses

North Single-Family Detached Residential
South Single-Family Detached Residential
East Williams Elementary School & Lincoln Middle School
West Single-Family Detached Residential

Surrounding Controls

	Existing Zoning	Existing Land Use
East	ED (Education)	Education
South	ED (Education) and RSF-1 (single-family residential, 3.5 du/ac)	Single Family, Education
West	RSF-3 (single-family residential, 5.8 du/ac)	Single Family
North	RSF-4 (single-family residential, 8 du/ac) and ED (Education)	Single Family, Education

Summary

The proposed land use change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully submitted,



Ralph Hilliard
 Planning Manager

RW:DM:DN

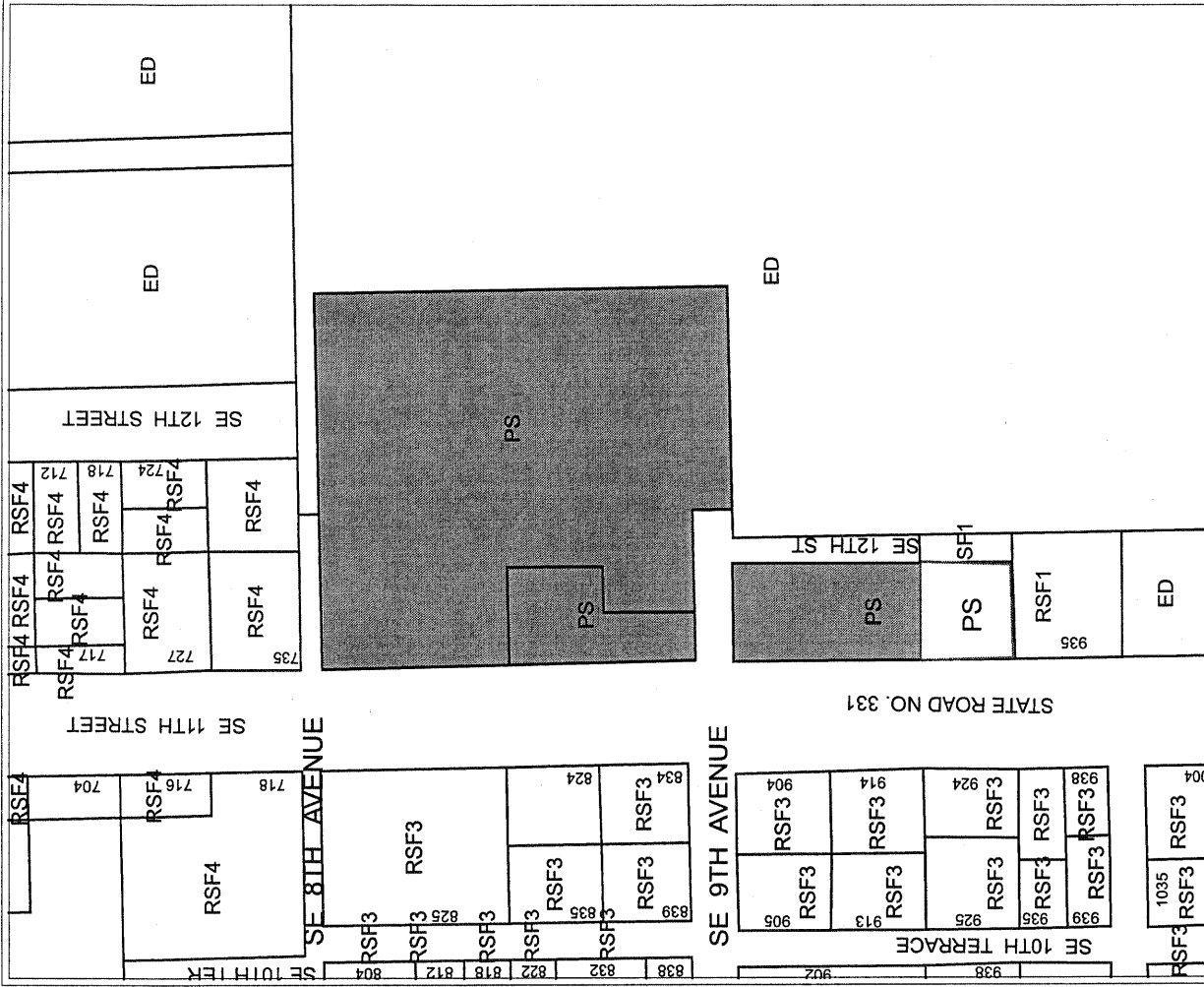
Attachment

Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

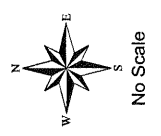
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Edix Investments, Inc. (Edwin Dix)	From PS to RSF3	4153	28ZON-05PB

