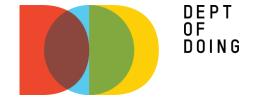


The Grove II Land Use Change

PB-19-68 LUC | 190289

November 7, 2019 Juan Castillo



Background

Staff Analysis

Subject Property





- 20.74 Acres
- Annexed: April, 4th 2019

Request

Annexed: April, 4th 2019

Section 171.062 of the Florida Statue, Effects of annexations or *contractions* states that "if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area." Additionally, *The City of Gainesville Comprehensive Plan Policy* <u>1.4.7 – Intergovernmental Coordination Element</u> reiterates the Florida Statue, "Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.' Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation (s) of staff.



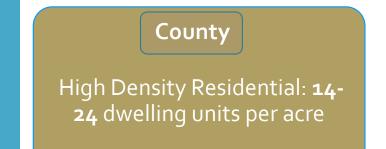
Background

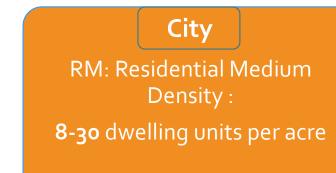
Staff Analysis

Recommendation 90289C

Update the Land Use from Alachua County Multi-Family Residential (R-2A): 8-14 dwelling units per acre to City of Gainesville Multi-Family Residential (RMF-8): 8-20 dwelling units per acre.

Request





-30 awening units per acte



SW 2nd Av

Unicensity of Florida

MORTH 84

Baptist Church of NW BET AVE NW 5th Ave Property Location SW 8th Ave Oak Hill et Bont Alathus Couldy Ω W 46th Blvd

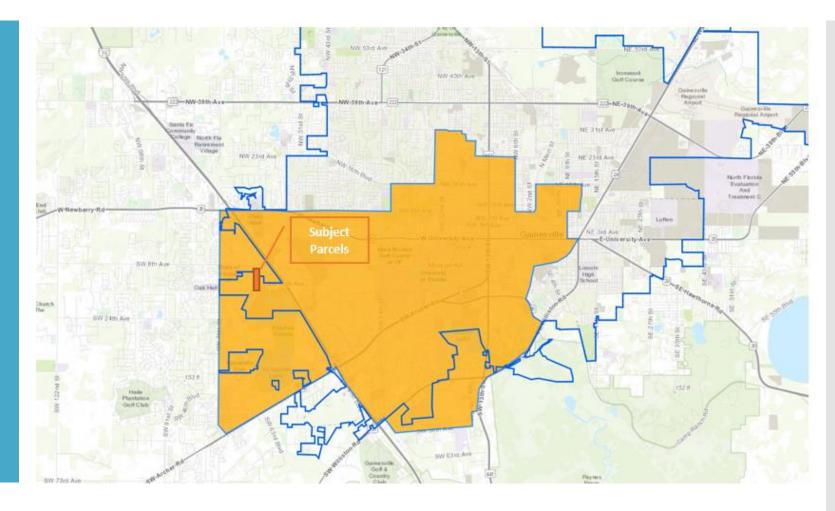




Background

Staff Analysis

Property Location





Bedroom limit based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.

