



**Small-Scale Land Use Map Amendment
(1200 Block of SW 25th Place)**

**Petition PB-21-159 LUC
Ordinance 210571**

City Commission April 21, 2022

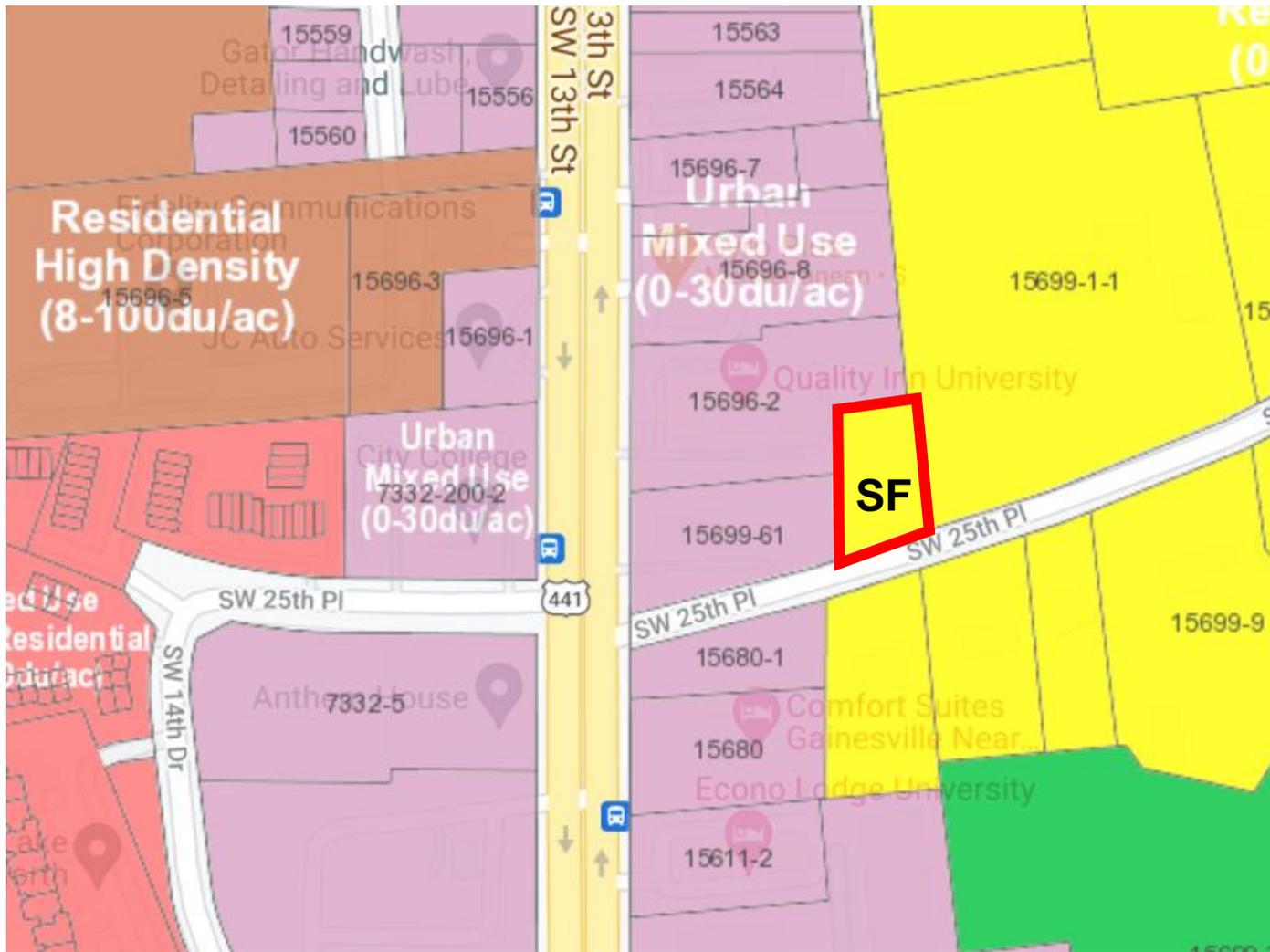
Site Location: 1200 Block of SW 25th Place



