



City of Gainesville
Department of Doing
Planning Division

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CITY DEVELOPMENT REVIEW BOARD STAFF REPORT

PUBLIC HEARING DATE: October 31, 2017

ITEM NO: 1

PROJECT NAME AND NUMBER: Serenola Manor, DB-16-48 SPA

APPLICATION TYPE: Development Plan Review (Preliminary and Final)

CITY PROJECT CONTACT: Bedez E. Massey, Planner



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Gmuer Engineering, LLC
Property Owner(s): Saul Silber
Related Petition(s): None
Legislative History: None
Neighborhood Workshop: March 16, 2017

SITE INFORMATION:

Address: 4021 SW 31st Drive
Parcel Number(s): 07240-009-000
Acreage: 1.56 (MOL)
Existing Use(s): Single-family residential
Land Use Designation(s): Residential Medium-Density (RM): 8-30 units per acre
Zoning Designation(s): RMF-8: 8-30 units/acre multiple-family residential district
Overlay District(s): UF Context Area; Idylwild/Serenola Special Area
Transportation Mobility Program Area (TMPA): Zone C
Census Tract: 15.17
Water Management District: St. Johns River Water Management District
Special Feature(s): None
Annexed: 2002
Code Violations: No open cases

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Multi-family Residential	RM	RMF-8
South	Multi-family Residential	RM	RMF-8
East	Multi-family Residential	RM	RMF-8
West	Multi-family Residential	RM	RMF-8

PURPOSE AND DESCRIPTION:

This is an application for preliminary and final development plan review to allow construction of a multi-family residential development on the subject site. The proposed development will consist of four, new, two-story, multi-family buildings and an existing one-story, single-family building. A total of 31 dwelling units will be provided on the subject site, at a density of 19.87 dwelling units per acre. The total number of bedrooms to be provided is 33. The buildings will be serviced by municipal utilities.

Transportation facilities in the proposed development will include a paved off-street parking area that will be conveniently located adjacent to each building. The off-street parking area will be designed to accommodate cars, bikes and solid waste facilities. Using a parking standard of 1 space per bedroom, a total of thirty-five (35) paved, off-street parking spaces will be provided. Ten (10) percent of this total, or 4, is the minimum number of bike spaces to be provided. Scooter and motorcycle spaces are not proposed or required. There will be no excess parking spaces. A driveway connection for ingress and egress will be provided on SW 41st Lane and SW 31st Drive. Lighting will be provided for pedestrian and vehicle safety. Pedestrian safety will be further enhanced with the provision of sidewalks and sidewalk connections both onsite and within the abutting right-of-ways.

Drainage facilities for the proposed development will consist of a surface stormwater management basin to be located in the southeast corner of the subject site. The subject site slopes from north to south, and the soils are sandy and well-drained. The stormwater basin will be designed to treat and manage stormwater runoff in accordance with City requirements.

Due to construction activities, the proposed development will result in the removal of heritage and regulated trees from the subject site. The removed trees will be replaced on an inch for inch or 2 for 1 bases, in accordance with [Section 30-254 of the City Land Development Code](#). Replacement trees will be added to the subject site to help meet interior and perimeter landscape requirements. The replacement trees will also help minimize the impact of the proposed development on the tree canopy within the Idylwild/Serenola Special Area.

The proposed multi-family residential development is subject to the City Comprehensive Plan and City Land Development Code in effect on the date the development review application was submitted (i.e., June 2, 2017). There are no related requests for waivers or modifications.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

According to [Future Land Use Element, Policy 4.1.1](#), of the City Comprehensive Plan, the Residential Medium-Density (RM) land use designation on the subject site allows single-family and multi-family development at densities from 8 to 30 dwelling units per acre. The RM land use designation is also applied to properties within the City that are considered appropriate for single-family and medium-intensity multi-family development. The 19.87 dwelling units per acre proposed in this application are consistent with the City Comprehensive Plan. The appropriateness of multi-family development on the subject site is further reflected in the 2010 census data in Table 1, which

shows that renter occupied housing units represented 88.6 percent of all occupied housing units in Census Tract 15.17 (see Figure 2).

Table 1: Census Tract 15.17, Alachua County, Florida

Household Type	Number	Percent
Occupied housing units	2,205	100.0
Owned with a mortgage or loan	203	9.2
Owned free and clear	49	2.2
Renter occupied	1,953	88.6

Note: A "housing unit" is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters.