Background

Staff Analysis

Property Location





7

Background

Staff Analysis



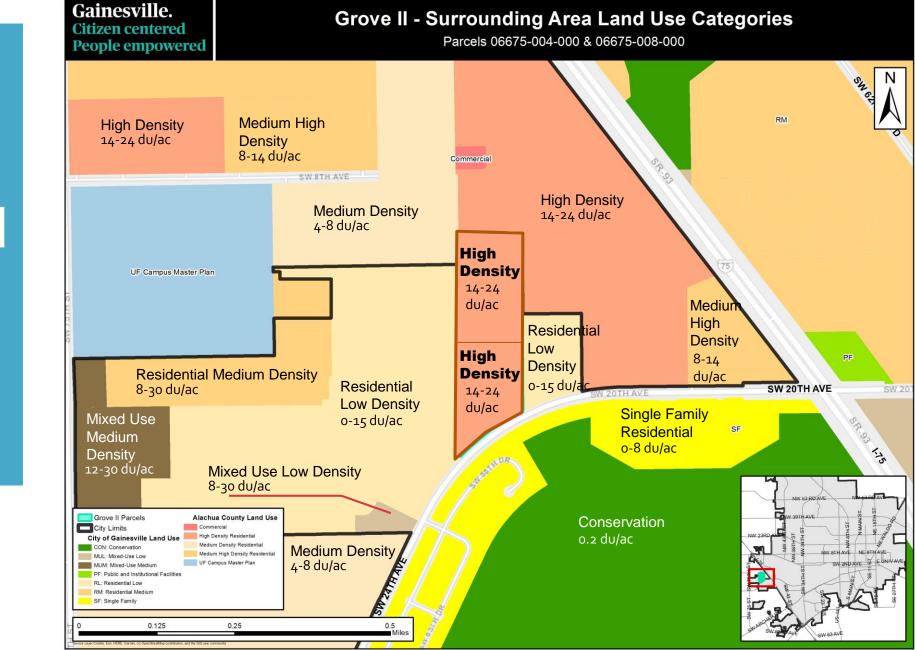
Adjacent Properties



Background

Staff Analysis

Recommendation 90289C



Existing Land Use



Background

Gainesville.

Staff Analysis

Recommendation 90289C

Grove II - Surrounding Area Land Use Categories Citizen centered Parcels 06675-004-000 & 06675-008-000 **People empowered** SWG N RM Medium High **High Density** 14-24 du/ac Density 8-14 du/ac Commercia SW 8TH AVE **High Density** Medium Density 14-24 du/ac 4-8 du/ac Residential Medium UF Campus Master Plan Density 8-30 du/ac Mediur High Residential Density Low Res 8-14 PF Density Medium **Residential Medium Density** du/ac Residential 0-15 du/a 8-30 du/ac **Density** SW 20TH AVE Low Density 8-30 du/ac Single Family Mixed Use 0-15 du/ac SR.93 175 Residential SF Medium o-8 du/ac Density 12-30 du/ac Mixed Use Low Density 8-30 du/ac Grove II Parcels Alachua County Land Use Conservation City Limits Commercia High Density Residentia o.2 du/ac City of Gainesville Land Use Medium Density Residentia Medium Density CON: Conservation Medium High Density Residentia MUL: Mixed-Use Lov UF Campus Master Plan 4-8 du/ac MIM: Mixed-Use Mediur PE: Public and Institutional Facilities RI · Residential I ow RM: Residential Medium SE: Single Family 0.25 0.5 0.125

Proposed Land Use



Consistency with the Comprehensive Plan

Future Land Use Element

Goal 1 – Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Policy 1.1.3 — Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and are groups to live within its boundaries.

Housing Element

Overall Goal – Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.

Objective 1.5 – Discourage the proliferation of urban sprawl.

Conservation

Policy 2.4.10.d – Allowing for, or requiring the clustering of development away from environmentally significant resources.

