



City of Gainesville Master Report

City Hall
200 East University Avenue
Gainesville, Florida 32601

File Number: 001255

File Number: 001255	File Type: Petition	Status: Passed
Version: 0	Reference:	Controlling Body: Plan Board
File Name: Petition 44ZON-01 PB. (Quasi-Judicial) City of Gainesville (B)		Introduced: 6/25/01
Requester:	Cost:	Final Action: 6/25/01

Notes:

Title: Petition 44ZON-01 PB. (Quasi-Judicial) City of Gainesville. Rezone property from RMF-5 (12 units/acre single-family/multiple-family residential district) to RC (12 units/acre residential conservation district) on 61 parcels in the Lake Meta area. Located in the vicinity of the 1900 to 2300 blocks of Northwest 7th Street, Northwest 7th Terrace and Northwest 8th Court. (B)

Indexes:

Sponsors:

Attachments:

History of Legislative File

Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
City Commission	6/25/01	Approved (Petition)				Pass

Action Note: City of Gainesville Planning Manager Ralph Hilliard gave a presentation.

Chair Tom Bussing recognized Mary Frances Sheppard and Mary Charles Harris who spoke to the matter.



City of Gainesville Text File Report

City Hall
200 East University Avenue
Gainesville, Florida 32601

Introduced: 6/25/01

File Number: 001255

Version: 0

Status: Passed

..Title

Petition 44ZON-01 PB. (Quasi-Judicial) City of Gainesville. Rezone property from RMF-5 (12 units/acre single-family/multiple-family residential district) to RC (12 units/acre residential conservation district) on 61 parcels in the Lake Meta area. Located in the vicinity of the 1900 to 2300 blocks of Northwest 7th Street, Northwest 7th Terrace and Northwest 8th Court. (B)

..Explanation

The application is for a rezoning of 61 parcels located in the northeast portion of the Lake Meta neighborhood. Most of the subject parcels are located between Northwest 6th Street, Northwest 8th Street north of Northwest 19th Avenue and south of Northwest 23rd Avenue. All of the parcels are currently designated as RMF-5 (residential low density) zoning. Parcels adjacent to the south carry RMF-5 zoning. Parcels to the north carry OF (office) and MU-1 (mixed-use low intensity) zoning. Parcels adjacent to the east carry OR (office residential) and MU-1 (mixed-use low intensity) zoning.

As a part of the City's planning efforts in the Lake Meta neighborhood, the Public Works Committee of the City Commission, on December 4, 2000, requested planning staff to determine if property owners in this portion of the neighborhood would approve of their property being rezoned to RC. The rezoning was in consideration of neighborhood comments received at the July 25, 2000 Lake Meta neighborhood meeting.

Of the 62 survey ballots sent on December 12, 2000 by staff, 25 were returned. Of those 25, 20 voted "yes" and only 5 voted "no" to the proposed change from RMF-5 to RC. Because a majority of responding property owners voted "yes," staff is proceeding with a petition to recommend that 61 parcels be rezoned.

RMF-5 and RC zoning districts are similar with regard to their regulations. The most significant difference between the two is that RC does not allow triplexes or quadraplexes. RC also allows more lot coverage, and slightly more modest minimum lot dimensions and setbacks than RMF-5. Both districts allow the same residential density and building height. They both allow single-family homes and duplexes. RC properties are subject to landlord license and restrictions.

The Plan Board, after hearing considerable discussion on the pros and cons of RC versus RMF-5, recommended approval of the petition.

Public notice was published in the Gainesville Sun on May 1, 2001. Letters were mailed to surrounding property owners on May 2, 2001. The Plan Board held a public hearing May 17, 2001.

..Fiscal Note

None

..Recommendation

City Plan Board to City Commission - The City Commission approve Petition 44ZON-01 PB. Plan Board vote, 3-2.

Staff to Plan Board - Approve