

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 5

Date: March 17, 2005

To: City Plan Board

From: Planning Division Staff

Subject: Petition 27LUC-05 PB. Edix Investments, Inc. Amend the City of Gainesville 2000-2010 Future Land Use Map from PF (Public Facilities) to SF (Single Family, up to 8 units per acre). Located in the 800 block of Southeast 11th Street, east side. Related to Petition 28ZON-05 PB.

Recommendation

Staff recommends approval of Petition 27LUC-05 PB.

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 (PF) land use designation.

Education (ED) land use owned by the School Board is east and south of the property. Single-Family (SF) land use is also south of the property. The property to the west is Single-Family. To the north, the property is Residential Medium Density (RM).

Nearby property is currently in lower-density residential and public school (middle and elementary) use. Because the character of nearby properties is compatible, a Single-Family land use designation for this property would be suitable.

Impact on Transportation Level-of-Service

The subject property is within Zone A of the Transportation Currency Exception Area. Assuming the upper range of allowable density for the proposed land use designation (8 du/ac), future development of this property can add up to 364 trips to SE 11th Street. There is no way to

know how many trips can currently be added to SE 11th Street without a specific use assigned to the existing Public Service zoning. Transportation and all other applicable concurrency requirements will have to be met at the time of development plan approval for the subject property. Land use changes do not vest for concurrency.

Compatibility of the proposal / surrounding land uses

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

Environmental impacts and constraints

The subject property is not within the 100-year floodplain, nor does it contain any regulated creeks, lakes or wetlands.

Whether the change promotes urban infill

This petition encourages new residential units within city limits, thereby promoting infill development of undeveloped land.

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

Edix Investments, Inc.

Request

Amend the City of Gainesville 2000-2010 Future Land Use Map from PF (Public Facilities) to SF (Single Family, up to 8 units per acre).

Existing Land Use Plan Classification

Public Facilities (PF)

Existing Zoning

Public Service (PS)

Purpose of Request

To construct single-family residential homes, which is not allowed in the Public Facilities land use category

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

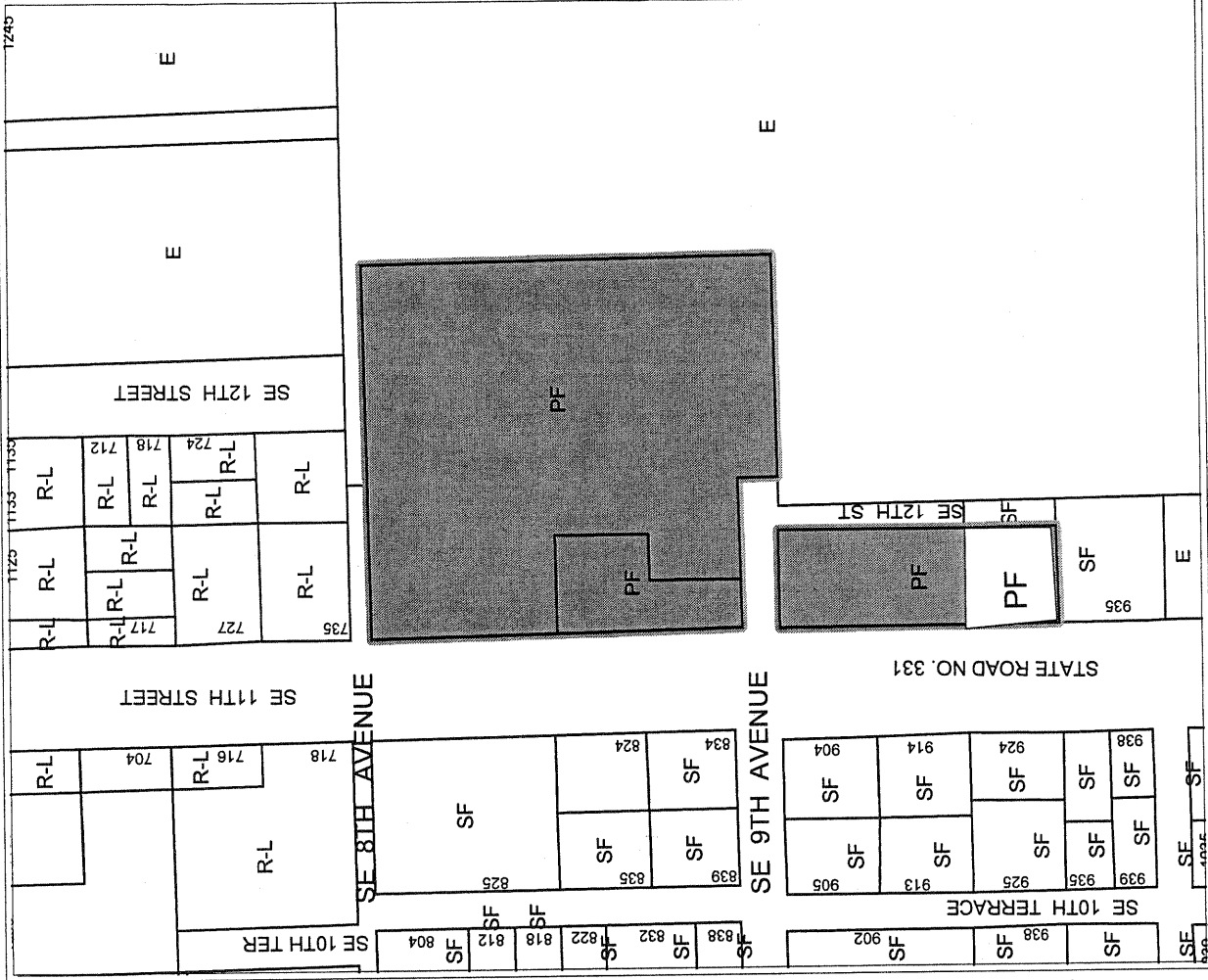
Attachment

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

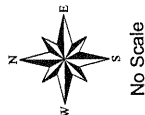
Division line between two land use districts
 City Limits