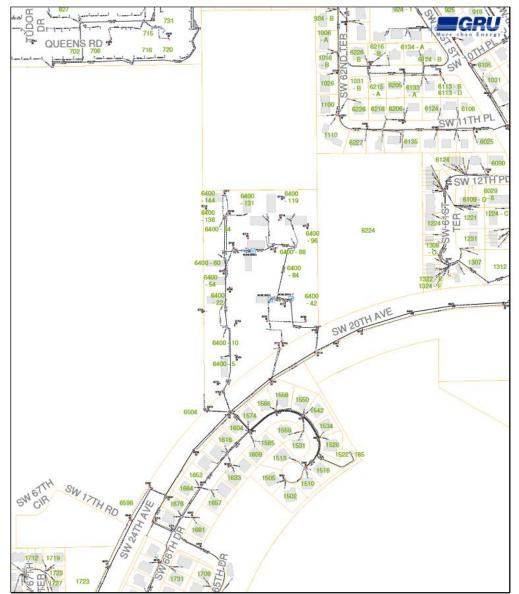


Background

Staff Analysis

Available Services: **Power/Electricity**





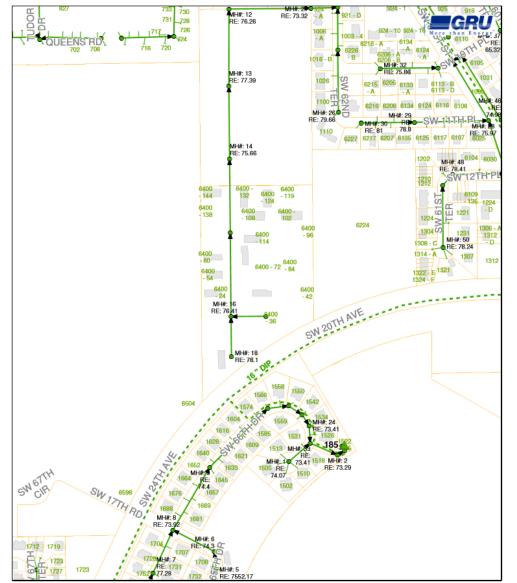
State One Call of Florida a minimum of two bus Contact Sunshine State One Call of Florida a minimum of two business days before excavation or demolition. Florida Law requires that you call 611 before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Prevention and Safety Act, chapter 556, Florida Statutes (F. Other laws may also affect excavations: -Florida Trench Salety Act, Part VI, chapter 553, -Florida Gas Salety Law, Part I, Chapter 368, F.S. Pipeline Safety Improvement Act of 2002 Federal Pipeline Safety Act -National Electric Safety Code ANSI C-2 -OSHA Standard 1926.651

The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance applicable provisions of Chapter 556. Florida Statutes. Further information may be obtained by contacting GRU at (352)393-1413 newservices@gru.com

NOTE - Additional facilities may have been constructed, retired, or otherwise not shown here NOTE - Conversion to PDF may have altered map scale.

Background

Staff Analysis



Available Services: Sewer

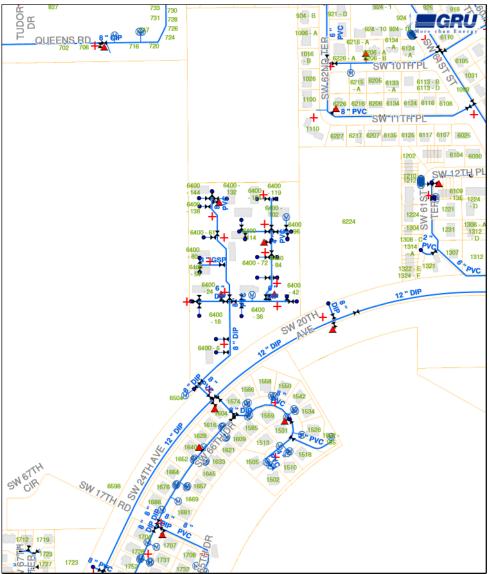


Contact Sumbline State One Call of Fordia a minimum of two business days before excerning on or demolitory. Fordia Law requires that you call all to before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Prevention and Sately Act, Chapter 556, Fordia Statuts (FS). Other laws may also allect excernations: Fordia There Stately Act, and Lo 2002 Fodoral Popelin Sately Act. National Electric Sately Act. National Electric Sately Col. 29 (Col. 2002 Fodoral Popelin Sately Act. National Electric Sately Col. 29 (Col. 2002 Fodoral Popelin Sately Act. National Electric Sately Col. 29 (Col. 2002 Fodoral Popelin Sately Act. National Electric Sately Col. 29 (Col. 2002 Fodoral Popelin Sately Act. National Electric Sately Col. 2012 Fodoral Popelin Sately Act. National Electric Sately Col. 2012 Fodoral Popelin Sately Act. National Electric Sately Col. 2012 Fodoral Popelin Sately Col. 2013 Fodoral Popelin Sately Col. 2013 Fodoral Popelin Sately Col. 2013 Fodoral Popelin Sately Col. 2014 Fodoral

-OSHA Slandard 1926.651

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Available Services: Water



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Background

Staff Analysis

GRU 730 921 - D 924 - B 731 728 726 717 006 -724 QUEENS RD £ SZ 716 720 ш 1016 - B 6151 - A 2ND SW 10TH PL 1026 S 6113 - B 6113 - D 6133 SV 1100 6206 6134 6124 6116 6106 SW 11TH PL 6227 6217 6207 6135 6125 6117 6107 6025 6104 60 1202 SW 12TH P 6400 - 6400 144 132 126 - 119 61S⁻ 136 6400 - 138 1221 1224 1304 () 6400 - 64 6224 1231 6400 - 114 1312 6400 - 61 1308 - C 6400 - 60 1314 - A 1307 1312 6400 6400 - 72 - 84 1322 - E 1321 1324 - F 6400 6400 6400 - 24 - 42 SW 20TH AVE 6400 - 36 6400 - 18 SWZZTHAVE SW GTTH SW ITTH RD 1712 1719 9 H 1723 1723

