



Planning and Development Services

Legistar Item No. 120933
PB-13-007 LUC
Jason Simmons
May 16, 2013

City of Gainesville Land Use Designations


SF Single Family (up to 8 du/acre)
REC Recreation

----- Division line between two land use districts

Area
under petition
consideration



EXISTING LAND USE

	Name	Petition Request	Map(s)	Petition Number
	Eng, Denman & Associates, agent for ABC Appletree Inc	Amend the Future Land Use map from Recreation (REC) to Education (E)	3753	PB-13-007 LUC

City of Gainesville Land Use Designations

SF Single Family (up to 8 du/acre)
E Education

----- Division line between two land use districts

Area
under petition
consideration



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PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	Eng, Denman & Associates, agent for ABC Appletree Inc	Amend the Future Land Use map from Recreation (REC) to Education (E)	3753	PB-13-007 LUC

120933G

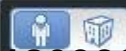


AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	Eng, Denman & Associates, agent for ABC Appletree Inc	Amend the Future Land Use map from Recreation (REC) to Education (E)	3753	PB-13-0007 LUC



Click to switch between Street View and ground-level view



Exit Street View

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ville, FL 32609, USA



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29°40'22.74" N 82°18'29.85" W elev 262 ft

Eye alt 184 ft

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NE 23rd Ave, Gainesville, FL 32609, USA

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29°40'23.97" N 82°18'27.90" W elev 199 ft

Eye alt 184 ft



1245 State Highway 120



Exit Street View

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State Highway 120

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29°40'24.26" N 82°18'35.72" W elev. 198 ft

Eye alt 184 ft



1277 State Highway 120



Exit Street View

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N



1277

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29°40'28.92" N 82°18'32.15" W elev 198 ft eye alt 184 ft



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1303 NE 23rd Ave, Gainesville, FL 32609, USA



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- Proposed charter school use is not allowed in current REC land use
- Property was a YMCA; charter school will have similar impacts on surrounding area
- ED land use identifies appropriate areas for schools when located outside of neighborhood centers
- NE 23rd Avenue is arterial road that provides convenient access to & from site

- TCEA Zone A; RTS route 15 provides service to the site
- Proposal is compatible with the surrounding neighborhood; the SF land use on surrounding properties allows siting of public & private schools
- Redevelopment & reuse of site will improve site conditions & provide educational opportunities for the area
- Land use is consistent with Comprehensive Plan

STAFF RECOMMENDATION:

- Approve Petition PB-13-007 LUC
- Adopt Ordinance 120933
- Plan Board approved petition 6-0 on February 28, 2013.