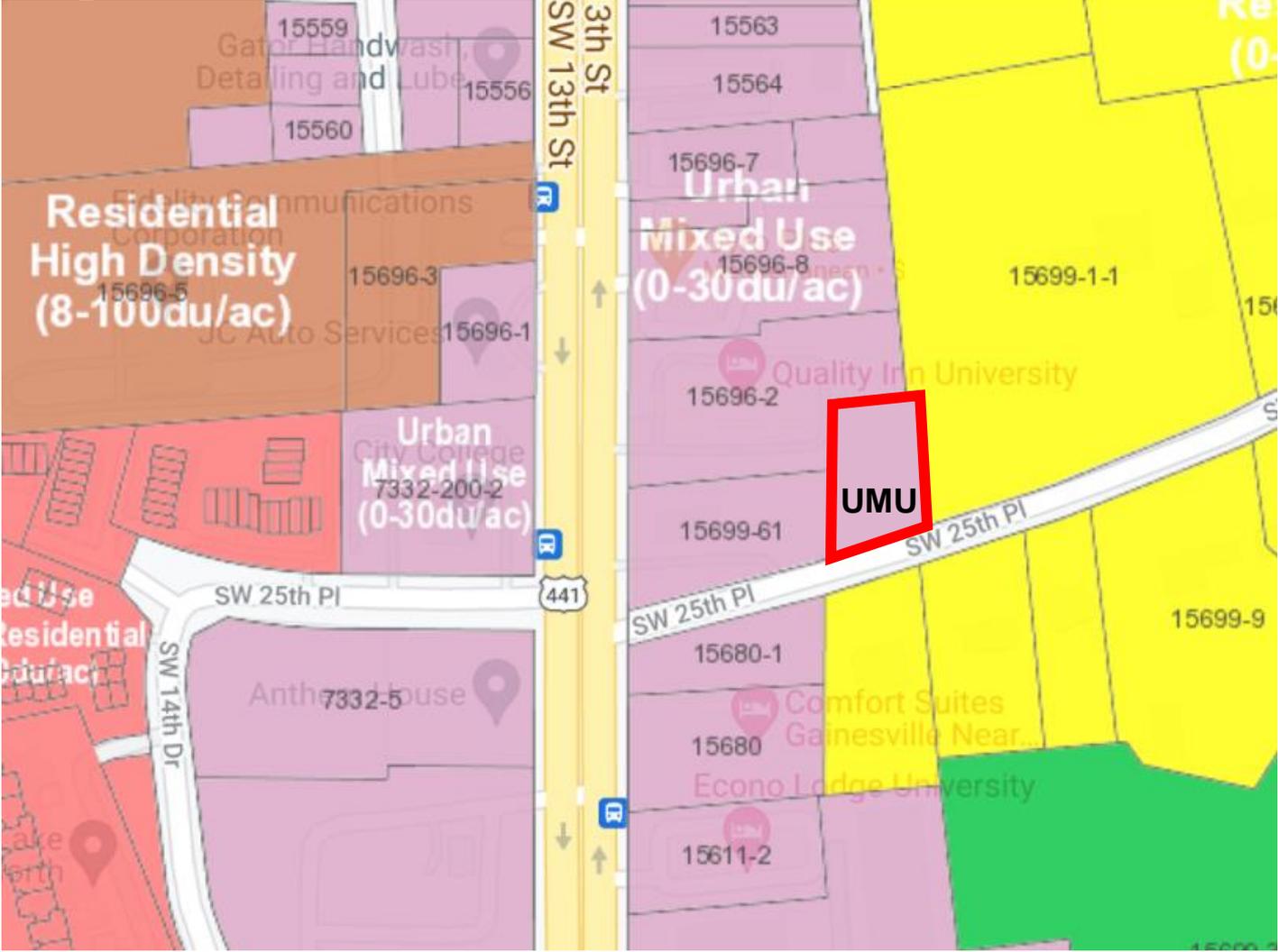
Request

- Amend the Future Land Use Map from Single-Family (SF) to Urban Mixed Use (UMU)
- Small-scale amendment for 0.6 +/- acres