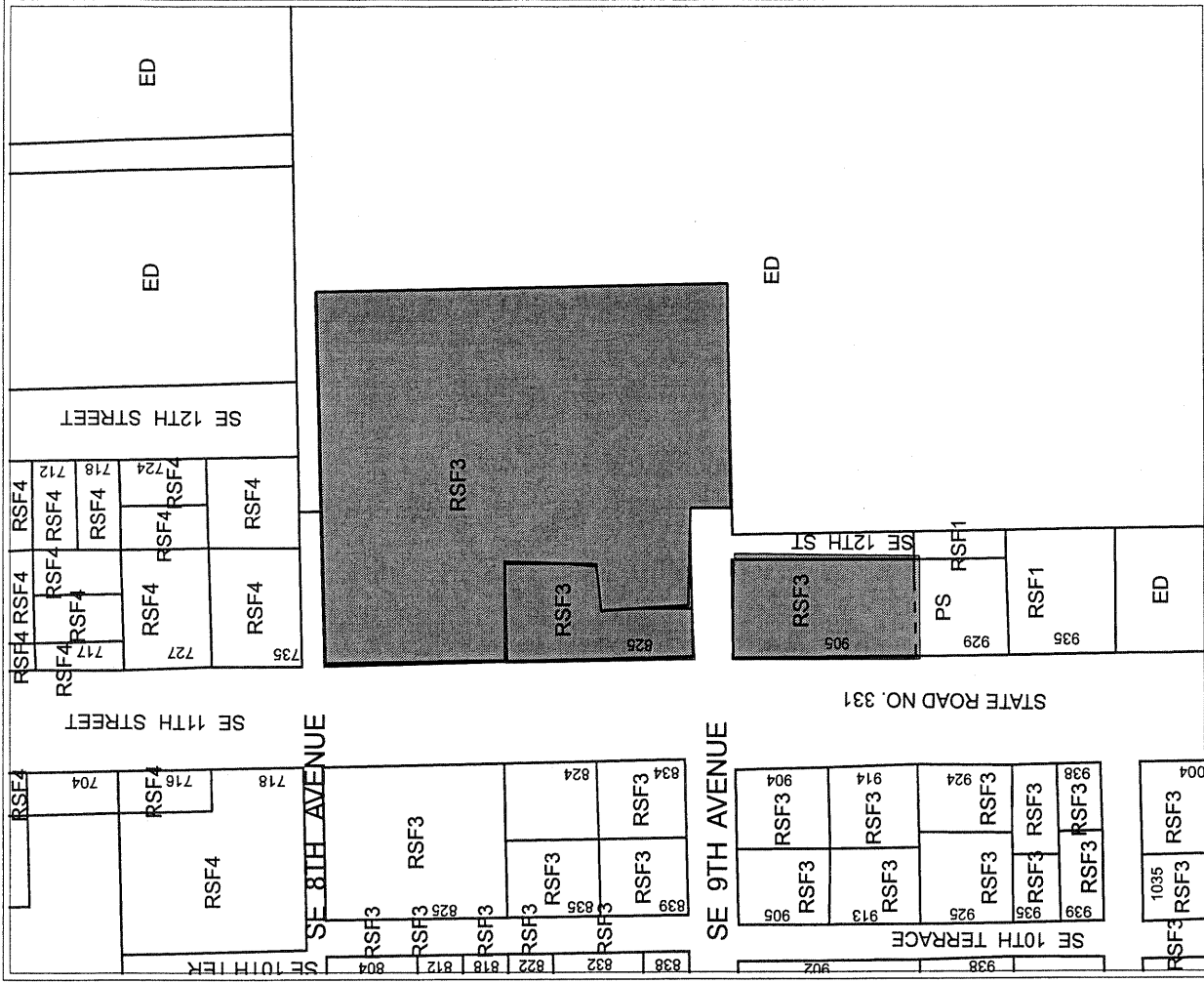


Zoning Districts

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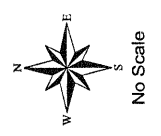
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Area under petition consideration



PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Edix Investments, Inc. (Edwin Dix)	From PS to RSF3	4153	28ZON-05PB



6. **Petition 28ZON-05 PB** Edix Investments, Inc. Rezone property from PS (Public service and operations district) to RSF-2 (4.6 units/acre single-family residential district) and RSF-3 (5.8 units/acre single-family residential district). Located in the 800 block of Southeast 11th Street, east side. Related to Petition 27LUC-05 PB.

Mr. Dom Nozzi was recognized. Mr. Nozzi presented a map of the site and described it and the surrounding uses in detail. He pointed out public schools and single-family properties. He offered to answer any questions from the board.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 28ZON-05 PB with the staff amendment that the entire affected property be rezoned to RSF-3.	<u>Upon Vote:</u> Motion Carried 5 - 0 Ayes: Gold, Rwebyogo, Reiskind, Pearce, Tecler

Mrs. Nelson Morris, 835 NE 11th Street, adjoining property owner, was recognized. She indicated that she was confused by the procedure of the hearing, and wished to be heard as an affected party.

Chair Pearce suggested that the board move to rehear the petition for public comment.

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Rwebyogo
<u>Moved to:</u> Reconsider Petition 28ZON-05 PB	<u>Upon Vote:</u> Motion Carried 4 - 1 Ayes: Gold, Rwebyogo, Reiskind, Pearce, Tecler Nays: Gold

Mrs. Morris cited a concern about the possible density of development on the properties. She noted that she had seen neighborhoods in Gainesville that were very crowded.

