



## Legislation Text

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**File #:** 110556., **Version:** 1

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### REZONING - 4201 SW 21ST PLACE (B)

Ordinance No. 110556, Petition No. PB-11-125ZON

An ordinance of the City of Gainesville, Florida, in the vicinity of 4201 SW 21st Place; amending the Zoning Map Atlas and rezoning certain property located at 4201 SW 21st Place, from the Alachua County zoning category of "Multiple family high density (R-3) district" to the City of Gainesville zoning category of "PS: Public services and operations district", as more specifically described in this ordinance; to allow for social service homes and halfway houses, rehabilitation centers, housing for elderly persons, day care centers, libraries, museums and art galleries, executive offices, legislative bodies, general government, police protection, legal counsel and prosecution, public order and safety, administration of public health programs, social, human resource and income maintenance programs, veterans' affairs, environmental quality and housing programs, general economic programs, and the regulation of agricultural marketing and commodities, the regulation, licensing, and inspection of miscellaneous commercial sectors and any use customarily incidental to any permitted principal use with certain conditions as set forth in this ordinance; excepting the requirement of a preliminary development plan; providing directions to the City Manager; adopting a certain finding; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission: 1) approve Petition No. PB-11-125ZON; and 2) adopt the proposed ordinance.

### PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

This zoning petition pertains to an approximately 0.90-acre property located at 4201 SW 21st Place and the lot immediately south. This developed property is approximately 540 feet east of SW 43rd Street, and was part of the Urban Village annexation that occurred in 2009. The surrounding properties to the north, east and west have Alachua County R-3 (Multiple family, high density district) zoning, and are developed as apartment complexes. The undeveloped, City-owned property to the south is planned for future use as a water re-pump station or other utilities use by GRU, and was recommended for rezoning to PS (Public services and operations district) on August 25, 2011 by the City Plan Board (Petition PB-11-105 PSZ).

The purpose of this petition is to place appropriate City of Gainesville zoning on this annexed property. The proposed PS (Public services and operations district) zoning will implement the Public Facilities land use which was approved for this property and the property to the south (second reading of the ordinance implementing Petition PB-10-137 LUC) on November 3, 2011. The adopted ordinance also approved Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) land use for the properties to the north, east and west.

This Alachua County property is in use as Metamorphosis, which is Alachua County Court Services' long-term, community-based, residential treatment program for adult, chronic substance-dependent clients. This use is in accord with Alachua County Resolution No. Z-97-14 for a Special Use Permit to allow a substance abuse treatment center in an R-3 (Multiple-Family, High Density) district, which was approved in 1997 by the Board of County Commissioners. Metamorphosis is classified in the City's Land Development Code as a social service home or halfway house. Section 30-23 defines social service home or halfway house to be a facility providing professional care, resident or nonresident, for those requiring therapy, counseling or other rehabilitative services related to drug abuse, alcohol abuse, social disorders, physical disabilities, mental retardation or similar problems.

Section 30-75 of the Land Development Code requires that the permitted uses for a property with PS zoning be specified in the ordinance that places PS zoning on a property. The staff and City Plan Board recommendation is that the permitted

uses for this property be limited to Social service homes and halfway houses (with six additional conditions for the use that was approved by Alachua County Resolution Z-97-14), plus various other uses listed in the staff report. The other permitted uses include but are not limited to Rehabilitation centers (in accordance with Article VI), Housing for elderly persons (in accordance with Article VI), Day care centers (in accordance with Article VI), Libraries (IN-8231), Museums and art galleries (IN 8412), and Executive offices (IN-9111).

Public notice was published in the Gainesville Sun on October 11, 2011. The City Plan Board held a public hearing on November 1, 2011.