Existing Future Land Use Map



Proposed Future Land Use Map



Background Information

- Parcel is 0.60 +/- acres
- Parcel created by a lot split
- Lot split approved by the City on 7/31/21
- Neighborhood Workshop 9/7/21
- Located in:
 - UF Context Area
 - TMPA Zone A
- A 20-foot wide GRU easement impacts the parcel (north to south)
- Easement provides buffer between land uses

Utility Easement

SKETCH & DESCRIPTION

LYING INSIDE THE D.L. CLINCH GRANT,
TOWNSHIP 10 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

LEGEND

- O.R. = OFFICIAL RECORDS BOOK
- (L) = LEGAL DESCRIPTION DATA
-  = WOOD POWER POLE
- EX OHU- = OVERHEAD UTILITY LINES

GRU File No. U-E-8-21
Page 4 of 5



POINT OF COMMENCEMENT
NE CORNER OF THE
THOMAS NAPIER GRANT
N85°30'00"E 211.70'(L)

EASTERLY R/W LINE
S.W. 13th STREET
N00°02'00"W 296.77'(L)
INTERSECTION OF EASTERLY
R/W OF U.S. 441 (S.W. 13th
STREET) & NORTHERLY R/W
LINE OF S.W. 25th PLACE

N75°29'33"E 278.46'(L)
N76°29'13"E 31.24'(L)
NORTHERLY R/W LINE

N70°55'15"E 116.70'(L)
NORTHERLY R/W LINE
S.W. 25th PLACE
(50' R/W)

TAX PARCEL No. 15699-061-000
OWNER: GABS SAMANTHA LLC
WEST LINE OF THE
LANDS DESCRIBED IN
O.R. 2276, PAGE 194

TAX PARCEL No. 15696-002-000
OWNER: NATHA GOVAN INC
EAST LINE OF THE
LANDS DESCRIBED IN
O.R. 563, PAGE 1

BOUNDARY LINE OF THE
LANDS DESCRIBED IN
O.R. 2276, PAGE 194

N85°29'47"E 20.00'(L)

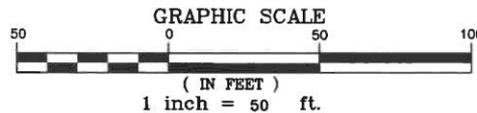
PROPOSED PARCEL
A PORTION OF TAX PARCEL
No. 15699-001-001
CONTAINING ±0.60 ACRES
(VACANT LANDS)

S70°55'15"W
20.62'(L)

POINT OF BEGINNING
20' WIDE EASEMENT

PROPOSED 20' EASEMENT
A PORTION OF TAX PARCEL
No. 15699-001-001
CONTAINING ±3,880 S.F.

REMAINDER OF TAX PARCEL
No. 15699-001-001
CONTAINING ±5.75 ACRES



SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE PARENT PARCEL LEGAL DESCRIPTION.
2. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.
3. THIS IS NOT A BOUNDARY SURVEY.