Source: US Census Bureau

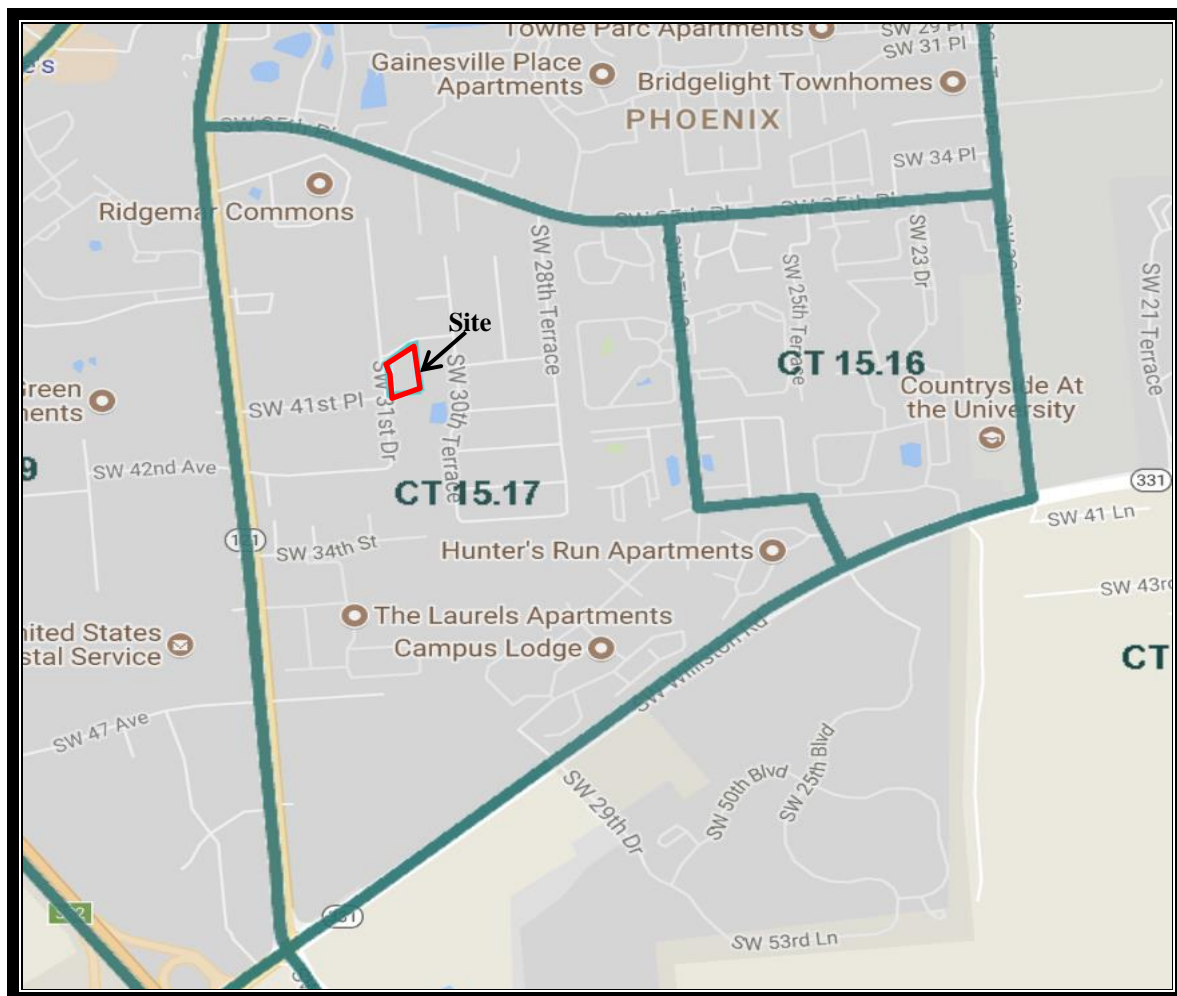


Figure 2: Census Tract Map

Further analysis also finds this application consistent with the City's Land Development Code. The proposed multi-family development complies with the permitted uses and maximum density allowed within the RMF-8: 8-30 units/acre multiple-family residential zoning designation on the subject site. The RMF-8 zoning district allows single-family and multi-family dwellings by right, as well as a maximum density of 20 dwelling units per acre (see Exhibit B-1). All inconsistencies noted between the proposed development and other applicable requirements of the City Land Development Code, as specified in the staff comments in Appendix C, have been determined to be resolvable before the issuance of the final development order.

RECOMMENDATION

Staff recommends that the application be approved, subject to the conditions recommended in Appendix C of the staff report.

DRAFT MOTION FOR CONSIDERATION

I move that Petition DB-16-48 SPA be approved, subject to the conditions provided in Appendix C of the staff report.

BACKGROUND:

According to information obtained from the Alachua County Property Appraiser's Office, the single-family building on the subject site was constructed in 1961. City records indicate the subject site was annexed into the City of Gainesville in 2002. An application for development plan review to allow construction of a multi-family residential development was previously filed with the City in April of 2016 under Petition No. DB-16-48SPA, but was abandoned. Since this time, the current application is the only known request for development plan review that has been filed with the City for the subject site.

POST-APPROVAL REQUIREMENTS:

The applicant must submit all required documents, meeting board-approved conditions, to the City Planning Division on a designated resubmittal date. Once it is determined that all submittal requirements and board-approved conditions have been met, the applicant can be issued a final development order.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

[Exhibit A-1: Future Land Use Element, Policy 4.1.1](#)

Appendix B Land Development Code Regulations

[Exhibit B-1: Section 30-53. – Multiple-family medium density residential districts \(RMF-6, RMF-7 and RMF-8\)](#)

[Exhibit B-2: Section 30-254. – Permits for tree removal; mitigation](#)

Appendix C Technical Review Committee (TRC) Conditions

Appendix D [Supplemental Documents](#)

- Exhibit D-1: Application
- Exhibit D-2: Neighborhood Workshop Documents
- Exhibit D-3: General Performance Standards Letter

Appendix E [Development Plan](#)