



## Legislation Text

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**File #: 002390, Version: 4**

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### PLANNED DEVELOPMENT AMENDMENT (SORRENTO) (B)

Ordinance No. 0-02-22, Petition No. 84PDA-01PB

An Ordinance of the City of Gainesville, Florida; adopting a new Development Plan on property that is zoned "Planned Development" commonly known as "Sorrento"; generally located between N.W. 23rd Terrace and N.W. 20th Street and south of Northwest 53rd Avenue; adopting new development plan maps and a planned development report; adopting additional conditions and restrictions; providing for penalties; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance as amended.

### COMMUNITY DEVELOPMENT STAFF REPORT

This is a request for a single-family residential planned development, located in the vicinity of Northwest 21st Drive and Northwest 53rd Avenue, south side. The property is located in the general area of the "Rainbows" residential subdivision.

The property's development history starts with an Alachua County approved Planned Unit Development (PUD), originally known as "Northwest 53rd Avenue Residential PUD," on the property in July of 1984. The City of Gainesville annexed the area as part of a 1992 annexation. The PUD approved by the County allowed 665 dwelling units on 72.4 acres, at a density of 9.19 units per acre. The PUD consisted of multiple-family buildings including quadraplexes, townhouses (8 units per building), and garden apartments (12 units per building). The PUD was required to connect with Northwest 24th Boulevard to the west or Northwest 45th Avenue to the south. No commercial uses were permitted within the PUD. The property was never developed while in the County and the PUD lapsed after one year of being annexed into the City of Gainesville in 1992. The property is now zoned PD; however, since the PUD lapsed, there exists no development plan or development standards to implement the City's PD (Planned Development) zoning. In addition, the property has a current land use designation of (RL) Residential Low-Density, (12 dwelling units per acre).

The petitioner is now proposing to develop the 72.4-acre property into a four-phase Residential Planned Development, to be known as "Sorrento" with 300 or fewer dwelling units. The development will consist primarily of single-family detached dwelling units (225+) and up to 75 single-family attached, condo-style, dwelling units, with the PD having a maximum overall density of 4.14 dwelling units per acre. The single-family residences are to be developed on individual lots ranging in widths from 25 feet to 75 feet, with the narrow, 25-foot wide lots being utilized primarily for the attached single-family dwelling units. The smaller lots could also be combined and utilized as lots for detached single-family residences.

This petition was considered by the City Commission on April 8, 2002 and deferred until the April 22, 2002 City Commission meeting. On April 22, 2002, the City Commission approved the petition at the public hearing with modifications.

Public notice was published in the Gainesville Sun on February 5, 2002. Letters were mailed to surrounding property owners on February 6, 2002. The Plan Board held a public hearing February 21, 2002.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meetings of April 8, 2002 and April 22, 2002 authorized the city attorney's office to prepare and advertise the necessary ordinance amending the planned development known as "Sorrento".

At first reading of the ordinance, the Commission requested the City Attorney to address the concerns of the developer/owner of the property regarding the application of stormwater regulations. The proposed amendment at second reading is shown in italics on page 4, and has been approved by the developer/owner and city staff.