FIELD BOOK: N/A	JOB NUMBER: 20-300	SHEET: 1 OF 2
DRAWN: LUF	CHECKED: LUF	
DATE: 9/19/21		

FLOWERS SURVEYING
AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
(386) 462-0130



Justification

- **Contiguous to UMU land use along SW 13th ST**
- **GRU easement impacts use of property**
- **Proposed for stormwater for redevelopment of abutting UMU property**
- **City staff indicated UMU land use & U7 zoning change would be required for stormwater use**
- **Deed restriction will limit uses on property to stormwater management; recreational paths; and utility uses**

Criteria for Proposed FLU Map Changes

- **Consistency with the Comprehensive Plan**

FLUE Goal 2

Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

The proposed land use change will facilitate redevelopment on the parcel to the west by providing an area for stormwater management. Transportation choice supported by existing sidewalk & transit facilities.

Consistency with the Comprehensive Plan

FLUE Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the conditions of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Land use change will facilitate redevelopment of a blighted site (parcel to the west) in an existing urban area. Discourages urban sprawl by redeveloping site.

Criteria for Proposed FLU Map Changes

- **Compatibility & surrounding land uses**
 - Abutting properties to the north & west are UMU
 - Abutting SF property to the east is buffered by the GRU easement & Code requirements
 - SF to the south is separated by SW 25th PL
 - Deed restriction limiting uses to stormwater management, utilities, and recreational paths on site further ensures compatibility

Criteria for Proposed FLU Map Changes

- **Environmental Impacts & Constraints**
 - Site does not contain wetlands, creeks, or surface waters
 - Small areas of site in Flood Zones A & AO. Area within Flood Zone A on eastern property boundary falls within the GRU easement.
 - Minimal environmental impacts

Flood Zones



Criteria for Proposed FLU Map Changes

- **Support for urban infill &/or redevelopment**
 - Site is surrounded by existing development
 - Existing utilities and facilities serve the site
 - Will aid in the redevelopment of the vacant building abutting to the west by providing an area for stormwater management

Criteria for Proposed FLU Map Changes

- **Impacts on affordable housing**
 - No anticipated impacts on affordable housing

Criteria for Proposed FLU Map Changes

- **Impacts on the transportation system**
 - Located in Zone A of the TMPA
 - No development except for stormwater facilities to occur on the site due to deed restrictions
 - When the property is combined with the parcel to the west for redevelopment, sidewalks will be required along the property frontage

Criteria for Proposed FLU Map Changes

- **Availability of facilities & services**
 - Surrounding parcels have centralized electric, potable water, & wastewater services available
 - Site will provide stormwater management for parcel abutting to the west
 - Existing sidewalks & bike lanes on SW 13rd ST
 - Sidewalk along a portion of the south side of SW 25th PL
 - Existing transit service on SW 13rd ST

Criteria for Proposed FLU Map Changes

- **Need for additional acreage in the proposed future land use category**
 - Small acreage size (0.6 acres) will not have a substantial impact on acreage counts for the City
 - UMU land use category necessary to facilitate the redevelopment of the UMU/U7 property to the west

Criteria for Proposed FLU Map Changes

- **Discouragement of urban sprawl**
 - Proposal concerns infill parcel for redevelopment of abutting parcel to the west
 - Limited impacts on natural resources or the environment
 - Promotes efficient provision of public infrastructure by being located with existing centralized utilities & transportation facilities
 - Promotes conservation of water & energy by being served by existing utilities & its location reduces transportation energy costs
 - Preserves agricultural areas because there is no agricultural activity on the site

Criteria for Proposed FLU Map Changes

- **Need for job creation, capital investment, & economic development for City's economy**
 - Proposed change will facilitate redevelopment of the abutting property to the west (vacant restaurant building), which will promote new capital investment
 - New construction will boost jobs and tax base for the City after redevelopment

Criteria for Proposed FLU Map Changes

- **Need to modify land use categories & development patterns within antiquated subdivisions**
 - Not applicable. There are no antiquated subdivisions on the subject property

Summary

- **Request: Change land use category from SF to UMU**
- **Staff Recommendation: Approval as submitted by applicant**
- **Applicant requests approval of Petition PB-21-159 LUC & Ordinance 210571**