Available Services: Gas



Contact Sunshine State One Call of Florida a minimum of two business days before excavation or demolition. Florida Law requires that you call 811 before you dig. It is free and it is the law. The governing law is the Underground Facility Damage Preventor and Safety Act, chapter 556, Florida Statutes (F.S.).

and Sately Ad, chapter 556, Fenda Studiew C. Other aws may also allocid outavations: -Finda Trench Sately Ad, Part VI, chapter 550, F. -Finda Trench Sately Law, Part VI, chapter 550, F. -Finda Sately Law, Part II, Chapter 366, F.S. -Pipetine Sately Law, Part II, Chapter 366, F.S. -Pipetine Sately Add. -Fedaral Pipetine Sately Add. -National Electric Sately Code ANSI C-2 - OSI-AI Standard 1926, 651 The data depicted on this map has been prepared exclusively for the internal use of the City of Cainesville, Cainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting GRU at (352)993-1413 newservices@gruccom

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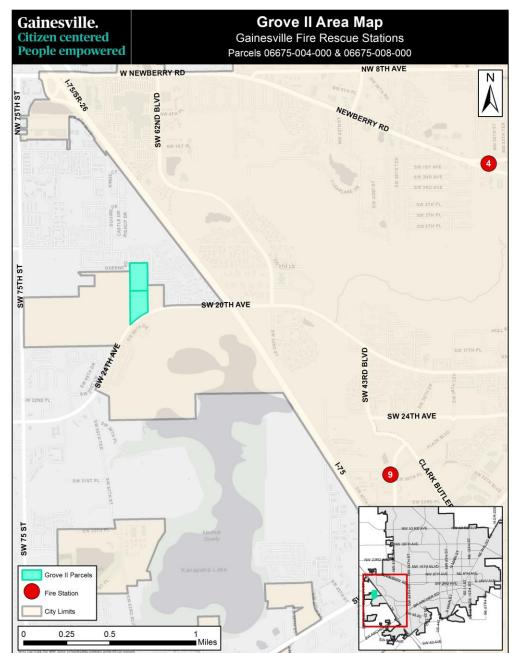
Background

Staff Analysis

Recommendation 90289C

Available Services: Gainesville Fire Rescue





Gainesville Fire Rescue Stations near property:

4 9

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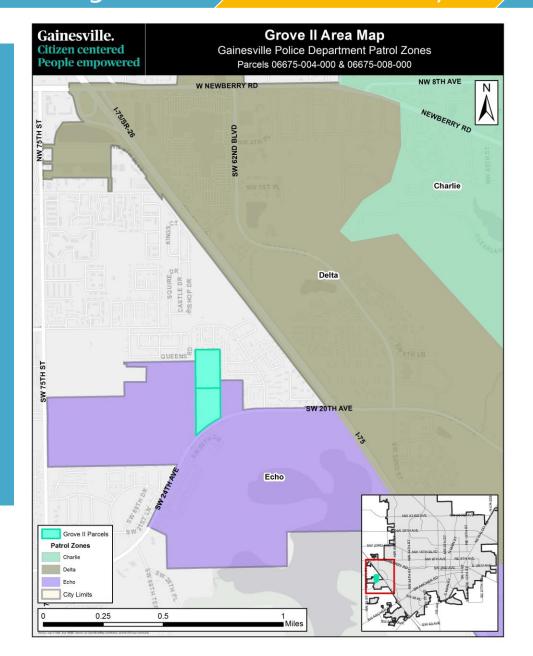
Background