Area under petition consideration



EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
Edix Investments, Inc. (Edwin Dix)	From PF to SF	4153	27LUC-05PB



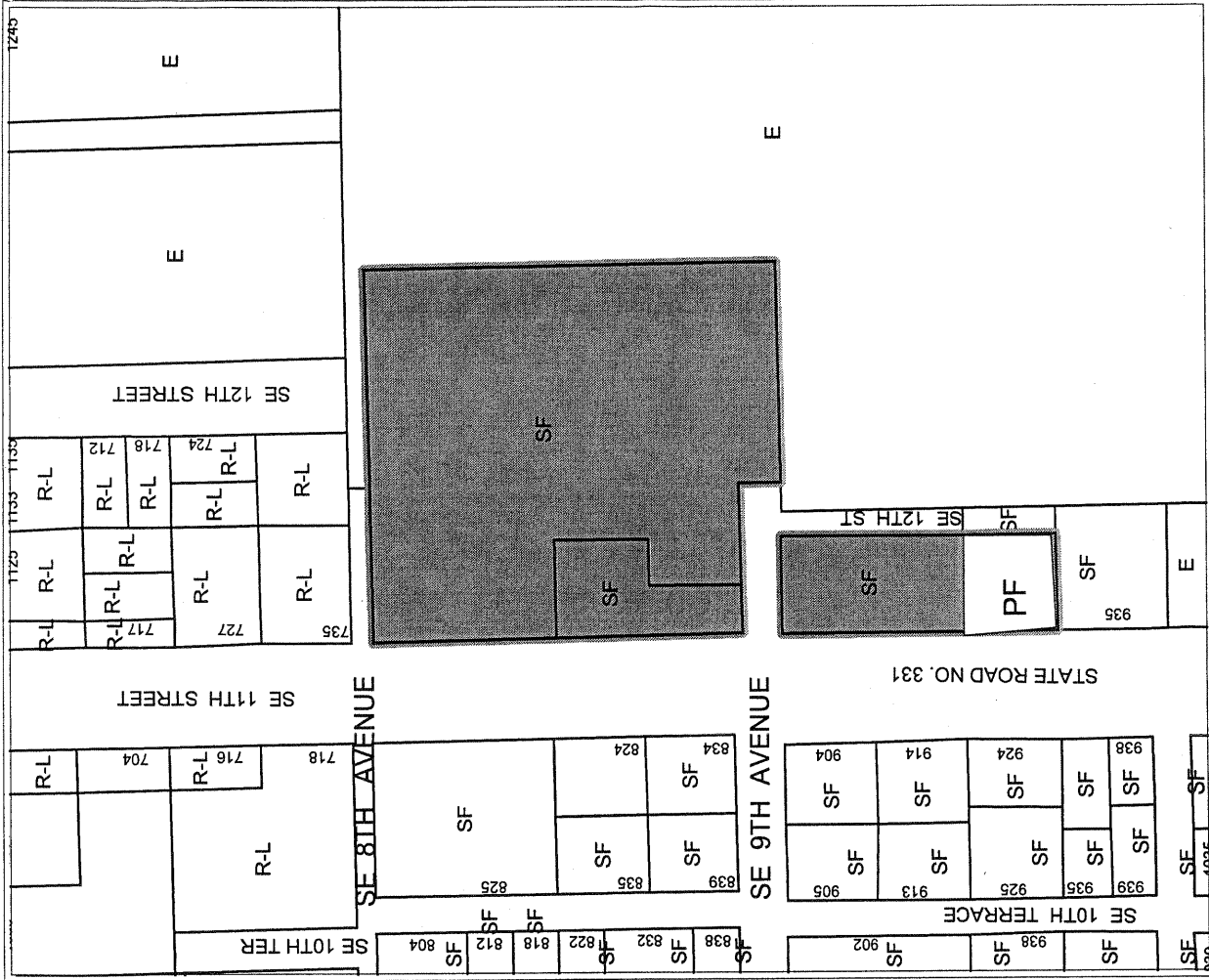
No Scale

Land Use Designations

- SF Single Family (up to 8 units per acre)
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Division line between two land use districts

City Limits



PROPOSED LAND USE

Name	Petition Request	Map(s)	Petition Number
Edix Investments, Inc. (Edwin Dix)	From PF to SF	4153	27LUC-05PB



No Scale

5. **Petition 27LUC-05 PB** Edix Investments, Inc. Amend the City of Gainesville 2000-2010 Future Land Use Map from PF (Public Facilities) to SF (Single Family, up to 8 units per acre). Located in the 800 block of Southeast 11th Street, east side. Related to Petition 28ZON-05 PB.

Discussed with Petition 28ZON-05 PB.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Reiskind
<u>Moved to:</u> Approve Petition 27LUC-05 PB	<u>Upon Vote:</u> Motion Carried 5 - 0 Ayes: Gold, Rwebyogo, Reiskind, Pearce, Tecler

041053b

**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 6:00p.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.
0-05-44**

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 "Public Facilities" to "Single-Family (up to 8 units per acre)"; 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 or 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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