Chair Pearce, referring to the map provided by staff, noted that Mrs. Morris' property was zoned RSF-4, whereas the zoning requested for the petition properties was RSF-3, which had less density. He noted that when the property was platted into lots and roads there would be a separate hearing, and Mrs. Morris would receive a new notice for that hearing.

Mr. Nozzi indicated that a site plan would be submitted and reviewed by the Development Review Board.

Mr. Edwin Dix, applicant, was recognized. Mr. Dix discussed his plans for platting the lots on the property and indicated that he understood Ms. Morris' concerns.

Mr. Mimms explained that the zoning established a maximum density, but that maximum might not be achieved when platting the property.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 28ZON-05 PB with the staff amendment that the entire affected property be rezoned to RSF-3.	<u>Upon Vote:</u> Motion Carried 5 - 0 Ayes: Gold, Rwebyogo, Reiskind, Pearce, Tecler

04/10546

0001 LEGALS

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 First Reading on the 13th day of June, 2005, at the City Commission meeting and if then adopted on First Reading will be considered for Second and Final Reading and adoption on the 27th day of June, 2005, at the City Commission meeting. The meetings begin at 6:00p.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 NO. 0-05-45
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from "PS: Public services and operations district" to "RSF-3: 5.8 units/acre single-family residential district"; located in the vicinity of the 800 block of Southeast 11th Street, east side, consisting of approximately 4.8 acres; 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

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