Staff Analysis

Recommendation 90289C

Available Services: Gainesville Police Department





Gainesville Police Department Patrol Zone: Echo

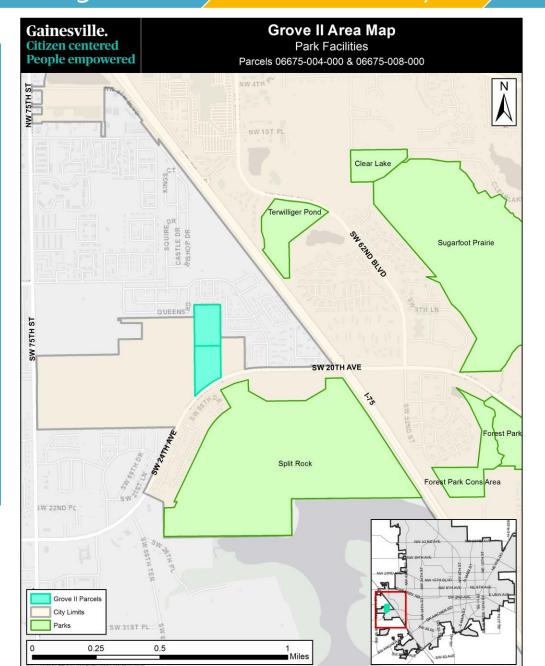
Background

Staff Analysis

Recommendation 90289C

Available Services: Park Facilities





Park Facilities:

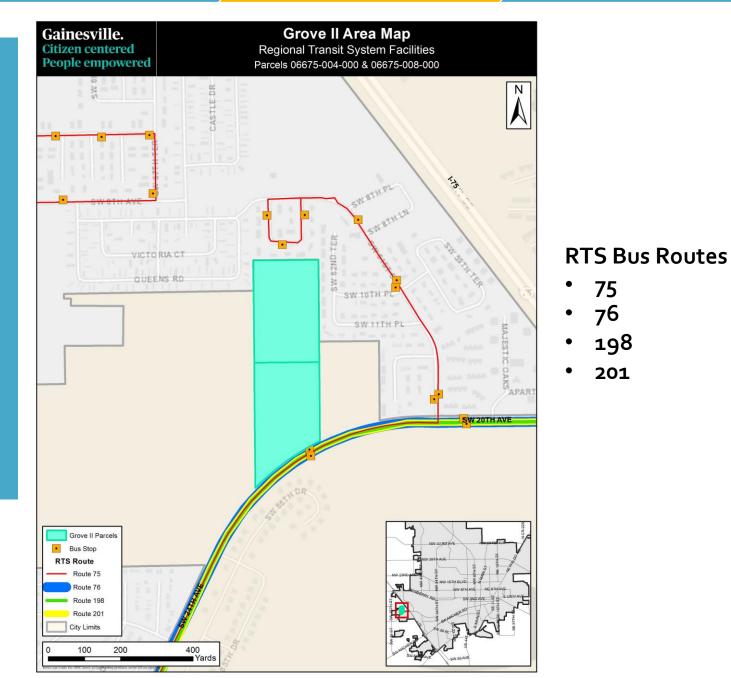
- Split Rock
- Terwilliger Pond
- Forest Park
- Sugarfoot Prairie
- Clear lake

Background

Staff Analysis

Available Services: Transportation





Background

Staff Analysis

Recommendation 90289C

Available Services: Transportation





Background

Staff Analysis

Recommendation 90289C

Available Services: Transportation





Staff Analysis The need for additional land in the proposed land use category.

This land use designation will contribute to an increase in the Residential Medium Density land use category total acreage within the City.

The increase in the total acreage of this land use category can potentially help the City meet future residential needs associated with projected population growth.

Future Land Use Category	Description	Total Acres 2019	Total Reduction /Increase	Occupied Acres	Vacant Acres
RM	Residential Medium Density	1,963.66	+ 20.74	1,856.91	106.75

Based on Property Appraiser and City of Gainesville GIS data





Alachua County School Board

Staff Analysis The Alachua County Public School Board has reviewed the proposed Land Use change and has determined that the students generated at the elementary, middle, and high school levels can be reasonably accommodated during the ten year planning period.



Approval

Approve petition PB-19-68 LUC to change the Land Use of parcels o6675oo4-ooo and o6675-oo8-ooo from County <u>High Density Residential</u> to City <u>RM: Medium Density Residential</u>

